City Council

Regular Meeting

AGENDA

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

November 6, 2019 - 6:00 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

3.a. Introduction of Police Officer Chris Min.

Recommended Action: Police Chief to introduce Police Officer Chris Min.

Attachments: None

3.b. Proclamation of the Ukiah City Council Recognizing the Month of November as Adoption Awareness Month.

Recommended Action: Issue a Proclamation of the Ukiah City Council recognizing the month of November as Adoption Awareness Month.

Attachments:

1. Draft Proclamation Adoption Awareness Nov 2019

3.c. Discussion and Possible Action Including an Update Regarding the City's Response to the October 2019 PG&E Public Safety Power Shutoff Events

Recommended Action: Discuss and provide any corresponding direction to staff and/or take any related action deemed necessary related to the PG&E's PSPS events in October 2019.

Attachments:

1. Mendocino BOS Draft PGE Letter 11.5.19
2. 03c Correspondence Received - Scott Miller
3. 03c Correspondence Received - Crispin Hollinshead
4. 03c Correspondence Received - Dan Hibshman
5. 03c Correspondence Received - Lorna Maslenikov
6. 03c Correspondence Received - Mary Waters
7. 03c Correspondence Received - Peggy Backup

3.d. Presentation by Janet Pauli Regarding the Status of the Licensing Process for the Potter Valley Project.

Recommended Action: Receive presentation.

Attachments: None

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

5.a. Approval of the Minutes for the October 2, 2019, Regular Meeting.

Recommended Action: Approve the Minutes of October 2, 2019, a Regular Meeting, as submitted.

Attachments:

1. October 2, 2019, Draft Minutes

6. RIGHT TO APPEAL DECISION

Persons who are dissatisfied with a decision of the City Council may have the right to a review of that decision by a court. The City has adopted Section 1094.6 of the California Code of Civil Procedure, which generally limits to ninety days (90) the time within which the decision of the City Boards and Agencies may be judicially challenged.

7. CONSENT CALENDAR

The following items listed are considered routine and will be enacted by a single motion and roll call vote by the City Council. Items may be removed from the Consent Calendar upon request of a Councilmember or a citizen in which event the item will be considered at the completion of all other items on the agenda. The motion by the City Council on the Consent Calendar will approve and make findings in accordance with Administrative Staff and/or Planning Commission recommendations.

7.a. Adoption of Resolution to Extend the Declaration of a Local Emergency Related to the 2019 Winter Storm Event.

Recommended Action: Adopt Resolution to extend the declaration of a local emergency related to the 2019 winter storm events.

Attachments:

1. Attachment_1_Local_Emergency_City_of_Ukiah
2. Attachment 2 Local Emergency City of Ukiah
3. Attachment 3 Local Emergency City of Ukiah
4. Attachment 4 Local Emergency City of Ukiah
5. Attachment 5 Local Emergency City of Ukiah
6. Attachment 6 - Local Emergency City of Ukiah
7. Attachment 7 Local Emergency City of Ukiah
8. Attachment 8 -Local Emergency City of Ukiah
9. Attachment 9 Local Emergency City of Ukiah
10. Attachment 10 Local Emergency City of Ukiah
11. Attachement 11 Local Emergency City of Ukiah
12. Attachment 12 Local Emergency City of Ukiah

7.b. Report to Council for the Inspection and Repair of a Pump at the Wastewater Treatment to Cascade Pumps in the Amount of $11,200 for the Wastewater Treatment Plant.

Recommended Action: Receive Report for the Inspection and Repair of a Pump at the Wastewater Treatment to Cascade Pumps in the Amount of $11,200 for the Wastewater Treatment Plant

Attachments:

1. Cascade Pump Repair PO 46339

7.c. Award Purchase Order for Actuators, Controller and Generation I Rebuild Kit to REXA Electraulic Actuation of West Bridgewater, MA in the amount of $30,000 plus tax and shipping, for the Wastewater Treatment Plant, and Approve Corresponding Budget Amendment

Recommended Action: Award Purchase Order for Actuators, Controller and Generation I Rebuild Kit to REXA Electraulic Actuation of West Bridgewater, MA in the amount of $30,000 plus tax and shipping, for the Wastewater Treatment Plant, and approve corresponding budget amendment.

Attachments:

1. TFSC REXA Valves

7.d. Authorize the City Manager to submit an application for an Address Assignment or Change Application for Clubhouse Drive and execute the name change if approved.

Recommended Action: Authorize the City Manager to submit an application for an Address Assignment or Change Application for Clubhouse Drive and execute the name change if approved.

Attachments:

1. Site Map
2. Draft Address Change or Assignment Application

7.e. Report of Disbursements for the Month of September 2019.

Recommended Action: Approve the Report of Disbursements for the Month of September 2019.

Attachments:

1. September 2019 Summary of Disbursements
2. Account Codes for Reference
3. Object codes for Reference
4. September 2019 Disbursement Detail

8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

The City Council welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the Council when this matter is considered. If you wish to speak on a matter that is not on this agenda, you may do so at this time. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments in which the subject is not listed on the agenda.

9. COUNCIL REPORTS

10. CITY MANAGER/CITY CLERK REPORTS

11. PUBLIC HEARINGS (6:15 PM)

11.a. Conduct a Public Hearing and Receive the Measure P Oversight Committee Report and Findings for Fiscal Years 2017 and 2018, and Disband the Committee per Resolution 2014-28.

Recommended Action: Resolution 2014-28 directs the City Council to conduct a public hearing, receive the Measure P Oversight Committee's final report and if no further action is desired, disband the Committee.

Citizen advisement: Notice to be published in Ukiah Daily Journal no less than 10 days prior to Public Hearing, placed in the Civic Center Public View Binder, and available for public review on the City's website at http://www.cityofukiah.com/projects/notices-and-bulletins/ under with the Public Notices tab. Measure P Oversight Committee members.

Attachments:

1. 2014-28 CC Reso - Establishing Expenditure Plan & Oversight Committee
2. Public Safety Revenue Expenditures & Staffing
3. Public Safety Expenditures Over Time

11.b. Conduct a Public Hearing and Consider Adoption of a Resolution under the Tax and Equity Fiscal Responsibility Act in Connection with the Proposed Issuance of Revenue Bonds by the California Municipal Finance Authority, a Joint Exercise of Powers Authority and Public Entity of the State of California, in an Amount Not to Exceed $8,000,000, to Finance or Refinance the Acquisition, Construction, Improvement and Equipping of a 31-unit Senior Multifamily Rental Housing Project Located at the Northeast Corner of South Oak Street and West Gobbi Street (APN 002-301-55-00).

Recommended Action: 1) Conduct a public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended (the "Code"); and 2) adopt a resolution approving the issuance of the Bonds by the CMFA for the benefit of Ukiah Pacific Associates, a California Limited Partnership, to provide for the financing of the Project, such adoption being solely for the purposes of satisfying the requirements of TEFRA, the Code and California Government Code Section 6500.

Attachments:

1. Resolution

11.c. Conduct a Public Hearing and Consider the Planning Commission's Recommendation to 1) Introduce by Title Only the Ordinance Establishing the Medium Density Residential-Planned Development Combining District (R2-PD) at 250 West Gobbi Street (APN 001-306-06); 2) Adopt the Resolution Approving the Gobbi Commons Tentative Major Subdivision Map, as Conditioned by the City Engineer; and 3) Approve the Gobbi Commons Major Site Development Permit, as Conditioned.

Recommended Action: Staff recommends City Council: 1) introduce by title only the Ordinance Establishing the Medium Density Residential-Planned Development Combining District (R2-PD) at 250 West Gobbi Street (APN 001-306-06); 2) adopt the Resolution approving the Gobbi Commons Tentative Major Subdivision Map, as conditioned by the City Engineer; and 3) approve the Gobbi Commons Major Site Development Permit, as conditioned.

Attachments:

1. ATT 1 Gobbi Commons Precise Plan of Development
2. ATT 2 Gobbi Commons PC Staff Report
3. ATT 3 2019-10-22 PC Draft Minutes
4. ATT 4 Gobbi Commons Draft Findings
5. ATT 5 250 W Gobbi_Draft COA_Gobbi Commons
6. ATT 6 250 W Gobbi_Ord_RZ_Gobbi Commons
7. ATT 7 Gobbi Commons TSM Resolution

12. UNFINISHED BUSINESS

12.a. Approve Plans and Specifications for the Downtown Streetscape and Road Diet and Authorize Staff to Issue Bids for Specification Number 19-18 and Update Regarding Project

Recommended Action: Approve Plans and Specifications for the Downtown Streetscape and Road Diet and Authorize Staff to Issue Bids for Specification Number 19-18

Attachments:

1. Ukiah_Streetscape_Bid_Set_Plans (NOT FOR BID)
2. Ukiah_Streetscape_Special_Provisions_10-30-2019 (NOT FOR BID)
3. 12a Correspondence Received - Laura Fogg
4. 12a Correspondence Received - Laura Fogg
5. 12a Correspondence Received - Todd Schapmire
6. 12a Correspondence Received - D E (Rick) Johnson

12.b. Approve Plans and Specifications for the Downtown Water and Sanitary Sewer Replacement Project and Authorize Staff to Issue Bids for Specification Number 19-17

Recommended Action: Approve Plans and Specifications for the Downtown Water and Sanitary Sewer Replacement Project and Authorize Staff to Issue Bids for Specification Number 19-17

Attachments:

1. 2019 10-30 City of Ukiah Water and Sanitary Sewer-att 1 (NOT FOR BID)
2. 100pc Pre final Special Provisions_Utilities (NOT FOR BID)-att2

12.c. Discussion and Possible Direction to Staff Regarding Mendocino County 2019-2027 Housing Element Update.

Recommended Action: Discuss and possibly give direction to Staff regarding Mendocino County 2019-2027 Housing Element Update.

Attachments:

1. Mendocino County 2019-2027 Housing Element Update Draft
2. City of Ukiah CD Dept comments- Mendocino County 2019-2027 Housing Element

13. NEW BUSINESS

13.a. Approval of Community Development Director Determination that the Proposed Acquisition Project Qualifies for a CEQA Exemption; and Adoption of a Resolution Approving an Application for the 2020 Proposition 1 and Proposition 68 California Fish and Wildlife Grant Opportunities for Open Space Land Acquisition; and Authorization for the City Manager to Negotiate and Execute a Purchase Option Agreement with the Primary Property Owner.

Recommended Action: 1) Approve Community Development Director Determination that the proposed acquisition project qualifies for a CEQA exemption; and 2) adopt the resolution authorizing the application to the Proposition 1 & 68 California Fish and Wildlife grant opportunity; and 3) authorize the City Manager to negotiate and execute a Purchase Option Agreement with the primary property owner.

Alternatives: 1) Do not approve the Community Development Director Determination that the proposed acquisition project qualifies for a CEQA exemption; and/or 2): determine the application and/or purchase option agreement is inappropriate at this time and provide direction to staff.

Attachments:

1. Open Space Aquisition Resolution
2. Project Map
3. Open Space Option Agreement

13.b. Consider and Possibly Approve Budget Agreement with Ukiah Valley Sanitation District

Recommended Action: Approve and authorize City Manager to sign agreement with Ukiah Valley Sanitation District ("District") approving the District and City sewer system budgets for 2018-19 and 2019-20 fiscal years, the agreement to become effective upon approval by District Board of Directors and execution on behalf of District.

Attachments:

1. BUDGET APPROVAL AGREEMENT w exhibits

13.c. Award Contract for Ambulance Feasibility Study to AP Triton Consulting LLC in the amount of $68,500 (plus travel reimbursement) and Approve Corresponding Budget Amendment
Recommended Action:

Authorize the City Manager to execute a contract with AP Triton Consulting LLC for a comprehensive ambulance service feasibility study in an amount not to exceed $68,500.00 (plus travel reimbursement), and approve corresponding budget amendment.

Attachments:

1. AP Triton Proposal

13.d. Approve Cooperative Agreement with the California Department of Forestry and Fire Protection for Dispatching Services for FY 18/19 and 19/20, and Authorize a Budget Amendment
Recommended Action: Authorize the City Manager to execute a Cooperative Agreement for Dispatch Services with the California Department of Forestry and Fire Protection for Dispatching Services for FY's 18/19 (retroactively) and 19/20, in an amount not to exceed $642,370.00, and authorize a budget amendment.
Attachments:

1. CAL Fire Dispatch Agreement 2019

13.e. Receive Updates on City Council Committee and Ad Hoc Assignments and, if Necessary, Consider Modifications to Assignments and/or the Creation/Elimination of Ad hoc(s).
Recommended Action: Receive report(s). The Council may also consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s).
Attachments:

1. 2019 City Council Special Assignments and Ad Hocs

14. CLOSED SESSION - CLOSED SESSION MAY BE HELD AT ANY TIME DURING THE MEETING

14.a. **Conference with Legal Counsel—Anticipated Litigation**
(Government Code Section 54956.9(d))
A. Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: (Number of potential cases: 1.)
B. Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (Number of potential cases: 1)
Recommended Action: Confer in Closed Session

Attachments: None

14.b. **Conference with Legal Counsel—Anticipated Litigation**
(Government Code Section 54956.9(d))Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) (Number of potential cases: 1)
Recommended Action: Confer in Closed Session

Attachments: None

14.c. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9(d)(1))
Name of case: Vichy Springs Resort v. City of Ukiah, Et Al; Case No. SCUK-CVPT-2018-70200
Recommended Action: Confer in Closed Session

Attachments: None

14.d. **Conference with Legal Counsel – Existing Litigation**
(Cal. Gov't Code Section 54956.9(d)(1))
Name of case: City of Ukiah v. Questex, LTD, et al, Mendocino County Superior Court, Case No. SCUK- CVPT-15-66036
Recommended Action: Confer in Closed Session

Attachments: None

14.e. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 002-273-19-00 and 002-273-30-00
Negotiator: Sage Sangiacomo, City Manager;
Negotiating Parties: Bank of America
Under Negotiation: Price & Terms of Payment
Recommended Action: Confer in Closed Session

Attachments: None

14.f. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 002-192-14-00 (280 E. Standley)
Negotiator: Sage Sangiacomo, City Manager;
Negotiating Parties: Onetogether Solutions
Under Negotiation: Price & Terms of Payment
Recommended Action: Confer in Closed Session

Attachments: None

14.g. **Conference with Labor Negotiator (54957.6)**
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: All Bargaining Units
Recommended Action: Confer in Closed Session

Attachments: None

15. <u>ADJOURNMENT</u>

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection at the front counter at the Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482, during normal business hours, Monday through Friday, 8:00 am to 5:00 pm.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing

agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Dated this 1st DAY day of NOVEMBER, 2019
Kristine Lawler, City Clerk

Agenda Item No: 3.a.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-146

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Introduction of Police Officer Chris Min.

DEPARTMENT: Police **PREPARED BY:** Justin Wyatt, Police Chief

ATTACHMENTS:
None

Summary: The Police Department is pleased to introduce Ukiah Police Officer Chris Min.

Background: Chris Min was hired by the Ukiah Police Department in January of 2019 as a Police Officer Trainee. Officer Min attended the Police Academy at the Santa Rosa Training Center and graduated in May, 2019. Officer Min endured a rigorous field training program, which he completed in in October, and now works as a solo patrol officer. Officer Min was employed by a local ambulance company as an Emergency Medical Technician prior to coming to the Ukiah Police Department.

Discussion: The Ukiah Police Department is pleased to introduce Officer Chris Min. Officer Min resides in the local area with his wife, and enjoys camping and eating.

Recommended Action: Police Chief to introduce Police Officer Chris Min.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

Approved: Sage Sangiacomo, City Manager

Agenda Item No: 3.b.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-156

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Proclamation of the Ukiah City Council Recognizing the Month of November as Adoption Awareness Month.

DEPARTMENT: City Manager / Admin **PREPARED BY:** Maya Simerson, Project & Grant Administrator

ATTACHMENTS:

1. Draft Proclamation Adoption Awareness Nov 2019

Summary: Council will issue a proclamation recognizing the month of November as Adoption Awareness Month.

Background: The City of Ukiah recognizes that all children need love, support, security, and a place to call home. We see that when birth families are unable to meet the ongoing needs of children born to them, adoptions that are mindful, compassionate, honest, and rooted in the understanding that adoption does not erase a child's connections to the family into which they were born are the best alternative.

Discussion: The City is supporting Adoption Awareness by declaring the month of November as Adoption Awareness Month and thanks Redwood Community Services. for the work they do to support adoption in our community.

The proclamation for this declaration is included as Attachment #1.

Recommended Action: Issue a Proclamation of the Ukiah City Council recognizing the month of November as Adoption Awareness Month.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Rebeca Diaz, Redwood Community Services & Sage Sangiacomo, City Manager

Approved: Sage Sangiacomo, City Manager

PROCLAMATION

Adoption Awareness Month Recognized for the City of Ukiah as the Month of November

Building Awareness with the Citizens of Ukiah for Adoption.

WHEREAS, we citizens of the City of Ukiah recognize that all children need love, support, security, and a place to call home; and

WHEREAS, we see that when birth families are unable to meet the ongoing needs of children born to them, adoptions which are mindful, compassionate, honest, and rooted in the understanding that adoption does not erase a child's connections to the family into which they were born are the best alternative; and

WHEREAS, some children travel from many parts of the state and from around the world to join their adoptive families in Ukiah; and

WHEREAS, some children from Ukiah live away from their birth families in substitute care, and many cannot return home and need the security and nurturing that adoptive families can provide, which is especially important for the many children with special needs; and

WHEREAS, the many children in our local foster care programs need and deserve permanent and nurturing families; and

WHEREAS, birthparents in Ukiah need support and compassion; and

WHEREAS, adoptive parents and families who have adopted children require and deserve community and public agency respect and support.

THEREFORE, I, Maureen Mulheren and my fellow Ukiah City Council members Douglas Crane, Steve Scalmanini, Jim Brown, and Juan Orozco do hereby join together to recognize and celebrate that the month of November be declared "Adoption Awareness Month" in the City of Ukiah.

Signed and sealed, this 6th day of November, in the year Two Thousand and Nineteen.

Maureen Mulheren, Mayor

Agenda Item No: 3.c.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-158

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Discussion and Possible Action Including an Update Regarding the City's Response to the October 2019 PG&E Public Safety Power Shutoff Events

DEPARTMENT: City Manager / Admin **PREPARED BY:** Sage Sangiacomo, City Manager

ATTACHMENTS:

1. Mendocino BOS Draft PGE Letter 11.5.19
2. 03c Correspondence Received - Scott Miller
3. 03c Correspondence Received - Crispin Hollinshead
4. 03c Correspondence Received - Dan Hibshman
5. 03c Correspondence Received - Lorna Maslenikov
6. 03c Correspondence Received - Mary Waters
7. 03c Correspondence Received - Peggy Backup

Summary: The City of Ukiah and surrounding community was significantly impacted by PG&E's Public Safety Power Shutoff (PSPS) events throughout the month of October 2019. Council will received a report regarding these impacts and may take any action it deems necessary and/or provide direction to staff.

Background: In the month of October, PG&E initiated multiple Public Safety Power Shutoff events that directly and/or indirectly impacted the City of Ukiah and our residents and businesses. PG&E's overall management and implementation of the events was significantly deficient and unnecessarily stressed City resources. Throughout these events, PG&E's communication was inconsistent and unreliability. For further reference, attached is a draft letter under consideration by the County of Mendocino Board of Supervisors on their November 5, 2019 agenda.

Discussion: Council will received a report regarding the PSPS impacts and may take any action it deems necessary and/or provide direction to staff.

Recommended Action: Discuss and provide any corresponding direction to staff and/or take any related action deemed necessary related to the PG&E's PSPS events in October 2019.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Shannon Riley, Deputy City Manager; Mel Grandi, Electric Utility Director; Tami Bartolomei, Emergency Services Administrator; Traci Boyl, Management Analysis

Approved: _____
Sage Sangiacomo, City Manager

CARMEL J. ANGELO
Chief Executive Officer
Clerk of the Board

CONTACT INFORMATION
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Ukiah, California 95482
TELEPHONE: (707) 463-4221
FAX: (707) 463-7237
Email: bos@mendocinocounty.org
Web: www.mendocinocounty.org

COUNTY OF MENDOCINO
BOARD OF SUPERVISORS

November 4, 2019

William D. Johnson
Chief Executive Officer and President
PG&E Corporation
77 Beale Street
San Francisco, CA 94105

RE: PG&E Public Safety Power Shutoff October Events in Mendocino County

Dear Mr. Johnson:

Mendocino County spent months and considerable amounts of monetary and staffing resources planning for and responding to PSPS events totaling $250,000 to date. We anticipate that after thorough analysis of the most recent event, we will spend in excess of $1,500,000 in facilities modifications and upgrades.

The County participated in planning calls with PG&E, the State, and local partners in hopes communication, notification and community resource center responsibilities were clear and the County would be able to get accurate and timely information to support our community during these events. The County continues to struggle with PG&E's inconsistent and inaccurate communication in each event. The most challenging communication impacts were experienced during the county-wide outages from October 26 – 31 impacting all 90,000 residents. We were left in the dark regarding restoration timelines and how we would be affected by two back to back events. The community was incredibly frustrated and panicked, having no real information when power would be restored. The PSPS event has drastically damaged PG&E's credibility with the County and community.

I would like to recap some of the events of the four Public Safety Power Shutoff (PSPS) events that occurred in October of 2019, and that severely undermined the County's efforts to coordinate with our first responders and local government partners to protect the public health and safety of our community:

- Unacceptable scope and duration
  - Areas in scope well out of the wind event
  - Lack of redundancy in PG&E's power distribution system unnecessarily expanded the scope
  - Entire County, including every major city, was out of power for 5 days, over 120 hours
- Poor Communication
  - Inconsistent
    - Terminology was not universal throughout the events
    - Areas of impact were often convoluted and unclear
  - Incomplete
    - County was listed in multiple time periods in several events, but no clear delineation of geographic locations (Mendocino South vs. Mendocino North vs Supplemental A), negated any usefulness of reported data
    - No consistent messaging pre-prepared by PG&E to provide to the public
  - Not timely
    - Website not up to date

        - Outage information was communicated in less than 24 hours, leaving little time for communities to prepare
        - Portal for single point of contact was never updated and the interface was archaic
    - Inaccurate
        - County was informed that power would be restored between the October 26 and 29 events, but this never occurred and no explanation was provided
        - De-energization timelines provided by PG&E contradicted the website, the portal and verbal discussions
    - Uninformed liaisons and PG&E line staff, were not empowered to release meaningful information to the County
    - Social media beat PG&E and local governments in releasing information quickly and consistently
- Undue burden on vulnerable populations, particularly our oxygen dependent and senior populations
    - Difficulty obtaining life-sustaining oxygen supplies, particularly in our assisted senior facilities and in-home care patients
    - Rural patients had difficulty accessing charging stations to charge medical equipment, flooding hospital emergency rooms
    - Extreme cold, putting the elderly and homeless at risk for hypothermia, necessitating the County to open a cold weather shelter for our residents
    - Loss of food and income for low income/fixed income populations, wide-spread food spoilage, emergency re-issuance of State provided benefits, gaps in essential services
    - Air quality from fires was poor, but without electricity, residents were unable to run air purifiers
- Challenges for local hospitals and EMS providers
    - Increased call volumes
    - Patient surge of the medically fragile community
    - Inability to get oxygen, fuel, and other medical supplies
    - Delays in service and transfers
        - Elective surgeries cancelled
        - Complex emergency surgeries difficult to transfer, risking patients lives due to unnecessary delays
        - Dialysis patients forced to go to the single open dialysis clinic, or stay in the hospital for extended periods to power life-sustaining dialysis equipment
- County Services and Community Impacts
    - Schools closed, causing a dramatic need for emergency childcare options
    - Local businesses lost much needed revenue
    - Local restaurants without backup generators were forced to close, give away food and completely restock their food supplies
    - Fuel supplies completely depleted, long lines and traffic jams at gas stations, necessitating Sheriff's escort for EMS, medical suppliers, communication and fuel providers
    - Wide-spread outages crippled communication providers, leaving residents without internet, land lines and emergency communications, particularly rural/remote residents
    - Water and sewer services were compromised
        - Numerous water districts did not have generator power to pump water
        - Many residents ran out of water for consumption and sanitation
        - Sewage backup in multiple locations
    - Lack of light, increasing risk to pedestrians
    - Increase in crime, particularly theft and vandalism, the County had four vehicles vandalized and many businesses had generators stolen or destroyed
    - Safety of employees, both public and private, operating long hours in dark buildings, often on generators employees may be unequipped or uninformed on how to use properly
    - Interruption in both public and private services, delaying access to government services, construction and maintenance projects, legal services and financial institutions
    - County wide animal populations, particularly in shelters, were put at risk
- House fires from use of generators, candles and outdoor camping equipment

The County has acted to the best of its ability in the public's interest to mitigate harm, particularly to vulnerable populations, reduce the economic impact of the PSPS and ensure that the public is informed and aware of the impacts and consequences of your PSPS decision. Unfortunately, the County is dependent on PG&E to provide accurate, updated information that can be shared with the public and PG&E failed to fulfill their responsibility.

Moving forward, it is critical that PG&E adhere to their promises to provide transparent, accurate and consistent notifications/information to local government officials, increase PG&E staff capacity to allow faster response times to counties, provide adequately equipped Community Resource Centers, and to plan for and met the needs of your vulnerable and medically fragile customers.

Sincerely,

Carre Brown, Chair
Mendocino County Board of Supervisors

CC: Honorable Gavin Newsom, California Governor
California Public Utilities Commission
Honorable Jared Huffman, United States Congress
Honorable Mike McGuire, California State Senate
Honorable Jim Wood, California State Assembly
California State Association of Counties
Rural County Representatives of California
Paul Yodar and Karen Lange, Shaw/Yoder/Antwih, Inc.

Kristine Lawler

Subject: FW: "power down resilience"
Attachments: 19.45-Let's Make Ukiah Power Down Resilient.docx; ATT00001.htm

From: Scott Miller <scott@pacific.net>
Date: November 3, 2019 at 7:08:11 PM PST
To: Steve Scalmanini <sscalmanini@cityofukiah.com>, Doug Crane <dcrane@cityofukiah.com>, Tami Bartolomei <tbartolemei@cityofukiah.com>, Crispin Hollinshead <cbhollinshead@bigriverlines.com>
Subject: "power down resilience"

I support making Ukiah "power down resilient", and want the council to direct staff, working with community input, to plan how to accomplish this as soon as possible.
Please see attached article by Crispin Hollinshead.
Thank You,
Scott Miller
--
Scott Miller 408 West Mill St Ukiah, CA 95482 707-272-7274

written 3 November 2019
for 10 November 2019

Let's Make Ukiah "Power Down Resilient"

by Crispin B. Hollinshead

Sitting in the dark last week, with none of my normal distractions available, I got to thinking. We have an aging 20th century power grid which is failing due to 21st century problems. PG&E, for all of its faults, is doing the right thing to power down the system when weather and fire conditions threaten. Peak winds in Sonoma County were over 100 mph in one spot, and over 74 mph (category 1 hurricane) in many others. It is prudent to hunker down during extreme weather events.

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There are energy loan programs at the Federal and State level. Even PG&E is looking for ways to invest to deal with the economic costs of a power down. At every level, special funds are available for emergency preparedness. Humboldt County borrowed from the United States Department of Agriculture Rural Development to fund installation of a large array and storage at their airport in 2017. In 2012, Jefferson County, in Washington state, bought their entire power system from an investor owned utility with such a loan.

One large micro-grid is only one possibility. Maybe there should be 3 or 4 smaller systems, spread around the community. Perhaps small pump storage systems would be cheaper than a battery. In an emergency, we could survive consuming less power, requiring a smaller investment. Modest collection and storage systems could be installed in every house and business throughout the community. Installing such distributed systems would require training a large skilled work force. Decisions about priority of installations would be necessary. City regulations would need to be streamlined, and utility rebate programs developed and funded. All this should be investigated and decided by the community. The City Council can start by making a policy commitment to make Ukiah "power down resilient".

If this vision of "power down resilience" interests you, I ask you to take two actions. The first is to email City Council members Steve Scalmanini and Doug Crane, members of the ad hoc energy committee, and Tami Bartolomei, Community Services Administrator (email addresses below). Tell all three of them you support making Ukiah "power down resilient", and want the council to direct staff, working with community input, to plan how to accomplish this as soon as possible.

The second action is to send a copy of this document to everyone you know. We are all in this together, even if we live outside the city. Having Ukiah functioning in a power down helps support everyone in the surrounding area. By spreading the word, building momentum, we can give the city leaders support to make "power down resilience" a reality in Ukiah.

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dcrane@cityofukiah.com
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Crispin B. Hollinshead lives in Ukiah. This and previous articles can be found at cbhollinshead.blogspot.com

Kristine Lawler

Subject: FW: Make Ukiah Power Down Resilient

From: "Crispin B. Hollinshead" <cbhollinshead@bigriverlines.com>
Date: November 3, 2019 at 6:00:59 PM PST
To: Steve Scalmanini <sscalmanini@cityofukiah.com>, Doug Crane <dcrane@cityofukiah.com>, Tami Bartolomei <tbartolemei@cityofukiah.com>
Subject: Make Ukiah Power Down Resilient

Howdy folks,

I am a Ukiah resident. As leaders of the City of Ukiah, I ask that you consider making it a priority to make Ukiah "power down resilient" as soon as possible. Please direct staff to begin working with the larger community to plan how to do this. One suggestion is for a single large micro-grid array and storage to keep the city powered during an emergency. This recent power down shows that we can't afford business as usual any longer, and expecting PG&E to solve this is foolish. We have the advantage of owning our power system. Let's leverage this into a 21st century solution.

Cheers.

Crispin B. Hollinshead

Gratitude, Love, and Global Awakening
May All Beings Awaken From The Illusion Of Separation
May You Awaken With This Breath

Kristine Lawler

Subject: FW: great ideas re power

From: Dan Hibshman <dhibshman@sbcglobal.net>
Date: November 6, 2019 at 11:57:41 AM PST
To: Doug Crane <dcrane@cityofukiah.com>
Cc: "sscalminini@cityofukiah.com" <sscalminini@cityofukiah.com>, Tami Bartolomei <tbartolemei@cityofukiah.com>
Subject: great ideas re power

I'm a Ukiah resident and have had the opportunity to read a column by Crispin B. Hollinshead that will be published in the Ukiah Daily Journal this Sunday.
I believe it's full of outstanding ideas for a way forward for the City of Ukiah in the wake of the continuing PSPS actions practiced by PG&E. Mr. Hollinshead is not only expert in scientific analysis but also a clear thinker about large-scale social problems. I urge you to read his column and take action to implement as many of his "power down resilient" proposals as possible.

Dan Hibshman
925 W. Standley St.

Kristine Lawler

Subject: FW: Making Ukiah Power Resilient

From: Lorna Maslenikov <lmaslenikov@wildblue.net>
Date: November 6, 2019 at 5:56:29 AM PST
To: Steve Scalmanini <sscalmanini@cityofukiah.com>, Doug Crane <dcrane@cityofukiah.com>, Tami Bartolomei <tbartolemei@cityofukiah.com>
Subject: Making Ukiah Power Resilient

Greetings:

I read the article about making Ukiah power resilient by Crispin Hollinshead and agree with his suggestions. I live outside of the city and am off-grid but was still impacted by the shut-downs. Having an independent power source in Ukiah would be beneficial for entire area, and a solar array would supply carbon-free energy year-round. I encourage you to pursue this idea!

Lorna Maslenikov

Kristine Lawler

Subject: FW: Ukiah must become power=down resilient
Attachments: 19.45-Let's Make Ukiah Power Down Resilient.docx; ATT00001.htm

From: Mary Waters <marywaters7@yahoo.com>
Date: November 5, 2019 at 12:03:45 PM PST
To: Steve Scalmanini <sscalmanini@cityofukiah.com>, Doug Crane <dcrane@cityofukiah.com>, Tami Bartolomei <tbartolemei@cityofukiah.com>
Subject: Ukiah must become power=down resilient
Reply-To: Mary Waters <marywaters7@yahoo.com>

Hello Steve, Doug, and Tami,
As members of the Ukiah's ad hoc energy committee and as the Community Services Administrator, I urge you to immediately take steps to make Ukiah resilient to the power outages we will experience in the future. Please direct staff to study proposals for a solar-powered micro grid (or grids) to power the city during outages. Crispin Hollinshead has done preliminary work on the costs of such a system. I've attached his analysis for your study.

Thank you.

Sincerely,
Mary C. Waters

"No mud, no lotus."
Thich Nhat Hanh

written 3 November 2019
for 10 November 2019

Let's Make Ukiah "Power Down Resilient"

by Crispin B. Hollinshead

Sitting in the dark last week, with none of my normal distractions available, I got to thinking. We have an aging 20th century power grid which is failing due to 21st century problems. PG&E, for all of its faults, is doing the right thing to power down the system when weather and fire conditions threaten. Peak winds in Sonoma County were over 100 mph in one spot, and over 74 mph (category 1 hurricane) in many others. It is prudent to hunker down during extreme weather events.

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Kristine Lawler

Subject: FW: Make Ukiah Resilient to Power Outages

From: Peggy Backup <pbackup1@gmail.com>
Date: November 3, 2019 at 9:54:40 PM PST
To: Steve Scalmanini <sscalmanini@cityofukiah.com>, Doug Crane <dcrane@cityofukiah.com>, Tami Bartolomei <tbartolemei@cityofukiah.com>
Subject: Make Ukiah Resilient to Power Outages

Steve, Doug and Tami,

I just read Crispin's proposal to make Ukiah power down resilient. This makes tremendous sense to me. I am in the process of analyzing how many solar panels and how much battery backup I need to add to my existing solar system in order to provide power during future events like last week.

Powering the City of Ukiah is even more important, and would help those who cannot effort to go solar or purchase a generator. In the long run, purchasing generators is like drinking sea water when you are thirsty: it simply adds to the climate crisis.

I support the goal of making Ukiah self-reliant when the power would otherwise go out. I urge you to support this goal too, and direct staff to research various options to achieve it.

And thank you for keeping water, sewer and garbage going during the recent PSPS.

Peggy

Agenda Item No: 3.d.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-133

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Presentation by Janet Pauli Regarding the Status of the Licensing Process for the Potter Valley Project.

DEPARTMENT: City Clerk **PREPARED BY:** Kristine Lawler, City Clerk

ATTACHMENTS:
None

Summary: The City Council will receive a presentation from Janet Pauli regarding the status of the licensing process for the Potter Valley Project.

Background: The Potter Valley Project is a hydro-electricity project and includes two dams on the Eel River (Scott Dam and Cape Horn Dam), water diversion facilities, and a powerhouse. Pacific Gas and Electric Company (PG&E) owns the Potter Valley Project. The project stores winter runoff from the upper Eel River basin and annually diverts an average of ~60,000 acre-feet of Eel River water into the Russian River to generate hydroelectric power. Scott Dam blocks Eel River migratory access to habitat above the dam for Federally listed Chinook salmon, winter steelhead, and potentially summer steelhead.

The Federal Energy Regulatory Commission (FERC) regulates and permits hydro-electricity projects. PG&E's current project license expires in April 2022, requiring a new license application by April 2020. In April 2017, PG&E notified FERC of its intent to renew its hydropower license. Then, in January 2019, PG&E withdrew the notice of intent and pre-application document (PAD) and discontinued the process to prepare a license application. At the same time, PG&E also terminated its efforts to sell the project.

Within the FERC relicensing process, state and federal agencies have "conditioning authority" over the FERC project license. Those conditions may include flow release requirements, fish passage conditions, monitoring requirements, or other conditions. Regulatory agency authority within the FERC process often constrains dialogue about the project and alternative outcomes to the FERC process.

Discussion: Janet Pauli, Chairwoman of the Mendocino County Inland Water and Power Commission (IWPC), a Joint Powers Authority, will be giving a presentation on the process of relicensing the Potter Valley Project. The IWPC has partnered with Cal Trout, Sonoma Water, Humboldt County and the Round Valley Indian Tribes exploring the possibility of acquiring the facility.
The desired outcome for the Potter Valley Project is to maintain domestic, municipal and agricultural water supply reliability while undertaking fishery restoration projects in both the Eel and Russian River watersheds.

The City of Ukiah is one of five members agencies of IWPC that has contributed to the exploration of a potential licensing of the Potter Valley Project hydroelectric facilities, which includes a diversion of Eel River water through a tunnel into the East Branch of the Russian River providing major benefits to Lake Mendocino, and an important component of the community's water supply.

Since Pacific Gas and Electric has declined to re-license the project, the potential purchase is worth investigating to see if it is of local interest to have the project be locally controlled.

Recommended Action: Receive presentation.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Councilmember Orozco and Janet Pauli, IWPC

Approved: Sage Sangiacomo, City Manager

CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue
Ukiah, CA 95482
October 2, 2019
6:00 p.m.

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1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

Ukiah City Council met at a Regular Meeting on October 2, 2019, having been legally noticed on September 27, 2019. Mayor Mulheren called the meeting to order at 6:00 p.m. Roll was taken with the following **Councilmembers Present:** Juan V. Orozco, Jim O. Brown, Stephen G. Scalmanini, Douglas F. Crane, and Maureen Mulheren. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR MULHEREN PRESIDING.

The Pledge of Allegiance was led by Dina Polkinghorne, Project Sanctuary.

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

a. Proclamation Recognizing the Month of October as Domestic Violence Awareness Month in the City of Ukiah

Presenter: Mayor Mulheren.

Proclamation was received by Lydia Lopez, Project Sanctuary.

b. Proclamation of the Ukiah City Council Recognizing California Clean Air Day as October 2, 2019.

Presenter: Mayor Mulheren.

Proclamation was received by Eileen Mitro and Judy Lyria, Climate Action Mendocino representatives.

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

a. Approval of the Minutes for the September 18, 2019, Regular Meeting.

Motion/Second: Brown/Crane to approve Minutes of September 18, 2019, a regular meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

6. RIGHT TO APPEAL DECISION

7. CONSENT CALENDAR

a. Adoption of Resolution *(2019-46)* to Extend the Declaration of a Local Emergency Related to the 2019 Winter Storm Event – *Community Services.*

b. Authorize City Manager to Execute Construction Administration Services Agreement *(COU No. 1920-163)* with Mead and Hunt Inc. for Runway 15-33 Pavement Rehabilitation Phase 1 Construction and Approve Corresponding Budget Amendment – *Airport.*

Motion/Second: Crane/Brown to approve Consent Calendar Items 7a-7b, as submitted. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

9. COUNCIL REPORTS

Presenter:

10. CITY MANAGER/CITY CLERK REPORTS

Presenters:

- Upcoming activities and events – Sage Sangiacomo, City Manager.
- Construction Updates – Tim Eriksen, Public Works Director / City Engineer.
- Sales Agreement for Gobbi St Property – Sage Sangiacomo.

11. PUBLIC HEARINGS (6:15 PM)

a. Annual Review and Possible Approval of the Fee Schedule for the Ukiah Police Department.

Presenter: Justin Wyatt, Police Chief.

PUBLIC HEARING OPENED AT 6:20 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:21 P.M.

Motion/Second: Crane/Scalmanini to approve the Fee Schedule for the Ukiah Police Department. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS: 6:22 – 6.23 P.M. (to address technical issues)

b. Appeal of Planning Commission Decision to Deny a Request for Waiver from Location Limitations for Proposed Cannabis Microbusiness Located at 270, 272, and 274 East Smith Street.

Presenters: Craig Schlatter, Community Development Director and Mireya Turner, Associate Planner.

PUBLIC HEARING OPENED AT 6:39 P.M.

Applicant Comment: Jay Donnellan and Ashley Bargenquast, Legal Counsel.

Public Comment: Ron Meaux, Eloisa Gonzalez, Rod Phillips, and Rob Gitlin,

Additional Applicant Comment: Ashley Bargenquast, Legal Counsel and Jay Donnellan.

PUBLIC HEARING CLOSED AT 7:06 P.M.

DRAFT

Motion/Second: Scalmanini/Mulheren to overturn the Planning Commission's denial of the Request for Waiver from Location Limitations for a proposed cannabis microbusiness at 270, 272 and 274 East Smith Street, granting the waiver and allowing the proposed Major Use Permit application to proceed with the following Findings:

1. The powers of operation for the two respective organizations – the proposed business and the church - are appropriate to meet the requirements of the code, without interfering with each other.

2. The distance of entrances to the mobilehome park and the proposed mitigations of the 7 ft. wall, with separate trees on two sides of the property, including the property line between the mobilehome park and the subject business property, do therefore meet the requirements for separation from the residential usage.

Motion **carried** by the following roll call votes: AYES: Scalmanini, Crane, and Mulheren. NOES: Orozco and Brown. ABSENT: None. ABSTAIN: None.

RECESS: 7:25 – 7:32 P.M.

12. UNFINISHED BUSINESS

a. Receive Report Regarding Review of Ordinance for Marijuana Dispensaries and Provide Direction as Necessary.

Presenters: Craig Schlatter, Community Development Director and Michelle Irace, Planning Manager.

Council Consensus directs staff to agendize an item for discussion, education, and to provide some alternatives and clarification regarding policy choices.

Council Consensus to bring this item back annually for Council's review.

b. Determination of Notification of Intent to Adjust Curbside Collection and Transfer Station Service Rates.

Presenter: Dan Buffalo, Finance Director.

Motion/Second: Brown/Scalmanini to confirm the determination of the City Manager of compliance with the provisions of the agreements between the City of Ukiah and Ukiah Waste Solutions, Inc. and Solid Waste Systems, Inc. regarding the company's notice of intent to adjust curbside collection and transfer station rates. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: Crane.

c. Approval of Notice of Completion for Recycled Water Project, Phases 1 - 3, Specification No. 17-08.

Presenter: Sean White, Water Resources Director.

Motion/Second: Crane/Scalmanini to approval of Notice of Completion for Recycled Water Project, Phases 1 - 3, Specification No. 17-08. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

d. Authorize Execution of Amendment to the Agreement with GHD in an Amount not to Exceed $13,930 for Additional Services for the Traffic Analysis for Ukiah Schools and

DRAFT

Surrounding Area.

Presenter: Tim Eriksen, Public Works Director / City Engineer.

Motion/Second: Crane/Brown to authorize execution of amendment to the agreement *(1718-214-A1)* with GHD in an amount not to exceed $13,930 for additional services for the Traffic Analysis for Ukiah Schools and Surrounding Area. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

13. NEW BUSINESS

a. Receive and Approve Report of Citywide Engineering and Traffic Survey.

Presenter: Tim Eriksen, Public Works Director / City Engineer.

Motion/Second: Crane/Brown to approve report of citywide engineering and traffic survey. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

b. Nomination and Possible Adoption of Resolution Making an Appointment to the Planning Commission to Fill the Remaining Term of Christopher Watt.

Presenter: Kristine Lawler, City Clerk.

Motion/Second: Brown/Scalmanini to accept the nomination of Ruth Louise Van Antwerp, and adopt the resolution *(2019-47)* making the appointment to the Planning Commission to filling the remaining term of Christopher Watt, expiring in December 2022. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

c. Discussion and Possible Action Regarding the Cancellation of the October 16, 2019, City Council Regular Meeting, with the Option for the Mayor and/or City Manager to Call for a Special Meeting on an Alternate Date if Time Sensitive Business Arises.

Presenter: Kristine Lawler, City Clerk.

Motion/Second: Crane/Orozco to approve the cancellation of the October 16, 2019, Regular City Council Meeting with the option for the Mayor and/or City Manager to call for a special meeting on an alternate date if time sensitive business arises. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

d. Receive Updates on City Council Committee and Ad Hoc Assignments and, if Necessary, Consider Modifications to Assignments and/or the Creation/Elimination of Ad hoc(s).

Presenters: Sage Sangiacomo, City Manager; Councilmembers Orozco and Brown; and Mayor Mulheren.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 8:22 P.M.

14. CLOSED SESSION

a. Conference with Legal Counsel—Anticipated Litigation

(Government Code Section 54956.9(d))

A. Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: (Number of potential cases: 1.)

B. Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (Number of potential cases: 1)

DRAFT

b. <u>Conference with Legal Counsel—Anticipated Litigation</u>
Government Code Section 54956.9(d)(2)
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) (Number of potential cases: 1)

c. <u>Conference with Legal Counsel – Existing Litigation</u>
(Government Code Section 54956.9(d)(1))
Name of case: *Vichy Springs Resort v. City of Ukiah, Et Al; Case No. SCUK-CVPT-2018-70200*

d. <u>Conference with Legal Counsel – Existing Litigation</u>
(Cal. Gov't Code Section 54956.9(d)(1))
Name of case: *City of Ukiah v. Questex, LTD, et al, Mendocino County Superior Court, Case No. SCUK- CVPT-15-66036*

e. <u>Conference with Real Property Negotiators</u>
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 002-273-19-00 and 002-273-30-00
Negotiator: Sage Sangiacomo, City Manager;
Negotiating Parties: Bank of America
Under Negotiation: Price & Terms of Payment

f. <u>Conference with Real Property Negotiators</u>
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 002-192-14-00 (280 E. Standley)
Negotiator: Sage Sangiacomo, City Manager;
Negotiating Parties: Onetogether Solutions
Under Negotiation: Price & Terms of Payment

g. <u>Conference with Labor Negotiator (54957.6)</u>
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: Fire Unit

No report out was received.

15. <u>ADJOURNMENT</u>

There being no further business, the meeting adjourned at 8:35 p.m.

_____
Kristine Lawler, City Clerk

DRAFT

Agenda Item No: 7.a.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-103

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Adoption of Resolution to Extend the Declaration of a Local Emergency Related to the 2019 Winter Storm Event.

DEPARTMENT: Community Services **PREPARED BY:** Tami Bartolomei, Community Services Administrator

ATTACHMENTS:

1. Attachment_1_Local_Emergency_City_of_Ukiah
2. Attachment 2 Local Emergency City of Ukiah
3. Attachment 3 Local Emergency City of Ukiah
4. Attachment 4 Local Emergency City of Ukiah
5. Attachment 5 Local Emergency City of Ukiah
6. Attachment 6 - Local Emergency City of Ukiah
7. Attachment 7 Local Emergency City of Ukiah
8. Attachment 8 -Local Emergency City of Ukiah
9. Attachment 9 Local Emergency City of Ukiah
10. Attachment 10 Local Emergency City of Ukiah
11. Attachement 11 Local Emergency City of Ukiah
12. Attachment 12 Local Emergency City of Ukiah

Summary: Council will consider adopting a resolution extending the declaration of a local emergency related to the 2019 Winter Storm Events.

Background: On February 27, 2019, the City Manager/Emergency Director, under the authority in Ukiah City Code Section (5125 (Ordinance No. 995, §1), proclaimed the existence of a local emergency as a result of conditions created by the severe winter storm affecting the City of Ukiah (Attachment 1). Under Ukiah City Code Section 5127, the City Council must review the declaration of a local emergency at least every fourty-five (45) days until the need for continuing the local emergency has ended.

On March 6, 2019, City Council agreed with the City Manager/Emergency Director and ratified and adopted Resolution No. 2019-08 (Attachment 2).

On March 20, 2019, City Council approved the renewal and continuing of a Local Emergency Resolution No. 2019-09 (Attachment 3).

On April 3, 2019, City Council approved the renewal and continuing of a Local Emergency Resolution No. 2019-12 (Attachment 4).

On April 17, 2019, City Council approved the renewal and continuing of a Local Emergency Resolution No. 2019-16 (Attachment 5).

On May 1, 2019, City Council approved the renewal and continuing of a Local Emergency Resolution No.

2019-20 (Attachment 6).

On May 15, 2019, City Council approved the renewal and continuing of a Local Emergency Resolution No. 2019-22 (Attachment 7).

On June 19, 2019, City Council approved the renewal and continuing of a Local Emergency Resolution No. 2019-27 (Attachment 8).

On July 17, 2019, City Council approved the renewal and continuing of a Local Emergency Resolution No. 2019-38 (Attachment 9).

On August 21, 2019, City Council approved the renewal and continuing of a local Emergency Resolution No. 2019-44 (Attachment 10).

On October 2, 2019, City Council approved the renewal and continuing of a local Emergency Resolution No. 2019-46 (Attachment 11).

Discussion: State and Federal recovery agencies, California Office of Emergency Services, and FEMA visited the City of Ukiah on March 7, 2019, and completed a preliminary damage assessment summary. This assessment estimated the total cost of storm damage at $1,588,000. Included in these costs were equipment use and staff response costs to the disaster emergency, and damages to both the Waste Water Treatment Plant and Water Treatment Plant.

On July 10, 2019, City staff attended the required Recovery Scoping Meeting (RSM) with FEMA and Cal OES to review cost damages. Upon the completion of this meeting, the City of Ukiah had 60 days from the date of the RSM to identify all damages to be claimed for the winter storm disaster. Staff informed FEMA and Cal OES that, in addition to damages at the Water and Waste Water Treatment Plants, damages were also identified to two storm drains that run through the golf course (servicing drainage throughout that region) with an estimated repair cost of $400,000. Additionally, staff had identified damages to the south percolation pond levee. An estimator from FEMA came and evaluated the additional damages and gave approval to include these damages in the reimbursement process. Staff continues working with FEMA for reimbursement for all damages reimbursement the City sustained from the 2019 winter storm event.

Staff is recommending Council determine that the need for a declaration of a local emergency has not ended by adopting the proposed Resolution (Attachment 12) because of ongoing assessments/repairs.

Recommended Action: Adopt Resolution to extend the declaration of a local emergency related to the 2019 winter storm events.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Sage Sangiacomo, City Manager

Approved: Sage Sangiacomo, City Manager

RESOLUTION PROCLAIMING EXISTENCE OF A LOCAL EMERGENCY

WHEREAS, Ukiah City Code Section 5125 (Ordinance No. 995, §1) empowers the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency when said city is affected or likely to be affected by a public calamity and the City Council is not in session: and

WHEREAS, on February 21, 2019, the Governor of California proclaimed that the atmospheric river system that has swept across California has created conditions producing a State of Emergency in counties throughout the state; and

WHEREAS, the County of Mendocino proclaimed a Local Emergency on February 26, 2019, due to the severe winter storms commencing on February 25, 2019; and

WHEREAS, the Director of Emergency Services of the City of Ukiah does hereby find that conditions of extreme peril to the safety of persons and property have arisen within the City, caused by the severe winter storms which began to impact the City on February 25, 2019; and

WHEREAS, on the February 26, 2019, heavy rains from the winter storm have produced inflows to the City's Wastewater Treatment Plant that exceed the secondary effluent storage capacity of the plant's percolation ponds; and

WHEREAS, these conditions are likely to be beyond the control of the services, personnel, equipment, and facilities of the City; and

WHEREAS, the City Council of the City of Ukiah is not in session (and cannot immediately be called into session);

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that a local emergency now exists throughout the City of Ukiah.

IT IS FURTHER PROCLAIMED AND ORDERED that during the existence of said local emergency the powers, functions, and duties of the emergency organization of this City shall be those prescribed by state law and ordinances and resolutions of this City, and that this emergency proclamation shall expire in 7 days after issuance unless confirmed and ratified by City Council of the City of Ukiah.

Dated: 2-27-19 By: Sage Sigmon

Director of Emergency Services

Print Name Sage Sigmon

Address 300 Seminary Ave

RESOLUTION NO. 2019-08

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH RATIFYING FEBRUARY 27, 2019, PROCLAMATION OF A LOCAL EMERGENCY

WHEREAS:

1. On February 27, 2019, under the authority in Ukiah City Code Section 5125 (Ordinance No. 995, §1), the Director of Emergency Services proclaimed the existence of a local emergency as a result of conditions created by the severe winter storm affecting the City of Ukiah ("City") beginning February 25th and conditions still exists. A true and correct copy of the Resolution Proclaiming Existence of a Local Emergency is attached hereto as Exhibit A and incorporated herein by this reference; and

2. While heavy rainfall has temporarily stopped, soils are saturated, heavy run-off continues, conditions at the City's Wastewater Treatment Plant continue to risk a breach of the holding ponds, and additional rainfall is predicted, all of which threaten to continue or create local emergency conditions; and

3. The City Council has reviewed Exhibit A and concurs with the findings in the Proclamation; and

4. The City Council will review this declaration at its next regular meeting, occurring not more than 14 days from the date the Resolution Proclaiming Existence of a Local Emergency is ratified by this resolution;

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby ratifies the proclamation of a "local emergency" by the Director of Emergency Services and proclaims and orders that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council. The City Council shall review the need for continuing the local emergency at least once every 14 days until its termination is proclaimed by the City Council.

BE IT FURTHER RESOLVED that the City Council hereby proclaims and orders that during the existence of a local emergency, the powers, functions, and duties of the Director of Emergency Services and the emergency organization of the City shall be those prescribed by (1) state law, (2) City ordinances and resolutions adopted by the City Council and (3) the City Operational Area Emergency Plan, as approved by the City Council.

BE IT FURTHER RESOLVED that a copy of this declaration shall be forwarded to the County of Mendocino Office of Emergency Services (OES) with a request that OES forward the Resolution to California Office of Emergency Services Director, Mark Ghilarducci for concurrence of a local emergency.

PASSED AND ADOPTED this 6th day of March 2019, by the following roll call vote:

AYES: Councilmembers Orozco, Brown, Scalmanini, Crane, and Mayor Mulheren
NOES: None
ABSENT: None
ABSTAIN: None

Maureen Mulheren, Mayor

ATTEST:

Kristine Lawler, City Clerk

EXHIBIT A

RESOLUTION PROCLAIMING EXISTENCE OF A LOCAL EMERGENCY

WHEREAS, Ukiah City Code Section 5125 (Ordinance No. 995, §1) empowers the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency when said city is affected or likely to be affected by a public calamity and the City Council is not in session: and

WHEREAS, on February 21, 2019, the Governor of California proclaimed that the atmospheric river system that has swept across California has created conditions producing a State of Emergency in counties throughout the state; and

WHEREAS, the County of Mendocino proclaimed a Local Emergency on February 26, 2019, due to the severe winter storms commencing on February 25, 2019; and

WHEREAS, the Director of Emergency Services of the City of Ukiah does hereby find that conditions of extreme peril to the safety of persons and property have arisen within the City, caused by the severe winter storms which began to impact the City on February 25, 2019; and

WHEREAS, on the February 26, 2019, heavy rains from the winter storm have produced inflows to the City's Wastewater Treatment Plant that exceed the secondary effluent storage capacity of the plant's percolation ponds; and

WHEREAS, these conditions are likely to be beyond the control of the services, personnel, equipment, and facilities of the City; and

WHEREAS, the City Council of the City of Ukiah is not in session (and cannot immediately be called into session);

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that a local emergency now exists throughout the City of Ukiah.

IT IS FURTHER PROCLAIMED AND ORDERED that during the existence of said local emergency the powers, functions, and duties of the emergency organization of this City shall be those prescribed by state law and ordinances and resolutions of this City, and that this emergency proclamation shall expire in 7 days after issuance unless confirmed and ratified by City Council of the City of Ukiah.

Dated: 2-27-19 By: Sage Sangiacomo

Director of Emergency Services

Print Name Sage Sangiacomo

Address 300 Seminary Ave

RESOLUTION NO. 2019-09

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH RATIFYING FEBRUARY 27, 2019, PROCLAMATION OF A LOCAL EMERGENCY

WHEREAS:

1. On February 27, 2019, under the authority in Ukiah City Code Section 5125 (Ordinance No. 995, §1), the Director of Emergency Services proclaimed the existence of a local emergency as a result of conditions created by the severe winter storm affecting the City of Ukiah ("City") beginning February 25th and conditions still exists. A true and correct copy of the Resolution Proclaiming Existence of a Local Emergency is attached hereto as Exhibit A and incorporated herein by this reference; and

2. While heavy rainfall has temporarily stopped, soils are saturated, heavy run-off continues, conditions at the City's Wastewater Treatment Plant continue to risk a breach of the holding ponds, and additional rainfall is predicted, all of which threaten to continue or create local emergency conditions; and

3. The City Council has reviewed Exhibit A and concurs with the findings in the Proclamation; and

4. The City Council will review this declaration at its next regular meeting, occurring not more than 14 days from the date the Resolution Proclaiming Existence of a Local Emergency is ratified by this resolution;

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby ratifies the proclamation of a "local emergency" by the Director of Emergency Services and proclaims and orders that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council. The City Council shall review the need for continuing the local emergency at least once every 14 days until its termination is proclaimed by the City Council.

BE IT FURTHER RESOLVED that the City Council hereby proclaims and orders that during the existence of a local emergency, the powers, functions, and duties of the Director of Emergency Services and the emergency organization of the City shall be those prescribed by (1) state law, (2) City ordinances and resolutions adopted by the City Council and (3) the City Operational Area Emergency Plan, as approved by the City Council.

BE IT FURTHER RESOLVED that a copy of this declaration shall be forwarded to the County of Mendocino Office of Emergency Services (OES) with a request that OES forward the Resolution to California Office of Emergency Services Director, Mark Ghilarducci for concurrence of a local emergency.

PASSED AND ADOPTED this 20th day of March 2019, by the following roll call vote:

AYES: Councilmembers Orozco, Brown, Scalmanini, Crane, and Mayor Mulheren
NOES: None
ABSENT: None
ABSTAIN: None

Maureen Mulheren, Mayor

ATTEST:

Kristine Lawler, City Clerk

EXHIBIT A

RESOLUTION PROCLAIMING EXISTENCE OF A LOCAL EMERGENCY

WHEREAS, Ukiah City Code Section 5125 (Ordinance No. 995, §1) empowers the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency when said city is affected or likely to be affected by a public calamity and the City Council is not in session: and

WHEREAS, on February 21, 2019, the Governor of California proclaimed that the atmospheric river system that has swept across California has created conditions producing a State of Emergency in counties throughout the state; and

WHEREAS, the County of Mendocino proclaimed a Local Emergency on February 26, 2019, due to the severe winter storms commencing on February 25, 2019; and

WHEREAS, the Director of Emergency Services of the City of Ukiah does hereby find that conditions of extreme peril to the safety of persons and property have arisen within the City, caused by the severe winter storms which began to impact the City on February 25, 2019; and

WHEREAS, on the February 26, 2019, heavy rains from the winter storm have produced inflows to the City's Wastewater Treatment Plant that exceed the secondary effluent storage capacity of the plant's percolation ponds; and

WHEREAS, these conditions are likely to be beyond the control of the services, personnel, equipment, and facilities of the City; and

WHEREAS, the City Council of the City of Ukiah is not in session (and cannot immediately be called into session);

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that a local emergency now exists throughout the City of Ukiah.

IT IS FURTHER PROCLAIMED AND ORDERED that during the existence of said local emergency the powers, functions, and duties of the emergency organization of this City shall be those prescribed by state law and ordinances and resolutions of this City, and that this emergency proclamation shall expire in 7 days after issuance unless confirmed and ratified by City Council of the City of Ukiah.

Dated: 2-27-19 By: Sage Sangiacomo

Director of Emergency Services

Print Name Sage Sangiacomo

Address 300 Seminary Ave

RESOLUTION NO. 2019-12

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH CONTINUING OF A PROCLAMATION OF A LOCAL EMERGENCY FOR THE CITY OF UKIAH

WHEREAS:

1. On February 27, 2019, under the authority in Ukiah City Code Section 5125 (Ordinance No. 995, §1), the Director of Emergency Services ("Director") proclaimed the existence of a local emergency as a result of conditions created by the severe winter storm affecting the City of Ukiah ("City"); and

2. On March 6, 2019, City Council adopted Resolution 2019-8 ratifying the Director's February 27, 2019 proclamation of a "local emergency" and proclaimed and ordered that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council.

3. On March 20, 2019, City Council approved continuing of the Local Emergency Resolution Proclamation.

4. Rainfall continues throughout the Ukiah Valley, soils are saturated, run-off continues, conditions at the City's Wastewater Treatment Plant continue to be at risk, all of which threaten to continue or create local emergency conditions; and

5. The City Council will review this declaration at its April 17th regular meeting, occurring not more than 14 days from the date this resolution is adopted;

NOW, THEREFORE, BE IT RESOLVED that the local emergency continues to exist and shall be deemed to continue until it is further reviewed by the City Council.

BE IT FURTHER RESOLVED that the City Council hereby proclaims and orders that during the existence of a local emergency, the powers, functions, and duties of the Director of Emergency Services and the emergency organization of the City shall be those prescribed by (1) state law, (2) City ordinances and resolutions adopted by the City Council and (3) the City Operational Area Emergency Plan, as approved by the City Council.

BE IT FURTHER RESOLVED that a copy of this declaration shall be forwarded to the County of Mendocino Office of Emergency Services (OES) with a request that OES forward the Resolution to California Office of Emergency Services Director, Mark Ghilarducci for concurrence of a local emergency.

PASSED AND ADOPTED this 3rd day of April 2019, by the following roll call vote:

AYES: Councilmembers Orozco, Brown, Scalmanini, Crane, and Mayor Mulheren
NOES: None
ABSENT: None
ABSTAIN: None

Maureen Mulheren, Mayor

ATTEST:

Kristine Lawler, City Clerk

EXHIBIT A

RESOLUTION PROCLAIMING EXISTENCE OF A LOCAL EMERGENCY

WHEREAS, Ukiah City Code Section 5125 (Ordinance No. 995, §1) empowers the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency when said city is affected or likely to be affected by a public calamity and the City Council is not in session: and

WHEREAS, on February 21, 2019, the Governor of California proclaimed that the atmospheric river system that has swept across California has created conditions producing a State of Emergency in counties throughout the state; and

WHEREAS, the County of Mendocino proclaimed a Local Emergency on February 26, 2019, due to the severe winter storms commencing on February 25, 2019; and

WHEREAS, the Director of Emergency Services of the City of Ukiah does hereby find that conditions of extreme peril to the safety of persons and property have arisen within the City, caused by the severe winter storms which began to impact the City on February 25, 2019; and

WHEREAS, on the February 26, 2019, heavy rains from the winter storm have produced inflows to the City's Wastewater Treatment Plant that exceed the secondary effluent storage capacity of the plant's percolation ponds; and

WHEREAS, these conditions are likely to be beyond the control of the services, personnel, equipment, and facilities of the City; and

WHEREAS, the City Council of the City of Ukiah is not in session (and cannot immediately be called into session);

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that a local emergency now exists throughout the City of Ukiah.

IT IS FURTHER PROCLAIMED AND ORDERED that during the existence of said local emergency the powes, functions, and duties of the emergency organization of this City shall be those prescribed by state law and ordinances and resolutions of this City, and that this emergency proclamation shall expire in 7 days after issuance unless confirmed and ratified by City Council of the City of Ukiah.

Dated: 2-27-19 By: Sage Sangiacomo

Director of Emergency Services

Print Name Sage Sangiacomo

Address 300 Seminary Ave

RESOLUTION NO. 2019-16

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH RENEWAL AND CONTINUING OF A PROCLAMATION OF A LOCAL EMERGENCY FOR THE CITY OF UKIAH

WHEREAS:

1. On February 27, 2019, under the authority in Ukiah City Code Section 5125 (Ordinance No. 995, §1), the Director of Emergency Services ("Director") proclaimed the existence of a local emergency as a result of conditions created by the severe winter storm affecting the City of Ukiah ("City"); and

2. On March 6, 2019, City Council adopted Resolution 2019-8 ratifying the Director's February 27, 2019 proclamation of a "local emergency" and proclaimed and ordered that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council.

3. On March 20, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

4. On April 3, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

5. Rainfall continues throughout the Ukiah Valley, soils are saturated, run-off continues, conditions at the City's Wastewater Treatment Plant continue to be at risk, all of which threaten to continue or create local emergency conditions; and

6. The City Council will review this declaration at its May 15th regular meeting, occurring not more than 45 days from the date this resolution is adopted;

NOW, THEREFORE, BE IT RESOLVED that the local emergency continues to exist and shall be deemed to continue until it is further reviewed by the City Council at its regular meeting on May 15, 2019.

BE IT FURTHER RESOLVED that the City Council hereby proclaims and orders that during the existence of a local emergency, the powers, functions, and duties of the Director of Emergency Services and the emergency organization of the City shall be those prescribed by (1) state law, (2) City ordinances and resolutions adopted by the City Council and (3) the City Operational Area Emergency Plan, as approved by the City Council.

BE IT FURTHER RESOLVED that a copy of this declaration shall be forwarded to the County of Mendocino Office of Emergency Services (OES) with a request that OES forward the Resolution to California Office of Emergency Services Director, Mark Ghilarducci for concurrence of a local emergency.

PASSED AND ADOPTED this 17th day of April 2019, by the following roll call vote:

AYES: Councilmembers Orozco, Brown, Scalmanini, Crane, and Mayor Mulheren
NOES: None
ABSENT: None
ABSTAIN: None

Maureen Mulheren, Mayor

ATTEST:

Kristine Lawler, City Clerk

RESOLUTION NO. 2019-20

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH RENEWAL AND CONTINUING OF A PROCLAMATION OF A LOCAL EMERGENCY FOR THE CITY OF UKIAH

WHEREAS:

1. On February 27, 2019, under the authority in Ukiah City Code Section 5125 (Ordinance No. 995, §1), the Director of Emergency Services ("Director") proclaimed the existence of a local emergency as a result of conditions created by the severe winter storm affecting the City of Ukiah ("City"); and

2. On March 6, 2019, City Council adopted Resolution 2019-8 ratifying the Director's February 27, 2019 proclamation of a "local emergency" and proclaimed and ordered that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council.

3. On March 20, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

4. On April 3, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

5. On April 17, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

6. Rainfall continues throughout the Ukiah Valley, soils are saturated, run-off continues, conditions at the City's Wastewater Treatment Plant continue to be at risk, all of which threaten to continue or create local emergency conditions; and

7. The City Council will review this declaration at its May 15th regular meeting, occurring not more than 14 days from the date this resolution is adopted;

NOW, THEREFORE, BE IT RESOLVED that the local emergency continues to exist and shall be deemed to continue until it is further reviewed by the City Council at its regular meeting on May 15, 2019.

BE IT FURTHER RESOLVED that the City Council hereby proclaims and orders that during the existence of a local emergency, the powers, functions, and duties of the Director of Emergency Services and the emergency organization of the City shall be those prescribed by (1) state law, (2) City ordinances and resolutions adopted by the City Council and (3) the City Operational Area Emergency Plan, as approved by the City Council.

BE IT FURTHER RESOLVED that a copy of this declaration shall be forwarded to the County of Mendocino Office of Emergency Services (OES) with a request that OES forward the Resolution to California Office of Emergency Services Director, Mark Ghilarducci for concurrence of a local emergency.

PASSED AND ADOPTED this 1st day of May 2019, by the following roll call vote:

AYES: Councilmembers Orozco, Brown, Scalmanini, Crane, and Mayor Mulheren
NOES: None
ABSENT: None
ABSTAIN: None

Maureen Mulheren

Maureen Mulheren, Mayor

ATTEST:

Kristine Lawler

Kristine Lawler, City Clerk

RESOLUTION NO. 2019-22

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH RENEWAL AND CONTINUING OF A PROCLAMATION OF A LOCAL EMERGENCY FOR THE CITY OF UKIAH

WHEREAS:

1. On February 27, 2019, under the authority in Ukiah City Code Section 5125 (Ordinance No. 995, §1), the Director of Emergency Services ("Director") proclaimed the existence of a local emergency as a result of conditions created by the severe winter storm affecting the City of Ukiah ("City"); and

2. On March 6, 2019, City Council adopted Resolution 2019-8 ratifying the Director's February 27, 2019 proclamation of a "local emergency" and proclaimed and ordered that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council.

3. On March 20, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

4. On April 3, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

5. On April 17, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

6. On May 1, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

7. Impacts from heavy rainfall continue as soils are saturated, run-off continues, conditions at the City's Wastewater Treatment Plant continue to be at risk, all of which threaten to continue or create local emergency conditions; and

8. The City Council will review this declaration at its June 19th regular meeting, occurring not more than 45 days from the date this resolution is adopted;

NOW, THEREFORE, BE IT RESOLVED that the local emergency continues to exist and shall be deemed to continue until it is further reviewed by the City Council at its regular meeting on June 19, 2019.

BE IT FURTHER RESOLVED that the City Council hereby proclaims and orders that during the existence of a local emergency, the powers, functions, and duties of the Director of Emergency Services and the emergency organization of the City shall be those prescribed by (1) state law, (2) City ordinances and resolutions adopted by the City Council and (3) the City Operational Area Emergency Plan, as approved by the City Council.

BE IT FURTHER RESOLVED that a copy of this declaration shall be forwarded to the County of Mendocino Office of Emergency Services (OES) with a request that OES forward the Resolution to California Office of Emergency Services Director, Mark Ghilarducci for concurrence of a local emergency.

PASSED AND ADOPTED this 15th day of May 2019, by the following roll call vote:

AYES: Councilmembers Orozco, Brown, Scalmanini, Crane, and Mayor Mulheren
NOES: None
ABSENT: None
ABSTAIN: None

Maureen Mulheren, Mayor

ATTEST:

Kristine Lawler, City Clerk

RESOLUTION NO. 2019-27

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH RENEWAL AND CONTINUING OF A PROCLAMATION OF A LOCAL EMERGENCY FOR THE CITY OF UKIAH

WHEREAS:

1. On February 27, 2019, under the authority in Ukiah City Code Section 5125 (Ordinance No. 995, §1), the Director of Emergency Services ("Director") proclaimed the existence of a local emergency as a result of conditions created by the severe winter storm affecting the City of Ukiah ("City"); and

2. On March 6, 2019, City Council adopted Resolution 2019-8 ratifying the Director's February 27, 2019 proclamation of a "local emergency" and proclaimed and ordered that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council.

3. On March 20, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

4. On April 3, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

5. On April 17, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

6. On May 1, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

7. On May 15, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

8. Impacts from heavy rainfall continue as conditions at the City's Wastewater Treatment Plant continue to be at risk, all of which threaten to continue or create local emergency conditions; and

9. The City Council will review this declaration at its July 17th regular meeting, occurring not more than 45 days from the date this resolution is adopted;

NOW, THEREFORE, BE IT RESOLVED that the local emergency continues to exist and shall be deemed to continue until it is further reviewed by the City Council at its regular meeting on July 17, 2019.

BE IT FURTHER RESOLVED that the City Council hereby proclaims and orders that during the existence of a local emergency, the powers, functions, and duties of the Director of Emergency Services and the emergency organization of the City shall be those prescribed by (1) state law, (2) City ordinances and resolutions adopted by the City Council and (3) the City Operational Area Emergency Plan, as approved by the City Council.

BE IT FURTHER RESOLVED that a copy of this declaration shall be forwarded to the County of Mendocino Office of Emergency Services (OES) with a request that OES forward the Resolution to California Office of Emergency Services Director, Mark Ghilarducci for concurrence of a local emergency.

PASSED AND ADOPTED this 19th day of June 2019, by the following roll call vote:

AYES: Councilmembers Orozco, Brown, Scalmanini, Crane, and Mayor Mulheren
NOES: None
ABSENT: None
ABSTAIN: None

Maureen Mulheren, Mayor

ATTEST:

Kristine Lawler, City Clerk

RESOLUTION NO. 2019-38

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH RENEWAL AND CONTINUING OF A PROCLAMATION OF A LOCAL EMERGENCY FOR THE CITY OF UKIAH

WHEREAS:

1. On February 27, 2019, under the authority in Ukiah City Code Section 5125 (Ordinance No. 995, §1), the Director of Emergency Services ("Director") proclaimed the existence of a local emergency as a result of conditions created by the severe winter storm affecting the City of Ukiah ("City"); and

2. On March 6, 2019, City Council adopted Resolution 2019-8 ratifying the Director's February 27, 2019 proclamation of a "local emergency" and proclaimed and ordered that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council.

3. On March 20, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

4. On April 3, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

5. On April 17, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

6. On May 1, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

7. On May 15, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

8. On June 19, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

9. Impacts from heavy rainfall continue as conditions at the City's Wastewater Treatment Plant continue to be at risk, all of which threaten to continue or create local emergency conditions; and

10. The City Council will review this declaration at its August 21st regular meeting, occurring not more than 45 days from the date this resolution is adopted;

NOW, THEREFORE, BE IT RESOLVED that the local emergency continues to exist and shall be deemed to continue until it is further reviewed by the City Council at its regular meeting on August 21, 2019.

BE IT FURTHER RESOLVED that the City Council hereby proclaims and orders that during the existence of a local emergency, the powers, functions, and duties of the Director of Emergency Services and the emergency organization of the City shall be those prescribed by (1) state law, (2) City ordinances and resolutions adopted by the City Council and (3) the City Operational Area Emergency Plan, as approved by the City Council.

BE IT FURTHER RESOLVED that a copy of this declaration shall be forwarded to the County of Mendocino Office of Emergency Services (OES) with a request that OES forward the Resolution to California Office of

Emergency Services Director, Mark Ghilarducci for concurrence of a local emergency.

PASSED AND ADOPTED this 17th day of July 2019, by the following roll call vote:

AYES: Councilmembers Orozco, Brown, Scalmanini, Crane, and Mayor Mulheren
NOES: None
ABSTAIN: None
ABSENT: None

Maureen Mulheren, Mayor

ATTEST:

Kristine Lawler, City Clerk

RESOLUTION NO. 2019-44

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH RENEWAL AND CONTINUING OF A PROCLAMATION OF A LOCAL EMERGENCY FOR THE CITY OF UKIAH

WHEREAS:

1. On February 27, 2019, under the authority in Ukiah City Code Section 5125 (Ordinance No. 995, §1), the Director of Emergency Services ("Director") proclaimed the existence of a local emergency as a result of conditions created by the severe winter storm affecting the City of Ukiah ("City"); and

2. On March 6, 2019, City Council adopted Resolution 2019-8 ratifying the Director's February 27, 2019 proclamation of a "local emergency" and proclaimed and ordered that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council.

3. On March 20, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

4. On April 3, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

5. On April 17, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

6. On May 1, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

7. On May 15, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

8. On June 19, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

9. On July 17, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

10. Impacts from heavy rainfall continue as conditions at the City's Wastewater Treatment Plant continue to be at risk, all of which threaten to continue or create local emergency conditions; and

11. The City Council will review this declaration at its October 2nd regular meeting, occurring not more than 45 days from the date this resolution is adopted;

NOW, THEREFORE, BE IT RESOLVED that the local emergency continues to exist and shall be deemed to continue until it is further reviewed by the City Council at its regular meeting on October 2, 2019.

BE IT FURTHER RESOLVED that the City Council hereby proclaims and orders that during the existence of a local emergency, the powers, functions, and duties of the Director of Emergency Services and the emergency organization of the City shall be those prescribed by (1) state law, (2) City ordinances and resolutions adopted by the City Council and (3) the City Operational Area Emergency Plan, as approved by the City Council.

BE IT FURTHER RESOLVED that a copy of this declaration shall be forwarded to the County of Mendocino Office of Emergency Services (OES) with a request that OES forward the Resolution to California Office of Emergency Services Director, Mark Ghilarducci for concurrence of a local emergency.

PASSED AND ADOPTED this 21st day of August 2019, by the following roll call vote:

AYES: Councilmembers Orozco, Brown, Scalmanini, Crane and Mayor Mulheren
NOES: None
ABSENT: None
ABSTAIN: None

Maureen Mulheren, Mayor

ATTEST:

Kristine Lawler, City Clerk

RESOLUTION NO. 2019-46

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH RENEWAL AND CONTINUING OF A PROCLAMATION OF A LOCAL EMERGENCY FOR THE CITY OF UKIAH

WHEREAS:

1. On February 27, 2019, under the authority in Ukiah City Code Section 5125 (Ordinance No. 995, §1), the Director of Emergency Services ("Director") proclaimed the existence of a local emergency as a result of conditions created by the severe winter storm affecting the City of Ukiah ("City"); and

2. On March 6, 2019, City Council adopted Resolution 2019-8 ratifying the Director's February 27, 2019 proclamation of a "local emergency" and proclaimed and ordered that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council.

3. On March 20, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

4. On April 3, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

5. On April 17, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

6. On May 1, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

7. On May 15, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

8. On June 19, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

9. On July 17, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

10. On August 21, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

11. Impacts from heavy rainfall continue as conditions at the City's Wastewater Treatment Plant continue to be at risk, all of which threaten to continue or create local emergency conditions; and

12. The City Council will review this declaration at its November 6th regular meeting, occurring not more than 45 days from the date this resolution is adopted;

NOW, THEREFORE, BE IT RESOLVED that the local emergency continues to exist and shall be deemed to continue until it is further reviewed by the City Council at its regular meeting on November 6, 2019.

BE IT FURTHER RESOLVED that the City Council hereby proclaims and orders that during the existence of a local emergency, the powers, functions, and duties of the Director of Emergency Services and the emergency organization of the City shall be those prescribed by (1) state law, (2) City ordinances and resolutions adopted by the City Council and (3) the City Operational Area Emergency Plan, as approved by the City Council.

BE IT FURTHER RESOLVED that a copy of this declaration shall be forwarded to the County of Mendocino Office of Emergency Services (OES) with a request that OES forward the Resolution to California Office of Emergency Services Director, Mark Ghilarducci for concurrence of a local emergency.

PASSED AND ADOPTED this 2nd day of October 2019, by the following roll call vote:

AYES: Councilmembers Orozco, Brown, Scalmanini, Crane, and Mayor Mulheren
NOES: None
ABSENT: None
ABSTAIN: None

Maureen Mulheren, Mayor

ATTEST:

Kristine Lawler, City Clerk

RESOLUTION NO. 2019-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH RENEWAL AND CONTINUING OF A PROCLAMATION OF A LOCAL EMERGENCY FOR THE CITY OF UKIAH

WHEREAS:

1. On February 27, 2019, under the authority in Ukiah City Code Section 5125 (Ordinance No. 995, §1), the Director of Emergency Services ("Director") proclaimed the existence of a local emergency as a result of conditions created by the severe winter storm affecting the City of Ukiah ("City"); and

2. On March 6, 2019, City Council adopted Resolution 2019-8 ratifying the Director's February 27, 2019 proclamation of a "local emergency" and proclaimed and ordered that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council.

3. On March 20, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

4. On April 3, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

5. On April 17, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

6. On May 1, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

7. On May 15, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

8. On June 19, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

9. On July 17, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

10. On August 21, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

11. On October 2, 2019, City Council approved the renewal and continuing of the Local Emergency Resolution Proclamation.

12. Impacts from heavy rainfall continue as conditions at the City's Wastewater Treatment Plant continue to be at risk, all of which threaten to continue or create local emergency conditions; and

13. The City Council will review this declaration at its December 18th regular meeting, occurring not more than 45 days from the date this resolution is adopted;

NOW, THEREFORE, BE IT RESOLVED that the local emergency continues to exist and shall be deemed to

continue until it is further reviewed by the City Council at its regular meeting on November 6, 2019.

BE IT FURTHER RESOLVED that the City Council hereby proclaims and orders that during the existence of a local emergency, the powers, functions, and duties of the Director of Emergency Services and the emergency organization of the City shall be those prescribed by (1) state law, (2) City ordinances and resolutions adopted by the City Council and (3) the City Operational Area Emergency Plan, as approved by the City Council.

BE IT FURTHER RESOLVED that a copy of this declaration shall be forwarded to the County of Mendocino Office of Emergency Services (OES) with a request that OES forward the Resolution to California Office of Emergency Services Director, Mark Ghilarducci for concurrence of a local emergency.

PASSED AND ADOPTED this 6th day of November 2019, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Maureen Mulheren, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

Agenda Item No: 7.b.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-146

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Report to Council for the Inspection and Repair of a Pump at the Wastewater Treatment to Cascade Pumps in the Amount of $11,200 for the Wastewater Treatment Plant.

DEPARTMENT: Water Resources **PREPARED BY:** Jarod Thiele, Public Works Management Analyst

ATTACHMENTS:

1. Cascade Pump Repair PO 46339

Summary: Council will Receive a Report for the Inspection and Repair of a Pump at the Wastewater Treatment to Cascade Pumps in the Amount of $11,200 for the Wastewater Treatment Plant

Background: The Wastewater Treatment Plant (WWTP) has a large quantity of pumps for the various treatment processes around the plant. These pumps need maintenance and/or repair to ensure normal operations.

Discussion: Pursuant to the requirements of Section 1522 of the Municipal Code, staff is reporting to City Council for this expenditure.

Given the nature of the pumps, they will fail from time to time and need to be pulled for inspection and repair. This particular pump transfers treated effluent between the percolation ponds and the Advanced Wastewater Treatment system. It failed during normal operation. It was pulled by the Fleet and Plant Maintenance Division and sent to Cascade Pumps for inspection and repair. The purchase amount includes all inspection and repair costs for this pump. Please refer to Attachment 1 for a copy of Purchase Order 46339.

Recommended Action: Receive Report for the Inspection and Repair of a Pump at the Wastewater Treatment to Cascade Pumps in the Amount of $11,200 for the Wastewater Treatment Plant

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: 84027225.56120: $183,662

PROPOSED BUDGET AMOUNT: $0

FINANCING SOURCE: Wastewater

PREVIOUS CONTRACT/PURCHASE ORDER NO.: 46339

COORDINATED WITH: Dave Kirch, Fleet and Plant Maintenance Supervisor and Mary Williamson, Buyer II

Approved: Sage Sangiacomo, City Manager

ATTACHMENT 1

City of Ukiah

Purchase Order

Fiscal Year 2020 Page 1 of 1

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # 46339-00

Delivery must be made within doors of specified destination.

BILL TO

CITY OF UKIAH
ATTN: ACCOUNTS PAYABLE
300 SEMINARY AVENUE
UKIAH, CA 95482

VENDOR

CASCADE PUMP COMPANY
PO BOX 2767
SANTA FE SPRINGS CA 90670

SHIP TO

CITY OF UKIAH - WWTP
300 PLANT ROAD
UKIAH CA 95482

Vendor Phone Number	Vendor Fax Number	Buyer	Date Ordered	Date Required
		Mary Williamson	10/22/2019	12/03/2019

Delivery Reference	Freight Method/Terms	Department/Location	Sales Tax Rate
DAVE	UKIAH / NET 30	WASTE WATER TREATMENT	0.000

Item#	Description/Part No.	Qty	UOM	Unit Price	Extended Price
1	REPAIR CASCADE PUMP - INCLUDING: SHIPPING COSTS TO AND FROM CASCADE PUMP, DISASSEMBLY AND COMPLETE INSPECTION OF PUMP AND PARTS, PROVIDE INSPECTION REPORT, REPLACE ALL BUSHINGS/BEARINGS, DYNAMICALLY BALANCE IMPELLER, REPAINT, REASSEMBLE, RETURN ALONG WITH ALL PARTS REPLACED, ALL REPLACEMENT PARTS TO BE SUPPLIED BY CASCADE PUMP, NEW 1 YEAR WARRANTY. DOES NOT INCLUDE ANY PARTS DAMAGED DURING DIASSEMBLY. PER ESTIMATE DATED 10/21/2019 ANY ADDITIONAL WORK/PARTS WILL NEED TO BE QUOTED AND APPROVED BEFORE PROCEEDING.	1.0	EACH	$11,200.000	$11,200.00

By _____
Purchasing Supervisor

VENDOR COPY

PO Total $11,200.00

1 GENERALLY. These Terms and Conditions of Sale ("Terms and Conditions") apply to all purchases by City of Ukiah. (Referred to as "Buyer"). The supplier of goods and services under this transaction is herein referred to as "Seller". The goods or service purchased are referred to as the "Purchase."

2. TERMS EXCLUSIVE. Buyer will order the goods or services described herein only upon the terms and conditions contained herein. Seller's acceptance of this order shall occur either through commencement of performance under this order or acknowledgment of this order. By accepting this order, Seller waives all terms and conditions contained in its quotation, acknowledgment, invoice or other documents which are different from or additional to those contained herein and all such different or additional terms and conditions shall be null and void. SELLER MAY NOT CHANGE MATERIAL OF MANUFACTURE, SOURCES OF SUPPLY, MANUFACTURING PROCESS OR LOCATION WITHOUT THE PRIOR WRITTEN CONSENT OF BUYER.

3. INSPECTION. All goods shall be received subject to Buyer's inspection and rejection. Defective goods and goods otherwise not conforming to this order shall be held for Seller's instruction and at Seller's risk, and if Seller so directs, shall be returned at Seller's expense. No defective goods shall be replaced without a new purchase order. Payment by Buyer shall not be construed as an acceptance of goods. Buyer may return to Seller any non-defective, excess goods within thirty (30) days of receiving them.

4. CHANGES. City may make changes within the general scope of this order in drawings and specifications for specially manufactured supplies, place of delivery, method of shipment or packing of the order by giving notice to Seller and subsequently confirming such changes in writing. If such changes affect the cost of or the time required for performance of this order, an equitable adjustment in the price or delivery or both must be made. No change by Seller is allowed without City's written approval. Any claim by Seller for an adjustment under this section must be made in writing within thirty (30) days from the date of receipt by Seller of notification of such change unless City waives this condition in writing. Nothing in this section excuses Seller from proceeding with performance of the order as changed.

5. TERMINATION. City may terminate this order at any time, either verbally or in writing, with or without cause. Should termination occur, City will pay Seller as full performance until such termination the unit or pro rata order price for the performed and accepted portion of the Purchase. City may provide written notice of termination for Seller's default if Seller refuses or fails to comply with this order. If Seller does not cure such failure within a reasonable time period, or fails to perform the Purchase within the time specified (or allowed by extension), Seller will be liable to City for any excess costs incurred by City.

6. TIME EXTENSION. Time is of the essence City may extend the time for completion if, in City's sole determination, Seller was delayed because of causes beyond Seller's control and without Seller's fault or negligence. In the event delay was caused by City, Seller's sole remedy is limited to recovering money actually and necessarily expended by Seller because of the delay; there is no right to recover anticipated profit.

7. REMEDIES CUMULATIVE. City's rights and remedies under this order are not exclusive and are in addition to any rights and remedies provided by law.

8. TITLE. Title to materials and supplies purchased under this order pass directly from Seller to City upon City's written acceptance following an actual inspection and City's opportunity to reject.

9. PAYMENT. City will pay Seller after receiving acceptable invoices for materials and supplies delivered and accepted or services rendered and accepted. City will not pay cartage, shipping, packaging or boxing expenses unless specified in this order.

10. INDEMNIFICATION. Seller agrees to indemnify and hold harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising out of the Purchase or the order, or their performance. Should City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the Purchase or order, or their performance, Seller will defend City (at City's request and with counsel satisfactory to City) and indemnify City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "City" includes City's officers, elected officials, and employees. This paragraph 9 will survive termination of this order. The requirements as to the types and limits of insurance coverage to be maintained by Seller, and any approval of such insurance by City, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by Seller pursuant to this order, including, without limitation, to the provisions concerning indemnification.

11. WARRANTY. Seller agrees that the Purchase is covered by the most favorable commercial warranties the Seller gives to any customer for the same or substantially similar supplies or services, or such other more favorable warranties as is specified in this order. Warranties will be effective notwithstanding any inspection or acceptance of the Purchase by City.

12. ASSIGNMENT. City may assign this order. Except as to any payment due under this order, Seller may not assign or subcontract the order without City's written approval. Should City give consent, it will not relieve Seller from any obligations under this order and any transferee or subcontractor will be considered Seller's agent.

13. INSURANCE. Seller must provide the insurance indicated on the face sheet of this order.

14. PERMITS. Seller must procure all necessary permits and licenses, and abide by all federal, state, and local laws, for performing this order.

15. INDEPENDENT CONTRACTOR. City and Seller agree that Seller will act as an independent contractor and will have control of all work and the manner in which it is performed. Seller will be free to contract for similar service to be performed for other employers while under contract with City. Seller is not an agent or employee of City and is not entitled to participate in any pension plan, insurance, bonus or similar benefits City provides for its employees. Any provision in this order that may appear to give City the right to direct Seller as to the details of doing the work or to exercise a measure of control over the work means the Seller will follow the direction of the City as to end results of the work only.

16. WAIVER. City's review or acceptance of, or payment for, work product prepared by Seller under this order will not be construed to operate as a waiver of any rights City may have under this Agreement or of any cause of action arising from Seller's performance. A waiver by City of any breach of any term, covenant, or condition contained in this order will not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition contained in this order, whether of the same or different character.

17. INTERPRETATION. This Agreement was drafted in, and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Mendocino County.

Agenda Item No: 7.c.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-147

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Award Purchase Order for Actuators, Controller and Generation I Rebuild Kit to REXA Electraulic Actuation of West Bridgewater, MA in the amount of $30,000 plus tax and shipping, for the Wastewater Treatment Plant, and Approve Corresponding Budget Amendment

DEPARTMENT: Water Resources **PREPARED BY:** Jarod Thiele, Public Works Management Analyst

ATTACHMENTS:

1. TFSC REXA Valves

Summary: Council will consider awarding a purchase order for actuators, controller and Generation I rebuild kit to REXA Electraulic Actuation of West Bridgewater, MA in the amount of $30,000 plus tax and shipping for the Wastewater Treatment Plant, and Approve Corresponding Budget Amendment.

Background: The Fleet and Plant Maintenance Division has been working with Wastewater Treatment Plant staff to systematically replace the Actuators and Controllers on the REXA Brand Electraulic Actuation Units.

The Wastewater Treatment Plant (WWTP) has over a dozen REXA Brand Actuators and Controllers at various treatment processes throughout the WWTP. These units control the operation of automated valves. As the Generation 1 actuators and controllers fail, they with be replaced with new Generation 3 systems. The Generation 1 units being replaced will be kept so the remaining functional parts can be repurposed on other failing units. This process eliminates purchasing all new Actuators and Controllers at one time.

Discussion:

Quote # SR1710133 was received from REXA Brand on August 21, 2019. The REXA Brand is being recommended as the sole source provider of this equipment as they are the original equipment manufacturer from the time of installation. The quote is included as Attachment #1. The total purchase price listed in the report includes applicable sales tax.

Submitted for the City Council's consideration and action, it is Staff's recommendation that a Purchase Order to purchase this equipment be awarded to REXA Electraulic Actuation and approve corresponding budget amendment. Staff will ensure notification per the Operating Agreement is provided to the Ukiah Valley Sanitation District regarding the budget amendment.

Recommended Action: Award Purchase Order for Actuators, Controller and Generation I Rebuild Kit to REXA Electraulic Actuation of West Bridgewater, MA in the amount of $30,000 plus tax and shipping, for the Wastewater Treatment Plant, and approve corresponding budget amendment.

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: 84027225.80230 PC 18057: $30,000

PROPOSED BUDGET AMOUNT: 84027225.80230 PC 18057: Add an additional $3,000, for a revised budget amount of $33,000

FINANCING SOURCE: Wastewater

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Dave Kirch, Fleet and Plant Maintenance Supervisor; Mary Williamson, Buyer II;

Mary Horger, Financial Services Manager

Approved: Sage Sangiacomo, City Manager

Rexa, Inc.
4 Manley Street
West Bridgewater, MA 02379
USA
Tel: (508) 584-1199

ELECTRAULIC™ ACTUATION

Quote Summary	
Quote #	SR1710133
Quote Date	08/21/2019
Valid Until	10/20/2019
Quoted By	cballard
Revision	3 08/21/2019

Customer: **R003555**

City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482
USA

Attachment 1

Project Name: City of Ukiah WWTP X3 Aeration Upgrade		End User City of Ukiah
Industry: Water / Wastewate/ Wastewater Treatment / Aeration - WWTP	Lead Time*: 9 weeks w	Country: USA

Item #		Model #	Qty	Unit Price	Extd Price (USD)
1		X3R2500-90-B-P	2	11,240.00	22,480.00
2		B Electronics	1	5,792.00	5,792.00
3		X1 Unit Rebuilds	1	1,728.00	1,728.00

Notes:

Line Total (USD) 30,000.00

** Lead time is estimated. Actual delivery time will be confirmed after order placement.*

** Lead times do not begin until all mounting information is received and verified.*

Unless otherwise specifically stated in this quotation, Rexa, standard terms and conditions of sale shall apply to any order resulting from this quotation.

All units have a 100% full modulating rated duty cycle, 0.1% of span repeatability, 90 Ms deadtime (dT) and a 2 million full stroke maintenance cycle life (seals).

Item #	Model #		Qty	Unit Price	Extd Price (USD)
1	X3R2500-90-B-P		2	11,240.00	22,480.00

Application Data

Application Name: Air Flow Control Valve / /

Original Warranty	Five Year	**New / Retrofit**	Retrofit
Valve/ Damper Mfg	Tyco	**Valve Type**	Butterfly
Valve Size	8"	**Stroke / Rotation**	90°
Valve Model	601	**Valve Rating**	150
Flow Direction		**Force / Torque to Open**	2,304 lbs / in lbs
Seat Type / Dir to Close	Clock Wise	**Force / Torque to Close**	2,304 lbs / in lbs
Existing Actuator Mfg	REXA	**Existing Actuator Model**	X1R2,500-90-B-P
Time Required to Open	15* Seconds	**Time Required to Close**	15* Seconds
Time Required to Trip	N/A Seconds		
Act. Area Classification:	NEMA 4X	**Enc. Area Classification**	NEMA 4X
Act Temp Range:	40°F to 120°F	**Enc. Temp Conditions:**	40°F to 120°F

Items highlighted need to be confirmed. (any application data field with an * in the first position)

Mechanical Construction

RCABPNASHTNNSEXNNSNNPNSNNNA

Actuator Type	Rotary Cylinder	R
Output	2500 in*lbs	C
Actuator Stroke/Rotation	90 Degrees	A
Power Module Size	B Module	B
Fail Safe Mode/Surge Metho	Fail In Place (Std)	P
Fail Mode Speed	N/A (Std)	N
Heater/Solenoid Voltage	115 Volts AC	A
Temperature Rating	Standard Temp Rating (Std)	S
Manual Override	Handwheel/Drill Drive	H
Cable Connection	Quick Release Connector (Std)	T
Seat Loading Method	None	N
Mechanical Switches	No Switches	N
Area Approvals	General Locations	S
Output Limit/Protection	100%-140% Total Output	E
Design	X3	X
On/Off Module	None	N
Accumulator Recharge Moto	None	N
Oil	Castrol Edge 5w-50	S
Special Cylinder	Standard Cylinder	N
Partial Stroke Testing	None	N
Advanced Sensors	Non Contact Pot	P
Accumulator Rating	None	N
Corrosion Protection	Standard	S
Custom-No Effect Haz Loc.	None	N
Specials	None	NN
Revision	Design 1	A

Electrical Construction

BAGSTENSPNAAYTXNNNNNERNNNNC

Power Module Size	B Module	B
Power Supply	115 Volts AC 1-Phase	A
Control Signal	Analog 4-20mA (std)	G
Area Approvals	General Locations	S
Enclosure Material	316SS, NEMA 4X (Std)	T
Controls	External (std)	E
Remote Manual Station	None (std)	N
Actuator Temp Rating	Standard Rating	S
Position Transmitter	Passive 4-20mA (std)	P
Solenoid Control	No Options (Std)	N
Software	Standard Software	AA
Electronics Supplied	Yes	Y
Cable Termination	Quick Release Connectors (Opt)	T
Design	X3	X
On/Off Module	N/A	N
Accum Re-Charge Motor	N/A	N
Seating Control	None	N
Wireless	No Wireless Transmitter	N
Partial Stroke Testing	No PST	N
Advanced Sensors	Non-Contact	E
Switches	Rotary Act. None	R
Trip Signal	None	N
Environmental Protectior	None	N
Specials	None	NN
Revision	Design 3	C

Cable Length: 25' (Std.)

Mounting Construction		
NNNNDNNSD		
Actuator Type	No Mounting Hardware	N
Output	No Mounting Hardware	N
Act. Stroke / Rotation	No Mounting Hardware	N
Valve Attach / Size	No Mounting Hardware	N
Certified Drawings	Actuator & Enclosure & Interconn	D
Other Docs	No Other Documentation	N
Variations	No Factory Mount & Calibrate	N
Inspection Level	Standard Inspection	S
Packaging	Domestic	D

Line Detail	
Fail Mode:	N/A
Trip Mode:	N/A
Spring Force Initial:	N/A
Spring Force Final:	N/A
Coupling Force Initial:	
Coupling Force Final:	
Stroke / Rotation Rate:	15 Seconds Per 90 Rotat
Transformer:	NO
Oil Volume:	

Customer Notes

Five (5) Year Warranty Included
Freight Included

Replacements for SN C060237-03

Valve Tag Information

CV40412, CV40422, CV40432

Order External Notes

Notes to Engineering

MO Mounting from original order to be re-used

Engineering Notes to Production

Drawing Requests

Change Orders

Item #	Item Description	Rev #	Change Date	Change Comment

Item #	Model #		Qty	Unit Price	Extd Price (USD)
2	B Electronics		1	5,792.00	5,792.00

Application Data

Application Name: / /

Original Warranty	Five Year	**New / Retrofit**	
Valve/ Damper Mfg		**Valve Type**	
Valve Size		**Stroke / Rotation**	
Valve Model		**Valve Rating**	
Flow Direction		**Force / Torque to Open**	lbs / in lbs
Seat Type / Dir to Close		**Force / Torque to Close**	lbs / in lbs
Existing Actuator Mfg		**Existing Actuator Model**	
Time Required to Open	Seconds	**Time Required to Close**	Seconds
Time Required to Trip	Seconds		
Act. Area Classification:		**Enc. Area Classification**	
Act Temp Range:		**Enc. Temp Conditions:**	

Items highlighted need to be confirmed. (any application data field with an * in the first position)

Mechanical Construction

Electrical Construction

BAGSTENSPNAAYTXNNNNNERNNNNC

Power Module Size	B Module	B
Power Supply	115 Volts AC 1-Phase	A
Control Signal	Analog 4-20mA (std)	G
Area Approvals	General Locations	S
Enclosure Material	316SS, NEMA 4X (Std)	T
Controls	External (std)	E
Remote Manual Station	None (std)	N
Actuator Temp Rating	Standard Rating	S
Position Transmitter	Passive 4-20mA (std)	P
Solenoid Control	No Options (Std)	N
Software	Standard Software	AA
Electronics Supplied	Yes	Y
Cable Termination	Quick Release Connectors (Opt)	T
Design	X3	X
On/Off Module	N/A	N
Accum Re-Charge Motor	N/A	N
Seating Control	None	N
Wireless	No Wireless Transmitter	N
Partial Stroke Testing	No PST	N
Advanced Sensors	Non-Contact	E
Switches	Rotary Act. None	R
Trip Signal	None	N
Environmental Protectior	None	N
Specials	None	NN
Revision	Design 3	C

Cable Length:

Mounting Construction

Line Detail

Fail Mode:	
Trip Mode:	
Spring Force Initial:	
Spring Force Final:	
Coupling Force Initial:	
Coupling Force Final:	
Stroke / Rotation Rate:	
Transformer:	NO
Oil Volume:	

Customer Notes

Valve Tag Information

Order External Notes

Notes to Engineering

EL SPare Electronics for Line 1 Actuaotors

Engineering Notes to Production

Drawing Requests

Change Orders

Item #	Item Description	Rev #	Change Date	Change Comment

Item #	Model #		Qty	Unit Price	Extd Price (USD)
3	X1 Unit Rebuilds		1	1,728.00	1,728.00

Application Data

Application Name: / /

Original Warranty	Five Year	**New / Retrofit**	
Valve/ Damper Mfg		**Valve Type**	
Valve Size		**Stroke / Rotation**	
Valve Model		**Valve Rating**	
Flow Direction		**Force / Torque to Open**	lbs / in lbs
Seat Type / Dir to Close		**Force / Torque to Close**	lbs / in lbs
Existing Actuator Mfg		**Existing Actuator Model**	
Time Required to Open	Seconds	**Time Required to Close**	Seconds
Time Required to Trip	Seconds		
Act. Area Classification:		**Enc. Area Classification**	
Act Temp Range:		**Enc. Temp Conditions:**	

Items highlighted need to be confirmed. (any application data field with an * in the first position)

Mechanical Construction

Electrical Construction

Cable Length:

Mounting Construction

Line Detail

Fail Mode:	
Trip Mode:	
Spring Force Initial:	
Spring Force Final:	
Coupling Force Initial:	
Coupling Force Final:	
Stroke / Rotation Rate:	
Transformer:	NO
Oil Volume:	

Customer Notes

The X3 units are replacing X1 units in service. These X1 units are to be shipped back to REXA factory for evaluation and rebuild. Includes parts and labor to rebuild an existing unit if deemed rebuildable during evaluation, Freight, and 2 year warranty for rebuilt assemblies (5 year warranty for new assemblies).

Valve Tag Information

Order External Notes

Notes to Engineering

ME X1 units are to be shipped back to REXA factory for evaluation and rebuild. Includes parts and labor to rebuild an existing unit if deemed rebuildable during evaluation, Freight, and 2 year warranty for rebuilt assemblies (5 year warranty for new assemblies).

Engineering Notes to Production

Drawing Requests

Change Orders

Item #	Item Description	Rev #	Change Date	Change Comment

Standard Terms and Conditions

1. Coverage: Any Order received by Seller shall be filled in accordance with the terms and conditions of sale set forth herein. No other terms and conditions shall apply unless specifically accepted by Seller in writing. If Buyer submits any additional or different terms they are hereby rejected.

2. Limitation of Liability: Each Order shall be subject to, and Seller shall be excused from, any prohibition, failure, interruption or delay in manufacture or delivery which may be occasioned by sabotage, fire, flood, explosion, labor dispute, strike, work stoppage, riot, insurrection, war, act of, or priorities granted by request of or for the benefit, directly or indirectly, of any government body, authority or agency, shortage of raw materials or supplies, act of God or other cause beyond Seller's reasonable control. In the event of any such prohibition, failure, interruption or delay, Seller may, at its option extend the delivery time or cancel the Order in whole or in part. IN NO EVENT SHALL SELLER BE LIABLE FOR ANY CONSEQUENTIAL DAMAGE OR CLAIMS FOR LABOR RESULTING FROM FAILURE OR DELAY IN DELIVERY OR LOSS OF PROFIT OF BUYER.

3. Laws, Codes, Regulation, Safety Devices: Seller intends to comply with all United States federal, state, and local laws or regulations ("Laws") applicable to the performance by Seller of each Order, provided, however, that any failure of Seller to so comply shall not be a defense to, or excuse Buyer from, performance by Buyer of any Order. Compliance with Laws relating to the goods and their installation and use is the sole responsibility of Buyer, and Seller makes no warranty of representation with respect thereto. Buyer assumes the responsibility for providing, installing and maintaining any and all devices for the protection of safety, health and the environment, and shall indemnify and hold harmless Seller against any expense, loss or damage which Seller may incur or sustain as a result of Buyer's failure to do so.

4. Warranty: Seller will at its option, replace or without replacement render credit for, any Products which, if properly selected, stored, serviced and used by the Buyer, shall prove defective within two (2) years from the date of shipment. No claim shall be allowed by any party other than the Buyer. In no event shall Seller's liability for defective Products or materials exceed the purchase price thereof. Seller shall not be liable for labor, or for any special, consequential, or incidental damages, or for any loss resulting from use of the Products and any material. EXCEPT AS SPECIFICALLY SET FORTH IN THIS PARAGRAPH AND NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY, SELLER NEITHER MAKES, NOR ASSUMES ANY LIABILITY OR WARRANTY, EXPRESS OR IMPLIED, WHETHER OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, NONINFRINGEMENT, OR OTHERWISE, AND NO REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, MADE BY ANY SALES REPRESENTATIVE OF SELLER OR OTHER AGENT OR REPRESENTATIVE OF SELLER WHICH IS NOT SPECIFICALLY SET FORTH IN THIS PARAGRAPH SHALL BE BINDING UPON THE SELLER.

5. Net Price: The price of each Order delivered as specified will be due and payable, free of expense to Seller for collection of other charges. Standard payment terms are Net 30 days unless explicitly stated otherwise in writing by Seller. Any amounts not paid when due shall accrue interest at the prime rate in effect from time to time (as announced by Bank of America) plus 5%, but in no event greater than the maximum amount allowed by law. Buyer will pay Seller's costs and expenses (including reasonable attorneys' fees and costs) in collecting any amounts due to Seller.

6. Taxes: Any excise tax, levies, or taxes which Seller is required to pay or collect, under any existing of future law or regulation (domestic or foreign), upon or with respect to the sale, purchase, delivery, storage, processing, use, consumption or transportation of any of the Products and material covered hereby, shall be for the account of the Buyer and Buyer agrees to pay this amount thereof to Seller upon request.

7. Title and Risk of Loss: Delivery shall occur, and risk of loss shall pass to Buyer, upon delivery of the Products to a carrier (selected by Buyer) at the Seller's loading dock. Transportation shall be at Buyer's risk and expense, and any claims for loss or damage in transit shall be against the carrier only.

Standard Terms and Conditions (Continued)

8. Changes: No modification of these terms shall be of any force and effect unless in writing and signed by the party claimed to be bound thereby. Any writing from Buyer proposing or containing any different or additional terms are rejected and of no force or effect. A waiver of any of the terms hereof shall not be deemed a continuing waiver but shall apply solely the instance to which the waiver is directed.

9. Buyer's Specifications: Buyer hereby indemnifies and holds Seller harmless against any liability whatsoever with respect to any patent, trademark or trade name infringement in any way arising out of the preparation or manufacture of any Products in accordance with Buyer's specifications.

10. Subcontracting: Seller may subcontract any or all of the work to be performed by it under this Order. Seller shall retain responsibility for the work subcontracted.

11. Assignment: No right or interest in this contract shall be assigned by Buyer without prior written agreement by the Seller except as provided in the Agreement. No delegation of any obligation owed, or the performance of any obligation by the Buyer shall be made without prior written agreement by the Seller.

12. Termination: The Buyer must provide written or telegraphic notice to the Seller as to termination, cancellation or indefinite delay applying to this Order. In the event of such termination, cancellation or indefinite delay by the Buyer, Buyer shall be liable for the following costs incurred up to the receipt of official notice of Buyer as outlined: 1) 10% of the total price of the order upon order placement, 2) 35% of the total price of the order upon drawing approval, 3) 60% of the total price of the order upon purchasing of major components and 4) 5% more each week after the purchase of major components to a max of 90% of the total price of the order. Buyer shall be liable to Seller for all losses, including loss of reasonable profit and for costs and expenses, including reasonable attorney's fees and costs, sustained by Seller and arising from Buyer's breach of any of the terms and conditions of this Order. In the event of any such breach, Seller may, without obligation or liability to Buyer, terminate this Order forthwith by written notice to Buyer and such action by Seller shall not be deemed a waiver of any right or remedy with respect to such default or breach.

13. Limitation of Liability: IN NO EVENT WILL EITHER PARTY (OR ITS SUPPLIERS OR AFFILIATES) BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY FOR ANY PUNITIVE, SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL, EXEMPLARY, LOST PROFIT OR OTHER SIMILAR DAMAGES ARISING OUT OF, OR IN CONNECTION WITH, THIS AGREEMENT, EVEN IF IT HAS OR THEY HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES

14. General: Failure by Buyer to make any payment due hereunder, or on request to give proper shipping instructions, or to accept delivery at times stated, or to comply with all terms of any contract between Buyer and Seller, shall give Seller, in addition to all other available remedies, the right at its option to deduct any undelivered quantities of Products and material from the total quantity of material to be furnished whether under this Order or any other contract between Buyer and Seller. Buyer grants Seller a first priority security interest in all Products and materials furnished hereunder until Buyer has made payment in full with respect to such Products and materials. Seller may file a UCC financing statement or similar instrument to reflect such security interest. Seller may, at any time or times, suspend performance of any Order or require payment in cash, security or other adequate assurance satisfactory to Seller when, in Seller's opinion, the financial condition of Buyer or other grounds for insecurity warrant such action. This Order shall be governed by, and construed in accordance with the laws of the Commonwealth of Massachusetts excluding its choice of laws and conflicts of laws provisions.

Agenda Item No: 7.d.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-152

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Authorize the City Manager to submit an application for an Address Assignment or Change Application for Clubhouse Drive and execute the name change if approved.

DEPARTMENT: City Manager / Admin **PREPARED BY:** Maya Simerson, Project & Grant Administrator

ATTACHMENTS:
1. Site Map
2. Draft Address Change or Assignment Application

Summary: Authorize the City Manager to submit an application for an Address Assignment or Change Application for Clubhouse Drive to be renamed as Don Rones Drive in honor of the late Donald Rones Sr.

Background: Mr. Donald Rones Sr. was elected to Ukiah City Council in 1954 and served as Mayor from 1957-1959. He began his career with the City of Ukiah as a Junior Grip for the Parks and Recreation Department and made his way to serving as Mayor. Mr. Rones graciously donated his time to our community as the 1954 President of the Chamber of Commerce, 1957-1958 Coastal Water Board Member, 1960-1968 Airport Commissioner, 1994-1996 Golf Course Committee Representative, 1996-2002 Member of the Parks and Recreation Commission, and the 1992-2016 Men's Golf Club Representative / Member-at-Large. Much to the pleasure of kids and adults alike Mr. Rones opened Rones Ice Cream and Candy Shop in 1952.

Discussion: Mr. Donald Rones Sr. gave more to the community than he took and after his passing the Ukiah Men's Golf Club has proposed a way to memorialize Mr. Rones. Their proposal is to rename the street that fronts the Ukiah Valley Golf Course, Clubhouse Drive, to Don Rones Drive. (Map Attachment #1) This short street has no addresses associated with it and neither the Public Safety Department or the Public Works Department have concerns regarding the name change. Furthermore, there is a second street in the city of Ukiah with the same street name, by changing the name of the referenced Clubhouse Drive the duplication would be removed.

To formally move forward with the process of changing a street name the Community Development Department would collect an application for an Address Assignment or Change Application. This application would be routed through the appropriate channels, including the Ukiah Valley Fire Authority, to evaluate impacts. Drafted application is attached as Attachment #2.

Staff is recommending City Council to authorize the City Manager to submit the application and follow through with the name change if approved by the Community Development Department. The fiscal impact of this item would be minimal and hard costs reimbursed to the City of Ukiah by the Ukiah Valley Men's Golf Club. If authorized by Council, the City would support the effort with in-kind staff services.

Recommended Action: Authorize the City Manager to submit an application for an Address Assignment or Change Application for Clubhouse Drive and execute the name change if approved.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

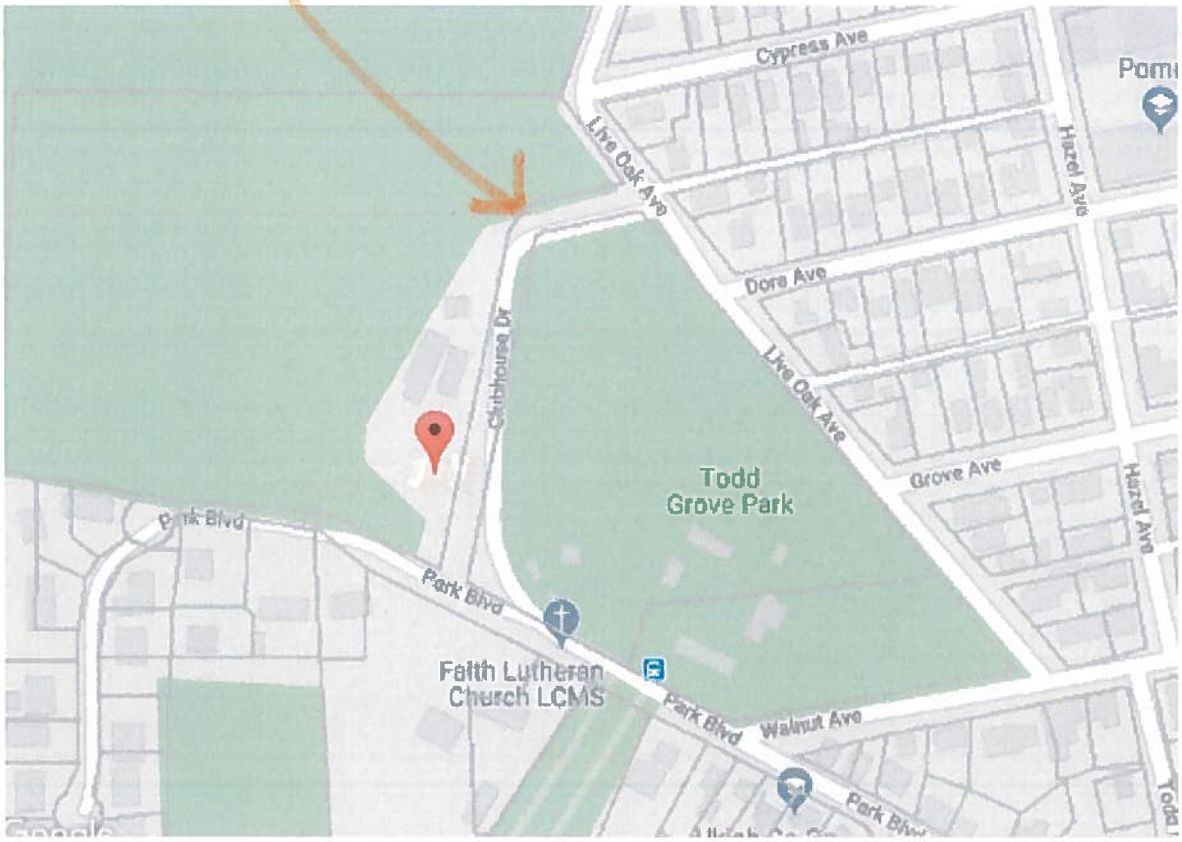
PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Roger Vincent, Ukiah Men's Golf Club President, Craig Schlatter, Community Development Director, Sage Sangiacomo, City Manager

Approved: Sage Sangiacomo, City Manager

ATTACHMENT #1

Clubhouse Drive



Attachment #2

City of Ukiah

Planning Department
300 Seminary Avenue
Ukiah, CA 95482
planning@cityofukiah.com
(707)463-6206

ADDRESS ASSIGNMENT OR CHANGE APPLICATION

Applicant/Agent Name: Maya Simerson	Phone Number: 367-0699	Fax Number:	Email Address:
Applicant/Agent Address: 300 Seminary Ave, Ukiah CA 95482			
Property Owner Name (if other than applicant): City of Ukiah	Phone Number:	Fax Number:	Email Address:
Property Owner Address (if other than applicant) Same			
Address or Precise Location of Structure Being Assigned or Changed: Clubhouse Drive		Assessor Parcel Number: N/A	
Other Addressed Assigned to the Property: N/A			
Has Project Received a Discretionary Permit? ☐ Yes ☑ No If yes, File Number: Is this request for a new/change of address a condition of approval? ☐ Yes ☑ No			
Residential Unit(s): ☐ Yes ☑ No	If yes: ☐ New ☐ Existing Unit ☐ Accessory Dwelling		
Commercial Building: ☐ Yes ☑ No	If yes: ☐ New Building or ☐ Adding Suites		
Is this request for: ☐ Additional Address(es) ☑ Change of Address ☐ New Address			
Proposed Addresses (list): re-name Clubhouse Dr. as Don Ronzo Drive			
Filing Date:	Address Assignment Fee:	Total Amount Paid:	Receipt Number:

Submittal Requirements: If there is more than one primary building on the site, a site plan that shows the approximate location of these buildings and the existing structures and the existing addresses assigned to these buildings is required as part of this application.

Affidavit: I am the property owner of the real property which is the subject of this application, or I am the duly authorized agent to represent said property owner or agent on this matter. I hereby authorize employees of the City of Ukiah to enter upon the subject property, as necessary, to inspect the premises and process this application.

Property Owner Signature/Date

Applicant Signature/Date

Address Assignment Process

An application for an address assignment or change must be filed each time a new or change of address is requested for an existing building or an address is assigned to a building that has been recently constructed. Once Planning Department staff has determined the application is complete, an address that is consistent with the other addresses on the site, adjoining parcels and nearby block numbers will be assigned to the site or building.

This address assignment or change will not be permanently recorded on the City Address Map until agencies responsible for police and emergency services, utility services, and mail delivery have been informed of the new address assignment or change. The Planning Department will allow these agencies at least 10 days to either accept the assigned address or to respond to Planning Department staff with any potential problems that the address assignment may cause.

Once it has been determined the assigned address is appropriate, or a more suitable address has been assigned, Planning staff will contact the applicant and confirm that a permanent address has been recorded onto the City Address Map.

Tenant Notification

The Planning Department reminds all applicants that address changes can have substantial impacts on tenants of the affected property who may have to post the new address on the affected building and alert personal and business contacts of the change. Therefore, property owners are encouraged to contact their tenant(s) to discuss a proposed address change prior to submittal of an application.

The Planning Department will contact tenants of affected properties with a courtesy notice during the referral process (see Address Assignment Process above) if the names and addresses are included in the space provided below. If necessary, please attach additional tenant names on a separate sheet of paper.

Tenant Name:	Tenant Name:	Tenant Name:
Mailing Address: n/A	Mailing Address: n/A	Mailing Address: n/A
City/State/Zip:	City/State/Zip:	City/State/Zip:

Staff Contact Information

Michelle Johnson, Associate Planner 707-463-6206 mjohnson@cityofukiah.com

Revised 10/28/2016 – for Michelle Johnson

Agenda Item No: 7.e.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-82

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Report of Disbursements for the Month of September 2019.

DEPARTMENT: Finance **PREPARED BY:** Candice Rasmason, Accounts Payable

ATTACHMENTS:

1. September 2019 Summary of Disbursements
2. Account Codes for Reference
3. Object codes for Reference
4. September 2019 Disbursement Detail

Summary: The Council will review and approve the Report of Disbursements for the month of September 2019.

Background:

Payments made during the month of September 2019 are summarized on the Report of Disbursements. Further detail is supplied on the Schedule of Bills, representing the four (4) individual payment cycles within the month.

Accounts Payable Check Numbers (City & UVFA): 3034539-3034666; 3034667-3034791; 3034792-3034869; 3034870-3034983
Accounts Payable Wire Transfers: N/A
Payroll Check Numbers: 507491-507513; 507514-507532
Payroll Manual Check Numbers: 507489, 507490
Direct Deposit Numbers: 94967-95183; 95184-95400
Manual Direct Deposit Numbers: 95401
Void Check Numbers: 3034493, 3034522, 3034744, 3034637, 3034376
Void Direct Deposit Numbers: N/A

Discussion: This report is submitted in accordance with Ukiah City Code Division 1, Chapter 7, Article 1.

Attachment #1: September 2019 Summary of Disbursements
Attachment #2: Account Codes for Reference
Attachment #3: Object Codes for Reference
Attachment #4: September 2019 Disbursement Detail

Recommended Action: Approve the Report of Disbursements for the Month of September 2019.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

Approved: Sage Sangiacomo, City Manager

CITY OF UKIAH
REPORT OF DISBURSEMENTS
REGISTER OF PAYROLL AND DEMAND PAYMENTS
FOR THE MONTH OF SEPTEMBER

FUNDS:

100	General Fund	$276,374.53	700	Sanitary Disposal Site Fund	$28,253.41
105	Measure S General Fund		701	Landfill Corrective Fund	
110	Special General Fund		702	Disposal Closure Reserve Fund	
120	Streets Capital Improvement	$116,446.23	704	Post Closure Fund - Solid Waste	$0.00
201	Worker's Comp Fund	$68,208.85	720	Golf Fund	$21,662.09
202	Liability Fund	$40,254.84	730	Confernence Center Fund	$5,774.41
203	Garage Fund	$7,063.00	750	Visit Ukiah	
204	Purchasing Fund	$920.95	777	Airport Fund	$87,613.33
205	Billing & Collections Fund	$11,246.71	778	Airport Capital Improvement Fund	
206	Public Safety Dispatch Fund	$4,483.83	779	Special Aviation Fund	
207	Payroll Posting Fund	$277,025.77	800	Electric Fund	$572,665.93
208	Building Maintenance/Corp Yard Fund	$21,452.55	801	Electric Capital Reserve Fund	$68,748.88
209	IT Fund	$13,560.41	803	Lake Mendocino Bond Reserve	
220	Equipment Reserve Fund		805	Street Lighting Fund	
249	City Housing Bond Proceeds	$0.00	806	Public Benefits Fund	$7,098.93
250	Special Revenue Fund		807	Electric Capital & Trade Fund	$1,000.00
251	Special Projects Reserve Fund		820	Water Fund	$121,811.92
253	CITY PROP 172	$15,352.23	822	Water Capital Improvement Fund	
300	Park Development Fund		830	Recycled Water Fund	$644,266.63
301	Anton Stadium Fund	$0.00	840	City/District Sewer Fund	$109,631.80
302	Observatory Park Fund	$850.49	841	Sewer Contruction Fund	
304	Swimming Pool Fund	$0.00	843	Sewer Capital Fund	
305	Riverside Park Fund	$0.00	900	Special Deposit Trust	$12,234.07
306	Skate Park Fund	$0.00	901	General Service (Accts Recv)	$1,525.03
310	Museum Grants		902	U.S.W. Billing & Collection	
311	Alex Rorbaugh Recreation Center Fund	$4,057.57	903	Public Safety - AB 109	$0.00
312	Downtown Business Improvement Fund		905	Federal Emergency Shelter Grant	
313	LMIHF Housing Asset Fund		905	Mendocino Emergency Service Authority	
314	Winter Special Events	$37,750.00	911	Russian River Watershed Association	$95,559.84
315	Advanced Planning Fund	$0.00	915	UVFD	$10,810.33
500	2106 Gas Tax Fund		916	UVFD PROP 172	$15,352.23
501	2107 Gas Tax Fund		917	UVFD Measure B	$1,668.29
503	2105 Gas Tax Fund		918	UVFD Mitigation	$1,361.78
505	Signalization Fund		940	Sanitation District Special Fund	$166.34
506	Bridge Fund		943	Sanitation District Capital Improvement Fund	
507	1998 STIP Augmentation Fund		952	REDIP Sewer Enterprise Fund	
508	SB325 Reimbursement Fund		960	Community Redevelopment Agency	
509	S.T.P. Fund		961	RDA Housing Pass-Through	
510	Trans-Traffic Congest Relief Fund		962	Redevelopment Housing Fund	
511	Rail Trail Fund	$318,504.92	963	Housing Debt	
600	Community Development Block Grant	$187.50	964	RDA Capital Pass-Through	
601	EDBG 94-333 Revolving Loan		965	Redevelopment Capital Improvement Fund	
602	Community Development Fund		966	Redevelopment Debt Service	
603	08-HOME-4688		967	Housing Bond Proceeds	
604	CDBG Grant 09-STBG-6417		968	Non-Housing Bond Proceeds	
605	11-HOME-7654 Fund	$0.00	969	RDA Obligation Retirement Fund	
606	CDBG Grant 10-EDEF-7261		844/944	Sewer Capital Projects Fund	$2,000.00
607	Prop 84 Grant Fund				
609	13-CDBG-8940				
610	City RDA Projects Fund				
630	Asset Seizure Fund				
631	Asset Seizure Fund (Drug/Alcohol)			Retainage Withheld	$51,409.52
633	H & S Education 11489(B)(2)(A1)	$1,000.00	611	CDBG 16-CDBG-11147	$12,546.25
634	Federal Asset Seizure Grants	$3,810.63			
635	SUP Law Enforcement Service Fund	$272.30			
637	Local Law Enforcement Block Grant				
638	Asset Forfeiture 11470.2 H & S	$551.29			
639	Special Revenue - Police	$0.00			
640	Parking District Fund	$169.23			
691	Museum Fund				

PAYROLL CHECK NUMBERS: 507491-507513
DIRECT DEPOSIT NUMBERS: 94967-95183
PAYROLL PERIOD: 8/25/19-9/7/19

PAYROLL CHECK NUMBERS: 507514-507532
DIRECT DEPOSIT NUMBERS: 95184-95400
PAYROLL PERIOD: 9/8/19-9/21/19

PAYROLL CHECK NUMBERS:
DIRECT DEPOST NUMBERS:
PAYROLL PERIOD:

VOID CHECK NUMBERS:
3034493, 3034522, 3034744, 3034637
3034376

MANUAL CHECK NUMBERS:
507489, 507490, 95401

WIRE TRANSFER NUMBERS:

TOTAL DEMAND PAYMENTS- A/P CHECKS	$3,092,704.84
TOTAL DEMAND PAYMENTS-WIRES* & EFT's	$429.00
TOTAL PAYROLL CHECKS & DIRECT DEPOSITS	$902,482.73
TOTAL PAYROLL EFT's (TAXES, PERS, VENDORS)	$572,977.54

* vendor name(if applicable)

TOTAL PAYMENTS $4,568,594.11

CERTIFICATION OF CITY CLERK

This register of Payroll and Demand Payments was duly approved by the City Council on _____.

City Clerk

APPROVAL OF CITY MANAGER

I have examined this Register and approve same.

City Manager

CERTIFICATION OF DIRECTOR OF FINANCE

I have audited this Register and approve for accuracy and available funds.

Director of Finance

Account Code Summary

10000000	General Fund
10010000	City Council
10011100	City Clerk
10011300	Elections
10012100	City Manager
10012200	Administrative Support
10012400	Miscellaneous General Government
10013400	Finance Department
10014000	City Attorney
10015100	Treasury Management
10016100	Human Resources
10017100	Economic Development
10018000	Community Outreach
10020217	Animal Control
10022100	Parks
10022300	Aquatics
10022800	Recreation
10022810	Recreation Administration
10022821	Adult Basketball
10022822	Adult Softball
10022824	Co-Ed Volleyball
10022831	Youth Basketball
10022832	Youth Softball
10022840	Day Camp
10022850	Classes & Clinics
10022860	Special Activities
10023100	Community Planning
10023320	Building Inspection
10024210	Engineering
10024214	Traffic Signals
10024620	Streets
10024224	Storm Drains
10514000	Police - City Attorney
10520210	Patrol
10520214	Police Reserves
10520216	COPS Grant
10520218	Police - CSO
10520224	Police - Major Crimes Task Force
10521210	Fire Administration
10521312	Fire Volunteer Station
20112400	Worker's Compensation Fund
20212400	Liability Fund
20324100	Garage Fund
20413500	Purchasing Fund
20513300	Billing and Collections
20514000	Billing and Collections - City Attorney
20524412	Water Department - Meter Readers
20526430	Electric Department - Meter Readers
20620231	Ukiah Dispatch
20620232	Ft Bragg Dispatch
20700000	Payroll Posting Fund
20822500	Building Maintenance
20824300	Corporation Yard
20922900	IT Fund
22013300	FA Replace - Finance UB
22020200	FA Replace - Police Operations
22021210	FA Replace - Fire Administration
22022900	FA Replace - Information Technology
22024100	FA Replace - Garage
22024220	FA Replace - Streets
22024413	FA Replace - Water Distribution Cap
22024414	FA Replace - Water Distribution O&M
22024421	FA Replace - City Wastewater
25024210	Engineering Reserve
25024300	Corporation Yard Reserve
25122900	CIP - IT
25123100	CIP - Planning
25124210	CIP - Engineering
25124220	CIP - Streets
25124410	CIP - Water
25124421	CIP - City Wastewater
25126410	CIP - Electric
30022200	Park Development
30122210	Anton Stadium
30222220	Observatory Park
30522250	Riverside Park
30622260	Skate Park
30822280	Project Planning
31022700	Museum Grant
31122000	Alex Rorabaugh Recreation Center
31217100	Downtown Business Improvement District
50524210	Engineering - Signalization Fund
50624210	Capital Engineering
50824210	SB325 - Engineering
50824220	SB325 - Streets
50924210	STP - Engineering
50924220	STP - Streets
51024220	Trans - Traffic Slurry Seal
510X9999	Trans -Traffic Project
60217441	Grant - CDBG 602
60317442	Grant - HOME 603
60417441	Grant - CDBG 604
60517442	Grant - HOME 605
60517461	First Time Homebuyer Program

60517462	FTHB Activity Delivery
60517467	FTHB - PIR
60600000	CDBG Grant 10-EDEF-7261 Fund
60617441	Grant - CDBG 606
60617451	General Administration
60617452	AD ED Direct Financial Assistance
60617453	ED Direct Financial Assistance
60717443	Grant Prop 84
60724413	Prop 84 Water Distribution Cap
60900000	13-CDBG-8940
60917458	13-CDBG-8940
63020210	Asset Seizure Expenditure
63120210	Drug & Alcohol Education
63320210	H&S Asset Seizure Expenditure
63420250	Fed Asset Seizure Expenditure
63520210	SLESF
63820210	Asset Forfeiture 11470
64020213	Parking Enforcement
69122700	Museum
70024500	Landfill 700
70224500	Landfill Closure
70424500	Landfill Post closure
72022400	Golf
73022600	Conference Center
75017110	Visit Ukiah
77725200	Airport Operations
77817411	FAA Grant
80026100	Electric Administration
80026110	Electric Overhead
80026120	Electric Underground
80100000	Infrastructure
80026130	Electric Substation
80026140	Reimbursable Work for Others
80026200	Electric Metering
80026300	Electric Generation
80026312	Mendocino Hydro
80026330	Hydro Electric
80026400	Electric Administration
80026410	Electric General Administration
80026430	Interdepartmental Charges
80326330	Hydro Plant
80526610	Street Lighting
80626500	Public Benefit
82027110	Water
82027111	Water - Production O&M
82027113	Water - Distribution Capital
82027114	Water - Distribution O&M
82027115	Water - Production Capital
82227113	Water - Distribution Capital
84027220	Wastewater
84027221	Wastewater City - O&M
84027222	Wastewater City - Capital
84027225	Wastewater Treatment - O&M
84027226	Wastewater Treatment - Capital
84227220	Wastewater
84327222	Wastewater City - Capital
84427221	Wastewater City Capital - O&M
84427222	Wastewater City - Capital
90000000	Special Deposit Trust Fund
91190100	Russian River Watershed Assoc
96900000	Successor Agency

12102	INVENTORY OF SUPPLIES
12103	STORES PURCHASES
12104	INVENTORY - PURCHASES
12105	STORES ISSUES
51211	PERS UNFUNDED LIABILITY
51280	OVERTIME/CALLOUT MEALS
51285	CALLOUT MILEAGE REIMBURSEMENTS
52100	CONTRACTED SERVICES
52107	CONTRACTED SERVICES-EIR
52108	CONTRACT SERVICES-GPU
52110	AMBULANCE BILLING
52111	MAINT. CONTRCTS - DEFIBRULATOR
52112	M. S. OVERSIGHT
52113	PLANNING STUDIES
52114	COMPLIANCE STUDIES
52120	LABOR CHARGES FROM OTHER DEPAR
52130	EDUCATIONAL & MARKETING MATL'S
52131	ASSISTANCE TO SENIORS
52132	EMERGENCY ASSISTANCE
52133	MONTHLY DISCOUNT PROGRAM
52134	CONTRACT ADMINISTRATION
52135	ENERGY CONSERVATION PROGRAM
52136	PHOTOVOLTAIC RATES/INCENTIVE
52137	PUBLIC BENEFITS PROGRAM MGMT
52138	NCPA PUBLIC BENEFITS PROGRAM
52139	RESEARCH, DEVELOPMENT & DEMO
52140	LITIGATION EXPENSES
52145	DETACHMENT-SEWER-UVSD
52150	LEGAL SERVICES/EXPENSES
52151	AFLAC & PERS INSUR ADMIN FEES
52170	UKIAH WASTE SOLUTIONS
52171	RESIDENTIAL BILLING CHARGE
52172	COMMERCIAL OVERSIGHT FEE
52180	SECURITY SERVICES
52301	PROPERTY TAX ADMIN FEE
52302	AMBULANCE FEES
52303	REHIT SUPPORT
52304	LAFCO FEES AND PROP TAX EXP
52500	TRUSTEE FEES
52510	ADVERTISING & PROMOTION
52515	ADVERTISING & PUBLICATION
52521	LIABILITY INSURANCE PREMIUM
52522	LIABILITY INSURANCE DEDUCT
52523	BOILER/MACHINERY PREMIUMS
52524	PROPERTY INSURANCE
52525	WORKER'S COMP. EXPENSE
52526	FRAUD INVEST. ASSESSMENT
52527	A.D.P. PREMIUM & DEDUCTIBLE
52528	LIABILITY INSURANCE
52529	EARTHQUAKE & FLOOD PREMIUMS
52530	POLLUTION-ENVIRON INS PREMIUM
52531	UMEMPLOY. INS EXPENSE
52532	SAFETY & TRAINING SUPPORT
52600	RENT
52841	SUCCESSOR AGENCY ADMIN
54100	SUPPLIES
54101	POSTAGE
54102	SMALL TOOLS
54105	PHOTOGRAPHIC EXPENSE
54106	SPECIALTY SUPPLIES
54120	PW - SPECIAL SUPPLIES
54121	PW - ASPHALT CONCRETE
54122	PW - AGGREGATE BASE
54123	PW - CRACK SEALANT
54124	PW - CONCRETE/SUPPLIES
54125	PW - TRAFFIC PAINT
54126	PW-PREMARKS
54127	PW - SIGN POSTS/SHEETING
54128	PW - COLD PATCH MATERIAL
54129	PW - TACK OIL
54130	PW - SAFETY
54131	PW - BARRICADES & CONES
54160	HR - CITY LIABILITY & CONTRACT
54161	HR - BACKGROUND & PHYSICALS
54162	HR - ADVERTISING
54163	HR - INTERVIEW SUPPLIES
54164	HR - FORMS & OTHER DIV. EXP.
54165	HR - NEW EMPLOYEE FINGERPRINT
54166	HR - DOT TESTING PROGRAM
54167	HR - EMPLOYEE DEVELOPMENT
54168	HR - REMIF SAFETY TRNG & SUPPO
54201	PRISONER EXPENSE
54202	MAJOR CRIME INVETIGATIONS
54320	SOFTWARE
54330	COMPUTER AND TECHNOLOGY
54500	EQUIP RENTS AND LEASES
54700	FINES & PENALTIES
55100	TELEPHONE
55200	PG&E
55210	UTILITIES
56100	VEHICLE & EQUIPMENT MAINT. & R
56110	CITY GARAGE - PARTS

56121 R & M RADIO EQUIPMENT
56122 R & M NON-AUTO EMS EQUIPMENT
56123 R & M COMPUTERS
56124 MAINT CONTRACT DEFIBULATORS
56130 EXTERNAL SERVICES
56210 FUEL & FLUIDS
56300 BUILDING MAINT. & REPAIR
56410 EQUIPMENT RENTAL - PRIVATE
56504 FACILITY MAINTENANCE & REPAIR
56600 AIRFIELD MAINTENANCE & REPAIR
56700 LANDFILL CLOSURE EXPENSE
57100 CONFERENCE & TRAINING
57101 CONF & TRAINING-AQUATICS
57102 CONF & TRAINING-PARKS STAFF
57200 MEETINGS
57300 MEMBERSHIPS & SUBSCRIPTIONS
58101 NCPA PLANT GENERATION
58102 NCPA POWER PURCHASES
58103 NCPA TRANSMISSION
58104 NCPA MANAGEMENT SERVICES
58105 NCPA THIRD PARTY SALES
58106 NCPA PASS THROUGH COSTS
58107 NCPA COMMITMENTS ACTIVITY
58201 WATER PURCHASES
58202 WATER TREATMENT PLANT CHEMICAL
58401 AVIATION FUEL
58410 GARAGE LUBRICANTS & PARTS
58510 REIMBRSABLE JOBS
59100 PROPERTY TAXES PAID
59101 FEES
59102 FRANCHISE FEES
59350 PURCHASE DISCOUNTS TAKEN
59400 OTHER EXPENSES
70101 LOAN PAYMENTS MADE
70102 BOND INTEREST PAYMENTS
70110 BOND ISSUANCE COSTS
70201 LOAN PRINCIPAL PAYMENTS
70202 BOND PRINCIPAL PAYMENTS
80100 MACHINERY & EQUIPMENT
80200 BUILDINGS ACQUISITION
80210 LAND ACQUISITION
80220 BUILDING IMPROVEMENTS
80230 INFRASTRUCTURE
80231 RECYCLING STUDY 50% GRANT MATC
80232 LINE REPLACEMENTS
80233 MAIN REPLACEMENTS
80234 INFLOW/INFILTRATION

56111 CITY GARAGE - LABOR
56112 EQUIPMENT PARTS FOR RESALE
56120 EQUIPMENT MAINTENANCE & REPAIR
80235 SYSTEM MAINTENANCE
80236 EMERGENCY/CONTINGENCY
90100 LOAN PROCEEDS
90101 LOAN PAYMENT RECEIVED
90301 LOAN REPAYMENT
90410 BOND PROCEEDS

List of Checks Presented for Approval on 9/6/2019

The following list of bills payable was reviewed and approved for payment.

9-10-19

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ADAMSON POLICE PRODUCTS	INV308741	MAGNETIC MIC	$220.26	10020224-56130	EXTERNAL SERVICES	$220.26
					Vendor Total:	$220.26
ADVANCED SECURITY SYSTEMS	485910	MONTHLY ALARM SERVICES FOR 130	$24.75	10021210-52180	SECURITY SERVICES	$12.38
				91521400-52180	SECURITY SERVICES	$12.37
					Vendor Total:	$24.75
AFMAN SUPPLY	415488	MASTER LOCKS	$636.13	82000000-12104	INVENTORY - PURCHASES	$636.13
					Vendor Total:	$636.13
AIMEE SHIELDS	AUGUST 2019	TRANSCRIPTION SERVICES FOR POLICE	$173.95	63520210-52100	CONTRACTED SERVICES	$173.95
					Vendor Total:	$173.95
ALSCO-AMERICAN LINEN DIVISION	LSRO1155692	LAUNDRY SERVICES	$174.69	20324100-52100	CONTRACTED SERVICES	$174.69
	LSRO1161115	LAUNDRY SERVICES	$174.69	20324100-52100	CONTRACTED SERVICES	$174.69
	LSRO1158377	LAUNDRY SERVICES	$179.84	20324100-52100	CONTRACTED SERVICES	$179.84
	LSRO1153009	LAUNDRY SERVICES	$191.63	20324100-52100	CONTRACTED SERVICES	$191.63
					Vendor Total:	$720.85
AMAZON CAPITAL SERVICES	1PRC-GN49-1CDY	STEERING WHEEL COVER	$20.43	90000000-20231	COUNTY MENTAL HEALTH .5%	($0.10)
				90000000-23252	DISTRICT USE TAX-LIBRARIES	($0.03)
				90000000-23237	DISTRICT USE TAX-MEASURE S	($0.10)
				90000000-23028	MEASURE Y DISTRICT TAX	($0.10)
				90000000-23013	STATE USE TAX LIABILITY	($1.48)
				20513380-56100	VEHICLE & EQUIPMENT MAINT. & R	$1.81
				20513380-56100	VEHICLE & EQUIPMENT MAINT. & R	$20.43

List of Checks Presented for Approval on 9/6/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES	1FP7-117C-K1DX	HP WIRELESS ALL IN ONE PRINTER	$156.64	*10020210-54100*	*SUPPLIES*	*$156.64*
					Vendor Total:	*$177.07*
ANDREW SNYDER	TA 9/15-20/19	TRAVEL ADVANCE	$1,224.65	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$1,224.65*
					Vendor Total:	*$1,224.65*
ANSELL USA INC	20638431	MICROFLEX GLOVES	$248.24	*10020210-54201*	*PRISONER EXPENSE*	*$248.24*
	20654682	MICROFLEX GLOVES	$248.24	*10020210-54201*	*PRISONER EXPENSE*	*$248.24*
					Vendor Total:	*$496.48*
ARAMARK UNIFORM SERVICES	704459574	UNIFORM, MAT & TOWEL SERVICE	$128.68	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$128.68*
	704480297	UNIFORM, MAT & TOWEL SERVICE	$128.68	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$128.68*
	704501140	UNIFORM, MAT & TOWEL SERVICE	$128.68	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$128.68*
	704470024	UNIFORM, MAT & TOWEL SERVICE	$112.37	*31122000-56300*	*BUILDING MAINT. & REPAIR*	*$112.37*
	704490675	UNIFORM, MAT & TOWEL SERVICE	$112.37	*31122000-56300*	*BUILDING MAINT. & REPAIR*	*$112.37*
	704459575	UNIFORM, MAT & TOWEL SERVICE	$57.90	*73022600-56300*	*BUILDING MAINT. & REPAIR*	*$57.90*
	704480298	UNIFORM, MAT & TOWEL SERVICE	$57.90	*73022600-56300*	*BUILDING MAINT. & REPAIR*	*$57.90*
	704501141	UNIFORM, MAT & TOWEL SERVICE	$57.90	*73022600-56300*	*BUILDING MAINT. & REPAIR*	*$57.90*
	704459594	UNIFORM, MAT & TOWEL SERVICE	$55.00	*77725200-54100*	*SUPPLIES*	*$55.00*
	704470039	UNIFORM, MAT & TOWEL SERVICE	$55.00	*77725200-54100*	*SUPPLIES*	*$55.00*
	704480316	UNIFORM, MAT & TOWEL SERVICE	$55.00	*77725200-54100*	*SUPPLIES*	*$55.00*
	704490690	UNIFORM, MAT & TOWEL SERVICE	$55.00	*77725200-54100*	*SUPPLIES*	*$55.00*
	704501161	UNIFORM, MAT & TOWEL SERVICE	$79.02	*77725200-54100*	*SUPPLIES*	*$79.02*
					Vendor Total:	*$1,083.50*
AT&T	2799 SEP 19	INTERNET	$40.00	*10022100-55100*	*TELEPHONE*	*$40.00*
	4292 AUG 19 CORR	INTERNET SERVICES FOR OBSERVATORY	$206.92	*10022100-55100*	*TELEPHONE*	*$206.92*
	3138 AUG 19	DSL FOR 911 REMOTE SUPPORT	$87.49	*20620231-55100*	*TELEPHONE*	*$87.49*
					Vendor Total:	*$334.41*
AVO MULTI-AMP CORP D/B MEGGER	5590543415	POLE TEST LEAD KIT	$402.25	*80026210-54102*	*SMALL TOOLS*	*$402.25*
					Vendor Total:	*$402.25*

List of Checks Presented for Approval on 9/6/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BAY AREA BARRICADE SERVICE INC	0005255	ROLL UP SIGNS - REFLECTIVE VINYL	$1,582.38	*82027114-54100*	*SUPPLIES*	*$791.19*
				84027221-54100	*SUPPLIES*	*$791.19*
					Vendor Total:	*$1,582.38*
BRANDON KIGHT VISUAL CREATIONS	2204	PUMPKINFEST 2019/REC GUIDE COVER	$998.00	*90000000-23219*	*PUMPKINFEST*	*$998.00*
					Vendor Total:	*$998.00*
BUCKLES SMITH ELECTRIC CO	3150746-00	ETHERNET/IP TO AB REMOTE I/O	$2,534.32	*80026220-54102*	*SMALL TOOLS*	*$2,534.32*
					Vendor Total:	*$2,534.32*
BWS DISTRIBUTORS INC	246143	CALIBRATION SERVICES	$303.64	*80026120-54100*	*SUPPLIES*	*$303.64*
	246142	CALIBRATION SERVICES	$305.99	*80026120-54100*	*SUPPLIES*	*$305.99*
					Vendor Total:	*$609.63*
CALPERS	ZDNCW4PZTTX	REGISTRATION- S BROWN	$499.00	*10013402-57100*	*LEARNING AND DEVELOPMENT*	*$499.00*
					Vendor Total:	*$499.00*
CAROL GOLDBERG	DV071519	INSTRUCTOR	$42.00	*10022850-52100*	*CONTRACTED SERVICES*	*$42.00*
					Vendor Total:	*$42.00*
CAROLLO ENGINEERS INC	0179454	DESIGN PHASES I&II RECYCLED WA	$34,494.12	*83027330-80230*	*INFRASTRUCTURE*	*$34,494.12*
					Vendor Total:	*$34,494.12*
CASSANDRA BORGNA	DV070819 RISE UP	INSTRUCTOR	$287.00	*10022850-52100*	*CONTRACTED SERVICES*	*$287.00*
	DV070819	INSTRUCTOR	$754.25	*10022850-52100*	*CONTRACTED SERVICES*	*$754.25*
					Vendor Total:	*$1,041.25*
CHRISTOPHER MC MAHAN	BA FY 19/20	BOOT ALLOWANCE	$148.05	*10022100-54100*	*SUPPLIES*	*$148.05*
					Vendor Total:	*$148.05*
CHROMAGRAPHICS	71630	INFORMATION CARDS	$224.10	*10012600-54100*	*SUPPLIES*	*$224.10*
					Vendor Total:	*$224.10*
COFFEE CRITIC INC, THE	R21903	MISC. COFFEE SUPPLIES AS NEEDED	$90.00	*73022600-54100*	*SUPPLIES*	*$90.00*
					Vendor Total:	*$90.00*
COLE GOWAN	TA 9/15-20/19	TRAVEL ADVANCE	$965.39	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$965.39*
					Vendor Total:	*$965.39*
COMCAST	5488 SEP 19	INTERNET SERVICES	$88.24	*10021210-55100*	*TELEPHONE*	*$44.12*
				91521400-55100	*TELEPHONE*	*$44.12*

List of Checks Presented for Approval on 9/6/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
COMCAST	1067 SEP 19	INTERNET SERVICES	$123.19	*10021210-55100*	*TELEPHONE*	*$61.60*
				91521400-55100	*TELEPHONE*	*$61.59*
	0472 SEP 19	INTERNET SERVICES	$162.29	*20913900-55100*	*TELEPHONE*	*$162.29*
					Vendor Total:	*$373.72*
CRUSH ITALIAN STEAKHOUSE	SITPBND180 819	SUMMER 2019 CONCERT BAND DINNER	$253.68	*90000000-23226*	*CONCERT SERIES*	*$253.68*
					Vendor Total:	*$253.68*
DANIEL SPENCE	DV090519	REIMBURSEMENT-TRAINING	$325.00	*10022810-57100*	*LEARNING AND DEVELOPMENT*	*$325.00*
					Vendor Total:	*$325.00*
DANIEL STEEL & MACHINE INC	15035	LABOR AND MATERIALS	$43.69	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$43.69*
					Vendor Total:	*$43.69*
DEPARTMENT OF JUSTICE	399045	CHEM/TEST REPORT CRIMINAL INVE	$315.00	*10020210-52100*	*CONTRACTED SERVICES*	*$315.00*
					Vendor Total:	*$315.00*
DIAMOND D CONSTRUCTION	82119	INSTALL PEDESTRIAN WALKWAY	$41,996.96	*80126100-80230*	*INFRASTRUCTURE*	*$41,996.96*
					Vendor Total:	*$41,996.96*
DRYSDALE ENTERPRISES INC	98121	LAB SERVICES	$114.25	*84027225-54103*	*LAB SUPPLIES*	*$114.25*
					Vendor Total:	*$114.25*
EDDIE VEDOLLA JR	DV082519	INSTRUCTOR	$17.50	*10022850-52100*	*CONTRACTED SERVICES*	*$17.50*
	DV080619	INSTRUCTOR	$112.00	*10022850-52100*	*CONTRACTED SERVICES*	*$112.00*
					Vendor Total:	*$129.50*
EMD MILLIPORE CORP	9090014	TANK VENT FILTER	$362.76	*84027225-54103*	*LAB SUPPLIES*	*$362.76*
					Vendor Total:	*$362.76*
EPIC AVIATION LLC	7234293	JET-A FUEL	$14,011.51	*77725200-58401*	*AVIATION FUEL*	*$14,011.51*
	7230657	JET-A FUEL	$14,029.91	*77725200-58401*	*AVIATION FUEL*	*$14,029.91*
	7227973	JET-A FUEL	$16,094.84	*77725200-58401*	*AVIATION FUEL*	*$16,094.84*
					Vendor Total:	*$44,136.26*
EVERGREEN JOB & SAFETY TRAINING INC	1037	JOB AND SAFETY TRAINING - AUGUST	$2,109.12	*80026110-52100*	*CONTRACTED SERVICES*	*$2,109.12*
	1021	JOB AND SAFETY TRAINING - JULY	$2,109.12	*80026110-52100*	*CONTRACTED SERVICES*	*$2,109.12*
					Vendor Total:	*$4,218.24*
FASTENAL	CAUKA36433	MISC. SUPPLIES AS NEEDED	$76.13	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$76.13*
					Vendor Total:	*$76.13*

List of Checks Presented for Approval on 9/6/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FEDERAL EXPRESS	6-709-69226	SHIPPING SERVICES	$609.22	*10013400-54101*	*POSTAGE*	*$76.60*
				10013400-54101	*POSTAGE*	*$80.92*
				10020210-54101	*POSTAGE*	*$10.36*
				10020210-54101	*POSTAGE*	*$38.00*
				10020210-54101	*POSTAGE*	*$64.67*
				10020210-54101	*POSTAGE*	*$69.41*
				10020210-54101	*POSTAGE*	*$78.34*
				10023100-54101	*POSTAGE*	*$23.67*
				10023100-54101	*POSTAGE*	*$23.67*
				10023100-54101	*POSTAGE*	*$23.67*
				10023100-54101	*POSTAGE*	*$35.06*
				10024210-54101	*POSTAGE*	*$29.19*
				20413500-54101	*POSTAGE*	*$55.66*
					Vendor Total:	*$609.22*
FORD STREET PROJECT	DV082819	REFUND- PLAZA RENTAL DEPOST	$650.00	*10022100-46350*	*PLAZA RENTAL*	*$650.00*
					Vendor Total:	*$650.00*
FRED PRYOR SEMINARS	5363494	TRAINING RENEWAL - L MARTIN	$199.00	*20513300-57100*	*LEARNING AND DEVELOPMENT*	*$199.00*
	1-8426773.1	REGISTRATION - WWTP DEPT.	$210.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$210.00*
	5363449	RENEWAL - S BROWN	$199.00	*10013400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$120.00*
				10013402-57300	*MEMBERSHIPS & SUBSCRIPTIONS*	*$79.00*
	5363443	RENEWAL - C RASMASON	$199.00	*10013401-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$199.00*
	5363452	RENEWAL - L SMITH	$199.00	*10013401-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$199.00*
	5362563	RENEWAL- K CUMMINS	$199.00	*10013402-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$199.00*
					Vendor Total:	*$1,205.00*
GALLS PARENT HOLDINGS LLC	013474007	#BL368 BLK CTM 00 - GUARDIAN CARRIER	$11,479.67	*10020210-54100*	*SUPPLIES*	*$11,479.67*
					Vendor Total:	*$11,479.67*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GCS ENVIRONMENTAL EQUIP SRVS	19965	PARTS & SUPPLIES AS NEEDED	$891.41	*10024620-56130*	*EXTERNAL SERVICES*	*$891.41*
					Vendor Total:	*$891.41*
GEORGE WHITNEY	UKIAH-002	1-YEAR SUBSCRIPTION OF COMPLETE EM PROGRAM	$4,950.00	*10012800-54320*	*SOFTWARE*	*$4,950.00*
					Vendor Total:	*$4,950.00*
GHD INC	125284	TRAFFIC ANALYSIS OF SCHOOL ARE	$4,772.00	*10024210-52100*	*CONTRACTED SERVICES*	*$4,772.00*
					Vendor Total:	*$4,772.00*
GHILOTTI CONSTRUCTION COMPANY INC	5794*18	RECYCLED WATER PROJECT	$576,551.72	*83027330-80230*	*INFRASTRUCTURE*	*$576,551.72*
					Vendor Total:	*$576,551.72*
GOLDEN STATE EMERGENCY VEHICLE SERVICE INC	CIO18402	FAN MOTOR ASSY	$447.71	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($1.49)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($1.48)*
				91521400-56130	*EXTERNAL SERVICES*	*$4.45*
				91521400-56130	*EXTERNAL SERVICES*	*$447.71*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($1.48)*
					Vendor Total:	*$447.71*
GRADY HURN	TA 9/10-12/19	TRAVEL ADVANCE	$483.02	*80026110-57100*	*LEARNING AND DEVELOPMENT*	*$483.02*
					Vendor Total:	*$483.02*
GRANITE CONSTRUCTION COMPANY	1645158	MISC. ROCK & ROAD PATCH MATERIAL	$219.98	*84027221-54100*	*SUPPLIES*	*$219.98*
					Vendor Total:	*$219.98*
HANSEL FORD	1179871	MISC. PARTS & MATERIALS AS NEEDED	$47.09	*10020210-56130*	*EXTERNAL SERVICES*	*$47.09*
					Vendor Total:	*$47.09*
HERC RENTALS INC	30799351-001	WATER TRUCK 2000 GALLON DSL -	$2,764.33	*20824300-52100*	*CONTRACTED SERVICES*	*$921.44*
				82027111-52100	*CONTRACTED SERVICES*	*$921.44*
				84027221-52100	*CONTRACTED SERVICES*	*$921.45*
					Vendor Total:	*$2,764.33*
IAN MURRAY ROTH	19-07	RESIDENTIAL LEASE 19/20 - GINNY FETH-MICHEL	$962.50	*10013400-52600*	*RENT*	*$962.50*
					Vendor Total:	*$962.50*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
INDUSTRIAL EQUIPMENT	52252	HEATED INDUSTRIAL PRESSURE WASHER	$7,773.68	*84027225-54102*	*SMALL TOOLS*	*$7,773.68*
					Vendor Total:	*$7,773.68*
INFOSEND INC	156848	UB PRINT & MAIL SERVICES	$1,002.50	*80626450-52139*	*RESEARCH DEVELOPMENT & DEMO*	*$1,002.50*
					Vendor Total:	*$1,002.50*
INTEGRITY SHRED	97304	SHREDDING SERVICES	$42.00	*10012500-52100*	*CONTRACTED SERVICES*	*$42.00*
	97238	SHREDDING SERVCIES	$37.50	*10020210-54100*	*SUPPLIES*	*$37.50*
	97771	SHREDDING SERVICES	$57.00	*10020210-54100*	*SUPPLIES*	*$28.50*
				20620231-54100	*SUPPLIES*	*$28.50*
					Vendor Total:	*$136.50*
INTERCOUNTY MECHANICAL & ELECTRICAL INC	7086	LABOR, EVAPORATOR ICING OVER	$110.00	*84027225-56300*	*BUILDING MAINT. & REPAIR*	*$110.00*
	7101	AC CAPACITOR INSPECTION AND REPAIR	$323.00	*20822500-52100*	*CONTRACTED SERVICES*	*$323.00*
					Vendor Total:	*$433.00*
INTERPRETIVE GRAPHICS SIGNS & SYSTEMS	INV-0712	INTERPRETIVE SIGN	$850.49	*30222220-52100*	*CONTRACTED SERVICES*	*$850.49*
					Vendor Total:	*$850.49*
INTERSTATE BATTERIES	380039001	BATTERIES	$568.35	*82027114-54102*	*SMALL TOOLS*	*$284.17*
				84027221-54102	*SMALL TOOLS*	*$284.18*
					Vendor Total:	*$568.35*
INTERWEST CONSULTING GROUP INC	48966	ON-CALL BUILDING & PLAN CHECK	$146.25	*10023320-52100*	*CONTRACTED SERVICES*	*$146.25*
	49235	ON-CALL BUILDING & PLAN CHECK	$146.25	*10023320-52100*	*CONTRACTED SERVICES*	*$146.25*
	51066	ON-CALL BUILDING & PLAN CHECK	$146.25	*10023320-52100*	*CONTRACTED SERVICES*	*$146.25*
	49918	ON-CALL BUILDING & PLAN CHECK	$167.50	*10023320-52100*	*CONTRACTED SERVICES*	*$167.50*
	52104	ON-CALL BUILDING & PLAN CHECK	$4,147.48	*10023320-52100*	*CONTRACTED SERVICES*	*$4,147.48*
					Vendor Total:	*$4,753.73*
JACK MILLER	19021	SCADA PROGRAMMING SERVICES - 2	$1,581.05	*82027111-52100*	*CONTRACTED SERVICES*	*$1,581.05*
					Vendor Total:	*$1,581.05*
JOHNSON'S QUALITY TREE CARE AND LOGGING CO LLC	E4959	REMOVAL OF VERY LARGE ELM TREE	$5,300.00	*10024224-52100*	*CONTRACTED SERVICES*	*$5,300.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
JOHNSON'S QUALITY TREE CARE AND LOGGING CO LLC	E4965	REMOVAL OF LARGE DEAD DEODORA CEDAR TREE	$2,200.00	*10024620-52100*	*CONTRACTED SERVICES*	*$2,200.00*
					Vendor Total:	*$7,500.00*
JUDY CHAN	SEP 19	SEP 19 RENT - MASON ST	$1,435.00	*10022100-52600*	*RENT*	*$1,435.00*
					Vendor Total:	*$1,435.00*
JUSTIN WYATT	DV090319	REIMBURSEMENT-TELEVISION POLICE LOBBY	$458.81	*63820210-54100*	*SUPPLIES*	*$458.81*
					Vendor Total:	*$458.81*
LACO ASSOCIATES	0044714	EROSION CONTROL - GUN RANGE BE	$1,487.50	*10020210-80220*	*BUILDING IMPROVEMENTS*	*$1,487.50*
					Vendor Total:	*$1,487.50*
LEWIS WHITE POST #76 - UKIAH	DV082919	SUMMER 2019 CONCERT FOOD VOUCHERS	$127.00	*90000000-23226*	*CONCERT SERIES*	*$127.00*
					Vendor Total:	*$127.00*
LEXISNEXIS RISK DATA MANAGEMENT INC	1410964-20190831	LEXIS NEXIS LE PLUS SEARCHING	$77.00	*10020210-54202*	*MAJOR CRIME INVESTIGATIONS*	*$77.00*
	1410964-20190731	LEXIS NEXIS LE PLUS SEARCHING	$77.50	*10020210-54202*	*MAJOR CRIME INVESTIGATIONS*	*$77.50*
					Vendor Total:	*$154.50*
LIEBERT CASSIDY WHITMORE	1483845	LEGAL SERVICES - PERSONNEL	$4,456.00	*10020210-52150*	*LEGAL SERVICES/EXPENSES*	*$4,456.00*
					Vendor Total:	*$4,456.00*
MATT ANLIKER	TA 9/15-20/19	TRAVEL ADVANCE	$922.44	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$922.44*
					Vendor Total:	*$922.44*
MEL GRANDI	TR 2/3-4/19	TRAVEL REIMBURSEMENT	$418.44	*80026400-57100*	*LEARNING AND DEVELOPMENT*	*$418.44*
	TR 7/25-26/19	TRAVEL REIMBURSEMENT	$481.36	*80026400-57100*	*LEARNING AND DEVELOPMENT*	*$481.36*
	TR 9/27-29/17	TRAVEL REIMBURSEMENT	$1,455.76	*80026400-57100*	*LEARNING AND DEVELOPMENT*	*$1,455.76*
					Vendor Total:	*$2,355.56*
MELISSA MICHAEL	TA 9/15-20/19	TRAVEL ADVANCE	$245.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$245.00*
					Vendor Total:	*$245.00*
MENDOCINO COUNTY YOUTH PROJECT	DV082619	2019 YOUTH ACTION PARTY DONATION	$1,000.00	*63320210-59105*	*CONTRIBUTIONS TO OTHER AGENCY*	*$1,000.00*
					Vendor Total:	*$1,000.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MIREYA G TURNER	TA 9/15-18/19	TRAVEL ADVANCE	$70.00	*10023100-57100*	*LEARNING AND DEVELOPMENT*	*$70.00*
					Vendor Total:	*$70.00*
MOIRS	154614	MISC. POOL SUPPLIES AS NEEDED	$331.39	*82027111-58202*	*CHEMICALS*	*$331.39*
	154625	MISC. POOL SUPPLIES AS NEEDED	$331.39	*82027111-58202*	*CHEMICALS*	*$331.39*
	155193	MISC. POOL SUPPLIES AS NEEDED	$331.39	*82027111-58202*	*CHEMICALS*	*$331.39*
	155197	MISC. POOL SUPPLIES AS NEEDED	$331.39	*82027111-58202*	*CHEMICALS*	*$331.39*
	154817	MISC. POOL SUPPLIES AS NEEDED	$497.09	*82027111-58202*	*CHEMICALS*	*$497.09*
	155209	MISC. POOL SUPPLIES AS NEEDED	$45.66	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$45.66*
	154404	MISC. POOL SUPPLIES AS NEEDED	$291.70	*10022300-54106*	*SPECIALTY SUPPLIES*	*$291.70*
	154576	MISC. POOL SUPPLIES AS NEEDED	$474.01	*10022300-54106*	*SPECIALTY SUPPLIES*	*$474.01*
	155068	MISC. POOL SUPPLIES AS NEEDED	$42.00	*10022300-54100*	*SUPPLIES*	*$42.00*
	155064	MISC. POOL SUPPLIES AS NEEDED	$72.92	*84027225-54100*	*SUPPLIES*	*$72.92*
					Vendor Total:	*$2,748.94*
MOTION INDUSTRIES INC	CA23-516805	KOP-FLEX #153-KD-MTFS DISC PAC	$2,424.21	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$2,424.21*
					Vendor Total:	*$2,424.21*
MUNICIPAL MAINTENANCE EQUIPMENT	0140746-IN	MISC. PARTS AS NEEDED	$564.72	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($1.93)*
				84027221-56130	*EXTERNAL SERVICES*	*$1.93*
				84027221-56130	*EXTERNAL SERVICES*	*$564.72*
					Vendor Total:	*$564.72*
NATHANIEL HAYES	DV081319	INSTRUCTOR	$102.50	*10022850-52100*	*CONTRACTED SERVICES*	*$102.50*
	DV081519	INSTRUCTOR	$358.00	*10022850-52100*	*CONTRACTED SERVICES*	*$358.00*
					Vendor Total:	*$460.50*
NATIONAL METER & AUTOMATION	S1118645.001	3" HYDRANT METER W/ GALLONS RE	$995.01	*83027330-80230*	*INFRASTRUCTURE*	*$995.01*
					Vendor Total:	*$995.01*
NFP NATIONAL ACCOUNT SERVICES INC	19-09 NFP	SEP 2019 NFP INSURANCE	$2,970.62	*20700000-20523*	*P/R DEDUCT-LTD*	*$2,645.49*
				20700000-20512	*REMIF LIFE*	*$36.13*
				20700000-20512	*REMIF LIFE*	*$289.00*
					Vendor Total:	*$2,970.62*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
NOBLE WAIDELICH	TR 8/18-21/19	TRAVEL REIMBURSEMENT	$60.01	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$60.01*
	TA 9/15-18/19	TRAVEL ADVANCE	$477.05	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$477.05*
					Vendor Total:	*$537.06*
OLIN CORPORATION	2723501	SODIUM HYDROXIDE 30%	$5,097.62	*82027111-58202*	*CHEMICALS*	*$5,097.62*
					Vendor Total:	*$5,097.62*
ONE TIME PAY VENDOR	DV082619	RENTAL DEPOSIT REFUND - BRYON CORRAL	$300.00	*10022100-46350*	*PLAZA RENTAL*	*$300.00*
	DV090519	RECREATION REFUND - RENEE HOUBART	$70.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$70.00*
	120814-9	UTILITY REFUND - MENDO REALTY PROP MGMT	$6.79	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$6.79*
	120199-5	UTILITY REFUND - SUMMERCREEK VILLAGE	$7.00	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$7.00*
	122026-8	UTILITY REFUND - BEVERLY SANDERS REALTY	$27.15	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$27.15*
	121711-6	UTILITY REFUND - BEVERLY SANDERS	$28.19	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$28.19*
	109378-0	UTLITY REFUND - MENDO REALTY PROP MGMT C/O JOE	$33.97	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$33.97*
	122134-0	UTILITY REFUND - HAROLD C/O GUTKNECHT	$70.59	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$70.59*
	121688-6	UTILITY REFUND - BEVERLY SANDERS PROP MGMT	$96.12	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$96.12*
	119276-4	UTILITY REFUND - DIANEY GARCIA	$96.61	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$96.61*
	112587-1	UTILITY REFUND - SHANNON DIAZ	$120.80	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$120.80*
					Vendor Total:	*$857.22*
PACE SUPPLY CORPORATION	025515572	ULTRA TIGHT CHAMBER TOOL	$78.49	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$78.49*
	025501047	SUPERSTRUT POST BASE SQUARE	$101.68	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$101.68*
	025497363	COPPER PIPES	$183.22	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$183.22*
	025497363-1	PIPES	$221.28	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$221.28*
	CM025465588	COMPRESSION BALL RETURN	($256.95)	*82000000-12104*	*INVENTORY - PURCHASES*	*($256.95)*
	025465588-3	(M-C-2)Meter Coupler 3/4 X 2 1	$47.03	*82000000-12104*	*INVENTORY - PURCHASES*	*$47.03*
	025507633	COMPRESSION BALL	$249.87	*82000000-12104*	*INVENTORY - PURCHASES*	*$249.87*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PACE SUPPLY CORPORATION	025438227-1	RESETTER METER	$812.25	*82000000-12104*	*INVENTORY - PURCHASES*	*$812.25*
	025495543	URINAL CARTRIDGE	$104.20	*10022100-54100*	*SUPPLIES*	*$104.20*
	025495543-1	URINAL CARTRIDGE	$208.40	*10022100-54100*	*SUPPLIES*	*$208.40*
	025440095	NS00537266 12" COUPLINGS 13.15	$1,229.21	*82027114-54100*	*SUPPLIES*	*$1,229.21*
					Vendor Total:	*$2,978.68*
PETERSON TRUCKS INC	213641P	FILTER LUBE OIL, TOWEL BOX	$178.16	*90000000-23252*	*DISTRICT USE TAX-LIBRARIES*	*($0.20)*
				84027221-56130	*EXTERNAL SERVICES*	*$0.52*
				84027221-56130	*EXTERNAL SERVICES*	*$115.77*
				20324100-58410	*GARAGE LUBRICANTS & PARTS*	*$0.51*
				20324100-58410	*GARAGE LUBRICANTS & PARTS*	*$62.39*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.83)*
	213641PXI	FILTER LUBE OIL	$17.88	*10024620-56130*	*EXTERNAL SERVICES*	*$17.88*
					Vendor Total:	*$196.04*
PFM ASSET MANAGEMENT LLC	SMA-M0719-11889	FINANCIAL ADVISORY SERVICES	$2,720.76	*10015100-52100*	*CONTRACTED SERVICES*	*$2,720.76*
					Vendor Total:	*$2,720.76*
PG&E CO	3822-9 JUL 19	PACIFIC GAS & ELECTRIC	$6,175.48	*84027225-55200*	*PG&E*	*$1,825.90*
				10022100-55210	*UTILITIES*	*$11.90*
				10022300-55210	*UTILITIES*	*$8.38*
				10022700-55210	*UTILITIES*	*$16.16*
				20822500-55210	*UTILITIES*	*$91.26*
				70024500-55210	*UTILITIES*	*$407.40*
				73022600-55210	*UTILITIES*	*$8.12*
				73022600-55210	*UTILITIES*	*$16.16*
				77725200-55210	*UTILITIES*	*$13.85*
				82027111-55210	*UTILITIES*	*$3,697.03*
				84027221-55210	*UTILITIES*	*$79.32*
					Vendor Total:	*$6,175.48*
R&B COMPANY - RWC	1865419.003	(1-CI-64) Coupling, Increaser	$484.33	*82000000-12104*	*INVENTORY - PURCHASES*	*$484.33*
					Vendor Total:	*$484.33*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
RAIN FOR RENT, WOODLAND	1380898	RENTAL OF SPRINKLERS AND ALL	$8,178.63	*84027225-52100*	*CONTRACTED SERVICES*	*$8,178.63*
					Vendor Total:	*$8,178.63*
REDWOOD COAST FUELS	2071834	KEROSENE OIL	$21.05	*84027225-54100*	*SUPPLIES*	*$21.05*
					Vendor Total:	*$21.05*
RESPECTECH	38368	PHONE SYSTEM SERVICE & LEAVE	$112.50	*10021210-55100*	*TELEPHONE*	*$56.25*
				91521400-55100	*TELEPHONE*	*$56.25*
					Vendor Total:	*$112.50*
REXEL USA INC	V841576	LIGHT DESIGN LED	$133.24	*84027225-56300*	*BUILDING MAINT. & REPAIR*	*$133.24*
	V674728	CIRCUIT BREAKER	$37.70	*84027221-56130*	*EXTERNAL SERVICES*	*$37.70*
	V853008	SUBSTATION SUPPLIES	$113.24	*80026210-54100*	*SUPPLIES*	*$113.24*
					Vendor Total:	*$284.18*
RICHARD ANDERSON	2019-0802-1	AGREEMENT FOR PROF.SVC'S FOR W	$3,575.00	*20913900-52100*	*CONTRACTED SERVICES*	*$3,575.00*
					Vendor Total:	*$3,575.00*
RINO PACIFIC	CL28313	FUEL CARD CHARGES AS NEEDED	$1,711.94	*10021210-56210*	*FUEL & FLUIDS*	*$855.97*
				91521400-56210	*FUEL & FLUIDS*	*$855.97*
					Vendor Total:	*$1,711.94*
ROGINA WATER COMPANY	0380 JUN 19.1	WATER SERVICES - 1301 TALMAGE RD	$23.84	*10021210-55210*	*UTILITIES*	*$11.92*
				91521400-55210	*UTILITIES*	*$11.92*
					Vendor Total:	*$23.84*
RUSSELL LEON	1518	LABOR AND SUPPLIES AS NEEDED	$400.00	*91521400-56130*	*EXTERNAL SERVICES*	*$400.00*
					Vendor Total:	*$400.00*
RYAN KRIKEN	TA 9/15-20/19	TRAVEL ADVANCE	$1,215.51	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$1,215.51*
					Vendor Total:	*$1,215.51*
SAVINGS BANK OF MENDOCINO COUNTY	AUG 19	LOVERS LANE LOAN PAYMENT	$1,945.41	*91500000-70103*	*LOAN INTEREST*	*$331.16*
				91800000-70103	*LOAN INTEREST*	*$772.70*
				91500000-70201	*LOAN PRINCIPAL PAYMENTS*	*$252.47*
				91800000-70201	*LOAN PRINCIPAL PAYMENTS*	*$589.08*
					Vendor Total:	*$1,945.41*
SILVA SEPTIC INC	80445	PORTABLE RESTROOM RENTAL	$185.09	*10021210-54100*	*SUPPLIES*	*$92.54*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
SILVA SEPTIC INC	80445	PORTABLE RESTROOM RENTAL	$185.09	*91521400-54100*	*SUPPLIES*	*$92.55*
					Vendor Total:	*$185.09*
SNAP-ON INDUSTRIAL	ARV/40923777	GARAGE TOOLS	$77.00	*80026110-54102*	*SMALL TOOLS*	*$77.00*
					Vendor Total:	*$77.00*
STATE WATER RESOURCES CONTROL BOARD	DV083019	REGISTRATION - R KRIKEN	$60.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$60.00*
					Vendor Total:	*$60.00*
STERICYCLE INC	3004793416	"SHARPS" DISPOSAL AS NEEDED	$60.06	*10020210-54100*	*SUPPLIES*	*$60.06*
					Vendor Total:	*$60.06*
SWANK MOTION PICTURES INC	DB 2730278	MOVIES IN THE PLAZA	$550.00	*90000000-23235*	*MOVIES IN THE PLAZA*	*$550.00*
					Vendor Total:	*$550.00*
SYDNEY MCQUEARY	DV081319	ASSISTANT INSTRUCTOR	$40.00	*10022850-52100*	*CONTRACTED SERVICES*	*$40.00*
					Vendor Total:	*$40.00*
SYLVANIA LIGHTING SERVICE CORP.	78894-3	ENERGY REBATE	$4,000.00	*80626450-52135*	*ENERGY CONSERVATION PROGRAM*	*$4,000.00*
					Vendor Total:	*$4,000.00*
TAMI BARTOLOMEI	DV081919	SPONSOR DINNER SUPPLIES REIMBURSEMENT	$51.63	*90000000-23226*	*CONCERT SERIES*	*$51.63*
					Vendor Total:	*$51.63*
TASC	IN1575572	FSA ADMIN FEES	$158.07	*10016100-52151*	*EMPLOYEE BENEFIT ADMIN FEES*	*$158.07*
					Vendor Total:	*$158.07*
TKP ENTERPRISE, INC	087877	FAMILY FUN SUPPLIES	$315.63	*90000000-23243*	*FAMILY FUN IN THE SUN*	*$315.63*
	087913	ALL AMERICAN PICNIC SUPPLIES	$158.71	*90000000-23242*	*JULY 4TH PICNIC IN THE PARK*	*$158.71*
	087902	ALL AMERICAN PICNIC SUPPLIES	$212.00	*90000000-23242*	*JULY 4TH PICNIC IN THE PARK*	*$212.00*
	830440	SPECIAL EVENT SUPPLIES	$22.54	*90000000-23256*	*SPECIAL EVENTS TRUST*	*$22.54*
	630414	POOL SUPPLIES	$195.92	*10022300-54100*	*SUPPLIES*	*$195.92*
	830437	DAY CAMP SUPPLIES	$174.12	*10022840-54100*	*SUPPLIES*	*$174.12*
					Vendor Total:	*$1,078.92*
TRI-VALLEY PAINTS	1-84427	PAINT SUPPLIES	$33.66	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$33.66*
					Vendor Total:	*$33.66*
UKIAH PAPER SUPPLY	I501885	MISC. JANITORIAL SUPPLIES AS N	$48.42	*10021210-56300*	*BUILDING MAINT. & REPAIR*	*$24.21*

List of Checks Presented for Approval on 9/6/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UKIAH PAPER SUPPLY	I501885	MISC. JANITORIAL SUPPLIES AS N	$48.42	*91521400-56300*	*BUILDING MAINT. & REPAIR*	*$24.21*
	I501944	MISC. JANITORIAL SUPPLIES AS N	$50.57	*90000000-23226*	*CONCERT SERIES*	*$50.57*
	I502051	MISC. JANITORIAL SUPPLIES AS N	$197.68	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$197.68*
	I501725	MISC. JANITORIAL SUPPLIES AS N	$755.81	*10022100-54100*	*SUPPLIES*	*$755.81*
	501166	MISC. JANITORIAL SUPPLIES AS N	$117.32	*10022300-54100*	*SUPPLIES*	*$117.32*
	501519	MISC. JANITORIAL SUPPLIES AS N	$142.15	*10022300-54100*	*SUPPLIES*	*$142.15*
	I501992	MISC. JANITORIAL SUPPLIES AS N	$232.12	*10024620-54100*	*SUPPLIES*	*$232.12*
	I502049	MISC. JANITORIAL SUPPLIES AS N	$51.45	*20822500-54100*	*SUPPLIES*	*$51.45*
	I501107	MISC. JANITORIAL SUPPLIES AS N	$64.07	*20822500-54100*	*SUPPLIES*	*$64.07*
	I501708	MISC. JANITORIAL SUPPLIES AS N	$84.64	*20822500-54100*	*SUPPLIES*	*$84.64*
	I501752	MISC. JANITORIAL SUPPLIES AS N	$126.64	*20822500-54100*	*SUPPLIES*	*$126.64*
	I501171	MISC. JANITORIAL SUPPLIES AS N	$139.83	*20822500-54100*	*SUPPLIES*	*$139.83*
	I501503	MISC. JANITORIAL SUPPLIES AS N	$156.63	*20822500-54100*	*SUPPLIES*	*$156.63*
	501164	MISC. JANITORIAL SUPPLIES AS N	$272.18	*20822500-54100*	*SUPPLIES*	*$272.18*
	I501060	MISC. JANITORIAL SUPPLIES AS N	$10.77	*31122000-54100*	*SUPPLIES*	*$10.77*
	CM1501052	MISC. JANITORIAL SUPPLIES AS N	($62.61)	*73022600-54100*	*SUPPLIES*	*($62.61)*
	501053	MISC. JANITORIAL SUPPLIES AS N	$18.84	*73022600-54100*	*SUPPLIES*	*$18.84*
	501518	MISC. JANITORIAL SUPPLIES AS N	$135.61	*73022600-54100*	*SUPPLIES*	*$135.61*
	I501387	MISC. JANITORIAL SUPPLIES AS N	$183.64	*73022600-54100*	*SUPPLIES*	*$183.64*
	501470	MISC. JANITORIAL SUPPLIES AS N	$285.36	*73022600-54100*	*SUPPLIES*	*$285.36*
	I501812	MISC. JANITORIAL SUPPLIES AS N	$343.60	*77725200-54100*	*SUPPLIES*	*$343.60*
	I500858	MISC. JANITORIAL SUPPLIES AS N	$107.36	*82027114-54100*	*SUPPLIES*	*$107.36*
	I501639	MISC. JANITORIAL SUPPLIES AS N	$38.47	*84027225-54100*	*SUPPLIES*	*$38.47*
	501323	MISC. JANITORIAL SUPPLIES AS N	$237.33	*84027225-54100*	*SUPPLIES*	*$237.33*
					Vendor Total:	*$3,737.88*
UKIAH TROPHIES & GIFTS	839813	VOLLEYBALL PLAQUES	$100.34	*10022822-54100*	*SUPPLIES*	*$100.34*
	626440	SOFTBALL T-SHIRTS LOGO	$101.68	*10022822-54100*	*SUPPLIES*	*$101.68*
	626437	SOFTBALL PLAQUES	$108.33	*10022822-54100*	*SUPPLIES*	*$108.33*
					Vendor Total:	*$310.35*
UNITED SITE SERVICES	114-8989206	PORTABLE TOILET RENTAL	$139.92	*10022100-52100*	*CONTRACTED SERVICES*	*$139.92*

List of Checks Presented for Approval on 9/6/2019

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UNITED SITE SERVICES	114-9029431	PORTABLE TOILET RENTAL	$166.86	*10022100-52100*	*CONTRACTED SERVICES*	*$166.86*
	114-9029432	PORTABLE TOILET RENTAL	$166.86	*10022100-52100*	*CONTRACTED SERVICES*	*$166.86*
					Vendor Total:	*$473.64*
UPS	0000E19R54319	SHIPPING CHARGES	$45.48	*10021210-56130*	*EXTERNAL SERVICES*	*$45.48*
					Vendor Total:	*$45.48*
US BANK CORPORATE PAYMENT SERVICES	AUG 19	CAL CARD PURCHASES	$2,007.78	*10021210-56300*	*BUILDING MAINT. & REPAIR*	*$42.54*
				91521400-56300	*BUILDING MAINT. & REPAIR*	*$42.54*
				10021210-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$95.26*
				91721400-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$95.27*
				10021210-57300	*MEMBERSHIPS & SUBSCRIPTIONS*	*$494.07*
				91521400-57300	*MEMBERSHIPS & SUBSCRIPTIONS*	*$494.07*
				91521400-54101	*POSTAGE*	*$8.20*
				10021210-54100	*SUPPLIES*	*$367.91*
				91521400-54100	*SUPPLIES*	*$367.92*
					Vendor Total:	*$2,007.78*
VERIZON WIRELESS	9836429776	DATA & EMERGENCY LOANER PHONES	$1,826.80	*80126100-80100*	*MACHINERY & EQUIPMENT*	*$152.04*
				10012100-55100	*TELEPHONE*	*$38.01*
				10020210-55100	*TELEPHONE*	*$76.02*
				10022100-55100	*TELEPHONE*	*$38.01*
				10022300-55100	*TELEPHONE*	*$38.01*
				10022810-55100	*TELEPHONE*	*$38.00*
				10022840-55100	*TELEPHONE*	*$38.01*
				10023100-55100	*TELEPHONE*	*$38.01*
				10024210-55100	*TELEPHONE*	*$69.69*
				10024620-55100	*TELEPHONE*	*$53.68*
				20913900-55100	*TELEPHONE*	*$424.95*
				70024500-55100	*TELEPHONE*	*$28.51*
				77725200-55100	*TELEPHONE*	*$38.01*

List of Checks Presented for Approval on 9/6/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
VERIZON WIRELESS	9836429776	DATA & EMERGENCY LOANER PHONES	$1,826.80	*80026210-55100*	*TELEPHONE*	*$38.01*
				80026400-55100	*TELEPHONE*	*$232.38*
				82027110-55100	*TELEPHONE*	*$117.20*
				82027111-55100	*TELEPHONE*	*$76.02*
				82027114-55100	*TELEPHONE*	*$40.01*
				84027220-55100	*TELEPHONE*	*$98.19*
				84027221-55100	*TELEPHONE*	*$154.04*
					Vendor Total:	*$1,826.80*
WEST ENTERPRISE CENTER	1579	CDBG MICROENTERPRISE TECHNICAL	$12,546.25	*61123410-52100*	*CONTRACTED SERVICES*	*$12,546.25*
					Vendor Total:	*$12,546.25*
WILLOW COUNTY WATER DIST	10010 JUL 19	WATER SERVICE - 1500 S STATE ST	$71.44	*10021210-55210*	*UTILITIES*	*$35.72*
				91521400-55210	*UTILITIES*	*$35.72*
	40351 JUL 19	WATER SERVICES	$22.50	*31122000-55210*	*UTILITIES*	*$22.50*
	40353 JUL 19	WATER SERVICES	$36.47	*31122000-55210*	*UTILITIES*	*$36.47*
	81154 JUL 19	WATER SERVICES	$58.53	*84027225-55210*	*UTILITIES*	*$58.53*
					Vendor Total:	*$188.94*
WIPF CONSTRUCTION LLC	3326	DELIVERY OF MISC. MATERIALS AS	$1,291.20	*82027114-54100*	*SUPPLIES*	*$645.60*
				84027221-54100	*SUPPLIES*	*$645.60*
					Vendor Total:	*$1,291.20*
WITMER PUBLIC SAFETY GROUP	E1829885.001	FIRE CLOTHING	$320.00	*25321210-54106*	*SPECIALTY SUPPLIES*	*$160.00*
				91621400-54106	*SPECIALTY SUPPLIES*	*$160.00*
					Vendor Total:	*$320.00*
WORLD OIL ENVIRONMENTAL SERVICES	I500-00473942	DISPOSAL OF MISC. PRODUCTS AS	$65.00	*77725200-56300*	*BUILDING MAINT. & REPAIR*	*$65.00*
					Vendor Total:	*$65.00*
WRIGHT L'ESTRANGE & ERGASTOLO	9/3/19	LEGAL SERVICES - CVEMSA EOA DI	$5,000.00	*10021210-52150*	*LEGAL SERVICES/EXPENSES*	*$5,000.00*
					Vendor Total:	*$5,000.00*
					INVOICE TOTAL:	***$865,199.49***

List of Checks Presented for Approval on 9/13/2019

The following list of bills payable was reviewed and approved for payment.

9-24-19

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ABD ENGINEERING & DESIGN, INC.	20190812	COUNCIL CHAMBER A/V UPGRADE -	$8,370.33	*20822500-80220*	*BUILDING IMPROVEMENTS*	*$8,370.33*
					Vendor Total:	*$8,370.33*
ACME RIGGING & SUPPLY CO	270081	ADAPTERS	$5.78	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$5.78*
	303948	FEMALE ADAPTERS	$12.73	*82027111-54100*	*SUPPLIES*	*$12.73*
					Vendor Total:	*$18.51*
AIMEE SHIELDS	SEPT 2019	TRANSCRIPTION SERVICES FOR POLICE	$98.35	*63520210-52100*	*CONTRACTED SERVICES*	*$98.35*
					Vendor Total:	*$98.35*
AIRGAS INC	9091721159	MANYARD II W/LOOP	$131.84	*80026110-54100*	*SUPPLIES*	*$131.84*
					Vendor Total:	*$131.84*
AL SMATSKY	70	DESIGN, ENGINEERING & CONSULTA	$13,096.65	*80126100-80230*	*INFRASTRUCTURE*	*$629.17*
				80126100-80230	*INFRASTRUCTURE*	*$2,829.16*
				80126100-80230	*INFRASTRUCTURE*	*$3,089.16*
				80126100-80230	*INFRASTRUCTURE*	*$6,549.16*
					Vendor Total:	*$13,096.65*
ALEJANDRO VARGAS	TA 9/22-27/19	TRAVEL ADVANCE	$1,314.64	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$1,314.64*
					Vendor Total:	*$1,314.64*
ALHAMBRA NATIONAL WATER	5109554 090619	DRINKING WATER SERVICES	$196.39	*10022700-52100*	*CONTRACTED SERVICES*	*$32.48*
				84027225-54100	*SUPPLIES*	*$163.91*
					Vendor Total:	*$196.39*
ALPHA ANALYTICAL LABORATORIES INC	9084015-UKIAH	MISC. LABORATORY WORK AS NEEDE	$60.00	*82027111-52100*	*CONTRACTED SERVICES*	*$60.00*
	9082657-UKIAH	TITLE 22 SAMPLES - ANALYSIS &	$90.00	*82027111-52100*	*CONTRACTED SERVICES*	*$90.00*
	9083599-UKIAH	MISC. LABORATORY WORK AS NEEDE	$120.00	*82027111-52100*	*CONTRACTED SERVICES*	*$120.00*
	9081648-UKIAH	MISC. LABORATORY WORK AS NEEDE	$170.00	*82027111-52100*	*CONTRACTED SERVICES*	*$170.00*

List of Checks Presented for Approval on 9/13/2019

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ALPHA ANALYTICAL LABORATORIES INC	9081937-UKIAH	MISC. LABORATORY WORK AS NEEDE	$170.00	82027111-52100	CONTRACTED SERVICES	$170.00
	9083907-UKIAH	MISC. LABORATORY WORK AS NEEDE	$170.00	82027111-52100	CONTRACTED SERVICES	$170.00
	9084168-UKIAH	MISC. LABORATORY WORK AS NEEDE	$170.00	82027111-52100	CONTRACTED SERVICES	$170.00
	9082461-UKIAH	TITLE 22 SAMPLES - ANALYSIS &	$295.00	82027111-52100	CONTRACTED SERVICES	$295.00
	9081532-UKIAH	ANALYZE WATER SAMPLES OR TTHM	$300.00	82027111-52100	CONTRACTED SERVICES	$300.00
	9082802-UKIAH	TITLE 22 SAMPLES - ANALYSIS &	$385.00	82027111-52100	CONTRACTED SERVICES	$385.00
	9082681-UKIAH	MISC. LABORATORY WORK AS NEEDE	$410.00	82027111-52100	CONTRACTED SERVICES	$410.00
	9082690-UKIAH	TITLE 22 SAMPLES - ANALYSIS &	$1,045.00	82027111-52100	CONTRACTED SERVICES	$1,045.00
	9082658-UKIAH	TITLE 22 SAMPLES - ANALYSIS &	$1,290.00	82027111-52100	CONTRACTED SERVICES	$1,290.00
	9082799-UKIAH	TITLE 22 SAMPLES - ANALYSIS &	$1,965.00	82027111-52100	CONTRACTED SERVICES	$1,965.00
	9081763	MISC. LABORATORY WORK AS NEEDE	$85.00	84027225-52100	CONTRACTED SERVICES	$85.00
	9082052-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$85.00	84027225-52100	CONTRACTED SERVICES	$85.00
	9083155-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$85.00	84027225-52100	CONTRACTED SERVICES	$85.00
	9081743-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$118.00	84027225-52100	CONTRACTED SERVICES	$118.00
	9082548-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$118.00	84027225-52100	CONTRACTED SERVICES	$118.00
	9083120-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$118.00	84027225-52100	CONTRACTED SERVICES	$118.00
	9081706-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$326.00	84027225-52100	CONTRACTED SERVICES	$326.00
	9081316-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$1,559.00	84027225-52100	CONTRACTED SERVICES	$1,559.00
	9081612-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$9,995.00	84027225-52100	CONTRACTED SERVICES	$9,995.00
					Vendor Total:	$19,129.00
AMAZON CAPITAL SERVICES	1NV4-DYYR-GKK3	BACKUP CAMERA SYSTEM FOR PD	$36.99	90000000-20231	COUNTY MENTAL HEALTH .5%	($0.18)
				90000000-23252	DISTRICT USE TAX-LIBRARIES	($0.06)
				90000000-23237	DISTRICT USE TAX-MEASURE S	($0.18)
				10020210-56130	EXTERNAL SERVICES	$3.28
				10020210-56130	EXTERNAL SERVICES	$36.99
				90000000-23028	MEASURE Y DISTRICT TAX	($0.18)
				90000000-23013	STATE USE TAX LIABILITY	($2.68)
	13NN-Q4H1-76YC	FUEL SHUT OFF SOLENOID	$61.45	90000000-20231	COUNTY MENTAL HEALTH .5%	($0.31)

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES	13NN-Q4H1-76YC	FUEL SHUT OFF SOLENOID	$61.45	*90000000-23252*	*DISTRICT USE TAX-LIBRARIES*	*($0.08)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($0.31)*
				84027225-56130	*EXTERNAL SERVICES*	*$5.47*
				84027225-56130	*EXTERNAL SERVICES*	*$61.45*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.31)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($4.46)*
	1PLG-Q364-3DQ7	LOCKING DEPOSIT BAG AND CASH REGISTER DRAWER	$99.51	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($0.10)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.04)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($0.10)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.10)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($1.49)*
				20513300-54100	*SUPPLIES*	*$1.83*
				20513300-54100	*SUPPLIES*	*$99.51*
	1V6J-C9HJ-73VG	ROUND ALUMINUM TAGS	$53.58	*10020210-56130*	*EXTERNAL SERVICES*	*$53.58*
	1QCM-XJ61-47JG	REFUND OF SHIPPING & HANDLING	($11.95)	*84027225-56130*	*EXTERNAL SERVICES*	*($11.95)*
					Vendor Total:	*$239.58*
ARAMARK UNIFORM SERVICES	704521676	UNIFORM, MAT & TOWEL SERVICE	$128.68	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$128.68*
	704542244	UNIFORM, MAT & TOWEL SERVICE	$128.68	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$128.68*
	704511431	UNIFORM, MAT & TOWEL SERVICE	$112.37	*31122000-56300*	*BUILDING MAINT. & REPAIR*	*$112.37*
	704531948	UNIFORM, MAT & TOWEL SERVICE	$112.37	*31122000-56300*	*BUILDING MAINT. & REPAIR*	*$112.37*
	704521677	UNIFORM, MAT & TOWEL SERVICE	$57.90	*73022600-52100*	*CONTRACTED SERVICES*	*$57.90*
	704542245	UNIFORM, MAT & TOWEL SERVICE	$57.90	*73022600-52100*	*CONTRACTED SERVICES*	*$57.90*
	704511447	UNIFORM, MAT & TOWEL SERVICE	$55.00	*77725200-54100*	*SUPPLIES*	*$55.00*
	704521697	UNIFORM, MAT & TOWEL SERVICE	$55.00	*77725200-54100*	*SUPPLIES*	*$55.00*
	704531965	UNIFORM, MAT & TOWEL SERVICE	$55.00	*77725200-54100*	*SUPPLIES*	*$55.00*
	704542265	UNIFORM, MAT & TOWEL SERVICE	$58.47	*77725200-54100*	*SUPPLIES*	*$58.47*
					Vendor Total:	*$821.37*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AT&T	000013553431	T1 TO INTERNET FOR DOJ/CLETS	$301.34	10020210-55100	TELEPHONE	$150.67
				20620231-55100	TELEPHONE	$150.67
	000013605684	T1 TO INTERNET	$573.75	20913900-55100	TELEPHONE	$573.75
	000013551951	FIBER INTERNET GATEWAY	$4,262.58	20913900-55100	TELEPHONE	$4,262.58
	000013606081	TELEPHONE SERVICES	$5,003.25	20913900-55100	TELEPHONE	$5,003.25
					Vendor Total:	$10,140.92
B & B INDUSTRIAL SUPPLY INC	210136	G2 COARSE 1/2-13X1 1/4	$5.23	82027111-56300	BUILDING MAINT. & REPAIR	$5.23
	210083	HEX BOLTS, NUTS AND WASHERS	$10.28	82027111-56300	BUILDING MAINT. & REPAIR	$10.28
	210361	S&D BIT AND PIPE TAP	$41.35	82027111-56300	BUILDING MAINT. & REPAIR	$41.35
	210128	FLAT SUPER PREMIUM AND DRILL BIT	$49.39	82027111-56300	BUILDING MAINT. & REPAIR	$49.39
	209976	REFUND SS BOLTS AND HEX NUTS	($128.71)	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	($128.71)
	210499	AIR IMPACT WRENCH,SCREW PIN SHACKLES AND EYE BOLTS	$412.75	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$108.03
				20324100-54102	SMALL TOOLS	$304.72
	209749	HOT FLAT BAR AND VALVE PAINT MARKERS	$49.82	10020210-56130	EXTERNAL SERVICES	$49.82
					Vendor Total:	$440.11
BARNES & THORNBURG	201969	19/20 MONITORING YEAR	$4,950.00	77725200-52100	CONTRACTED SERVICES	$4,950.00
					Vendor Total:	$4,950.00
BELKORP AG	577053	RIM AND COVER	$315.90	10022100-56130	EXTERNAL SERVICES	$315.90
	575410	KEYS	$56.52	10024620-56130	EXTERNAL SERVICES	$56.52
	574985	STRAINER, NOZZLE AND VISFLO	$221.77	10024620-54130	PW - SAFETY	$221.77
					Vendor Total:	$594.19
CANTEEN SERVICE	5975:0051941	MISC. SUPPLIES AS NEEDED	($45.00)	10020210-54100	SUPPLIES	($22.50)
				20620231-54100	SUPPLIES	($22.50)
	5975:0054331	MISC. SUPPLIES AS NEEDED	($45.00)	10020210-54100	SUPPLIES	($22.50)
				20620231-54100	SUPPLIES	($22.50)
	5975:0051942	WATER FILTRATION SERVICE POLIC	$45.00	10020210-54100	SUPPLIES	$22.50
				20620231-54100	SUPPLIES	$22.50
	5975:0054332	WATER FILTRATION SERVICE POLIC	$45.00	10020210-54100	SUPPLIES	$22.50

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CANTEEN SERVICE	5975:0054332	WATER FILTRATION SERVICE POLIC	$45.00	*20620231-54100*	*SUPPLIES*	*$22.50*
	5975:005704	WATER FILTRATION SERVICE POLIC	$45.00	*10020210-54100*	*SUPPLIES*	*$22.50*
				20620231-54100	*SUPPLIES*	*$22.50*
					Vendor Total:	*$45.00*
CAROLLO ENGINEERS INC	0179840	DESIGN PHASES I&II RECYCLED WA	$15,686.25	*83027330-80230*	*INFRASTRUCTURE*	*$15,686.25*
	0179844	DESIGN PHASES I&II RECYCLED WA	$36,331.95	*83027330-80230*	*INFRASTRUCTURE*	*$36,331.95*
					Vendor Total:	*$52,018.20*
CHROMAGRAPHICS	69211	BUSINESS CARDS- C SAUERS	$52.26	*80026400-54100*	*SUPPLIES*	*$52.26*
					Vendor Total:	*$52.26*
CINDY SAUERS	TR 4/22-23/19	TRAVEL REIMBURSEMENT	$368.30	*80026400-57100*	*LEARNING AND DEVELOPMENT*	*$368.30*
					Vendor Total:	*$368.30*
CLARK PEST CONTROL	24360807	PEST CONTROL SVCS	$94.00	*80026210-52100*	*CONTRACTED SERVICES*	*$94.00*
	24348652	PEST CONTROL SVCS	$74.00	*80026220-52100*	*CONTRACTED SERVICES*	*$74.00*
					Vendor Total:	*$168.00*
CODE PUBLISHING COMPANY	64512	CODIFICATION SERVICES AS PER A	$184.50	*10012500-52100*	*CONTRACTED SERVICES*	*$184.50*
					Vendor Total:	*$184.50*
COFFEE CRITIC INC, THE	R21974	MISC. COFFEE SUPPLIES AS NEEDED	$90.00	*73022600-54100*	*SUPPLIES*	*$90.00*
					Vendor Total:	*$90.00*
COOPER COMPLIANCE CORPORATION	1962	COMPLIANCE & REPORTING SERVICE	$500.00	*80026400-52100*	*CONTRACTED SERVICES*	*$500.00*
					Vendor Total:	*$500.00*
DAVID RAPPORT	7079	LEGAL SERVICES FOR FY 19/20	$42.00	*10017200-52100*	*CONTRACTED SERVICES*	*$42.00*
					Vendor Total:	*$42.00*
DEEP VALLEY SECURITY	350579.6	SECURITY SYSTEM MONITORING AT	$39.95	*10022100-52180*	*SECURITY SERVICES*	*$39.95*
	350579	ALARM SERVICES PER ATTACHED CO	$278.65	*10022100-52180*	*SECURITY SERVICES*	*$26.95*
				10022100-52180	*SECURITY SERVICES*	*$29.95*
				10022700-52180	*SECURITY SERVICES*	*$42.95*
				20822500-52180	*SECURITY SERVICES*	*$42.95*
				20824300-52180	*SECURITY SERVICES*	*$49.00*
				73022600-52180	*SECURITY SERVICES*	*$19.95*
				73022600-52180	*SECURITY SERVICES*	*$21.95*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DEEP VALLEY SECURITY	350579	ALARM SERVICES PER ATTACHED CO	$278.65	*82027111-52180*	*SECURITY SERVICES*	*$20.00*
				82027111-52180	*SECURITY SERVICES*	*$24.95*
	350579.5	SECURITY UPGRADE & MONITORING/	$42.95	*10022700-52180*	*SECURITY SERVICES*	*$42.95*
	350579.1	MONITORING - SOFTBALL COMPLEX	$32.95	*10022822-52180*	*SECURITY SERVICES*	*$32.95*
	350579.2	MONITORING - STREET/WATER DEPT	$24.95	*20824300-52180*	*SECURITY SERVICES*	*$24.95*
	350579.3	MONITORING - GARAGE	$36.95	*20824300-52180*	*SECURITY SERVICES*	*$36.95*
	350579.4	PROVIDE AND INSTALL ELECTRONIC	$52.95	*80026400-52180*	*SECURITY SERVICES*	*$52.95*
					Vendor Total:	*$509.35*
DEPARTMENT OF JUSTICE	401053	FINGERPRINTS	$196.00	*10020210-54169*	*LIVESCAN*	*$196.00*
					Vendor Total:	*$196.00*
DETROIT INDUSTRIAL TOOL	572743	SAFETY GLASSES	$376.27	*84027221-54100*	*SUPPLIES*	*$376.27*
					Vendor Total:	*$376.27*
DIANN LUCCHETTI	TA 9/25-27/19	TRAVEL ADVANVCE	$539.76	*80026400-57100*	*LEARNING AND DEVELOPMENT*	*$539.76*
					Vendor Total:	*$539.76*
EFAX CORPORATE	1294550	EFAX SERVICES	$152.10	*10012200-52100*	*CONTRACTED SERVICES*	*$152.10*
					Vendor Total:	*$152.10*
FARWEST LINE SPECIALTIES LLC	287591	LINEMAN KNIFE	$39.54	*80026110-54102*	*SMALL TOOLS*	*$39.54*
					Vendor Total:	*$39.54*
FASTENAL	CAUKA36590	MISC. SUPPLIES AS NEEDED	$90.15	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$90.15*
					Vendor Total:	*$90.15*
FISHER WIRELESS SVCS INC	231092	MISC. COMMUNICATION EQUIPMENT	$131.74	*10020210-56130*	*EXTERNAL SERVICES*	*$131.74*
					Vendor Total:	*$131.74*
FRIEDMANS HOME IMPROVEMENT	36780893	MISC. SUPPLIES AS NEEDED	$53.29	*10021210-56300*	*BUILDING MAINT. & REPAIR*	*$26.65*
				91521400-56300	*BUILDING MAINT. & REPAIR*	*$26.64*
	36805646	MISC. SUPPLIES AS NEEDED	$45.55	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$45.55*
	36808491	MISC. SUPPLIES AS NEEDED	$74.98	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$74.98*
	36823844	MISC. SUPPLIES AS NEEDED	$101.10	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$101.10*
	36803991	MISC. SUPPLIES AS NEEDED	$101.84	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$46.60*
				20822500-54100	*SUPPLIES*	*$55.24*

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FRIEDMANS HOME IMPROVEMENT	36804667	MISC. SUPPLIES AS NEEDED	$143.94	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$143.94*
	36822522	MISC. SUPPLIES AS NEEDED	$170.01	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$170.01*
	36822517	MISC. SUPPLIES AS NEEDED	$328.18	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$328.18*
	36813929	MISC. SUPPLIES AS NEEDED	$416.89	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$416.89*
	36792690	MISC. SUPPLIES AS NEEDED	$160.80	*77725200-56300*	*BUILDING MAINT. & REPAIR*	*$160.80*
	36824723	MISC. SUPPLIES AS NEEDED	$7.93	*10024224-52100*	*CONTRACTED SERVICES*	*$7.93*
	36824891	MISC. SUPPLIES AS NEEDED	$32.01	*10024224-52100*	*CONTRACTED SERVICES*	*$32.01*
	36823693	MISC. SUPPLIES AS NEEDED	$348.34	*10024224-52100*	*CONTRACTED SERVICES*	*$348.34*
	36824112	MISC. SUPPLIES AS NEEDED	$127.82	*82027114-52100*	*CONTRACTED SERVICES*	*$127.82*
	36825175	MISC. SUPPLIES AS NEEDED	$33.10	*84027221-52100*	*CONTRACTED SERVICES*	*$33.10*
	36823932	MISC. SUPPLIES AS NEEDED	($39.91)	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*($39.91)*
	36808615	MISC. SUPPLIES AS NEEDED	$8.69	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$8.69*
	36806842	MISC. SUPPLIES AS NEEDED	$10.89	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$10.89*
	36799267	MISC. SUPPLIES AS NEEDED	$14.92	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$14.92*
	36821997	MISC. SUPPLIES AS NEEDED	$20.85	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$20.85*
	36823832	MISC. SUPPLIES AS NEEDED	$39.91	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$39.91*
	36799956	MISC. SUPPLIES AS NEEDED	$40.09	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$40.09*
	36806681	MISC. SUPPLIES AS NEEDED	$55.70	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$55.70*
	36810566	MISC. SUPPLIES AS NEEDED	$77.52	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$77.52*
	36816204	MISC. SUPPLIES AS NEEDED	$26.17	*10020210-56130*	*EXTERNAL SERVICES*	*$26.17*
	36815055	MISC. SUPPLIES AS NEEDED	$47.46	*10020224-56130*	*EXTERNAL SERVICES*	*$47.46*
	36797566	MISC. SUPPLIES AS NEEDED	$64.77	*10024620-56130*	*EXTERNAL SERVICES*	*$10.33*
				20324100-56130	*EXTERNAL SERVICES*	*$54.44*
	36820872	MISC. SUPPLIES AS NEEDED	$11.26	*80026110-56130*	*EXTERNAL SERVICES*	*$11.26*
	36817233	MISC. SUPPLIES AS NEEDED	$19.74	*10020210-54201*	*PRISONER EXPENSE*	*$19.74*

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FRIEDMANS HOME IMPROVEMENT	36800468	MISC. SUPPLIES AS NEEDED	$6.44	*10024620-54124*	*PW - CONCRETE/SUPPLIES*	*$6.44*
	36804221	MISC. SUPPLIES AS NEEDED	$43.11	*10024620-54124*	*PW - CONCRETE/SUPPLIES*	*$43.11*
	36803955	MISC. SUPPLIES AS NEEDED	$57.93	*10024620-54124*	*PW - CONCRETE/SUPPLIES*	*$57.93*
	36807375	MISC. SUPPLIES AS NEEDED	$11.11	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$11.11*
	36808918	MISC. SUPPLIES AS NEEDED	$11.82	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$11.82*
	36813663	MISC. SUPPLIES AS NEEDED	$15.81	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$15.81*
	36808863	MISC. SUPPLIES AS NEEDED	$20.82	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$20.82*
	36820146	MISC. SUPPLIES AS NEEDED	$26.54	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$26.54*
	36796924	MISC. SUPPLIES AS NEEDED	$31.49	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$31.49*
	36808556	MISC. SUPPLIES AS NEEDED	$33.50	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$33.50*
	36798647	MISC. SUPPLIES AS NEEDED	$59.04	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$59.04*
	36797553	MISC. SUPPLIES AS NEEDED	$147.63	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$147.63*
	36799995	MISC. SUPPLIES AS NEEDED	$422.62	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$211.31*
				82027114-54100	*SUPPLIES*	*$211.31*
	36803929	MISC. SUPPLIES AS NEEDED	$89.72	*10024620-54125*	*PW - TRAFFIC PAINT*	*$89.72*
	36805720	MISC. SUPPLIES AS NEEDED	$72.27	*80026120-54102*	*SMALL TOOLS*	*$72.27*
	36803997	MISC. SUPPLIES AS NEEDED	$28.88	*10022300-54106*	*SPECIALTY SUPPLIES*	*$10.57*
				10022100-54100	*SUPPLIES*	*$18.31*
	36815365	MISC. SUPPLIES AS NEEDED	$10.50	*10022100-54100*	*SUPPLIES*	*$10.50*
	36823689	MISC. SUPPLIES AS NEEDED	$15.67	*10022100-54100*	*SUPPLIES*	*$15.67*
	36813757	MISC. SUPPLIES AS NEEDED	$23.13	*10022100-54100*	*SUPPLIES*	*$23.13*
	36816060	MISC. SUPPLIES AS NEEDED	$24.64	*10022100-54100*	*SUPPLIES*	*$24.64*
	36815926	MISC. SUPPLIES AS NEEDED	$24.91	*10022100-54100*	*SUPPLIES*	*$24.91*
	36813651	MISC. SUPPLIES AS NEEDED	$46.10	*10022100-54100*	*SUPPLIES*	*$46.10*
	36797805	MISC. SUPPLIES AS NEEDED	$68.04	*10022100-54100*	*SUPPLIES*	*$34.02*
				10022100-54100	*SUPPLIES*	*$34.02*
	36792358	MISC. SUPPLIES AS NEEDED	$75.01	*10022100-54100*	*SUPPLIES*	*$75.01*
	36808535	MISC. SUPPLIES AS NEEDED	$104.15	*10022100-54100*	*SUPPLIES*	*$104.15*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FRIEDMANS HOME IMPROVEMENT	36793701	MISC. SUPPLIES AS NEEDED	$32.12	*10023100-54100*	*SUPPLIES*	*$32.12*
	36801609	MISC. SUPPLIES AS NEEDED	$13.78	*10024210-54100*	*SUPPLIES*	*$13.78*
	36824711	MISC. SUPPLIES AS NEEDED	$84.87	*10024224-54100*	*SUPPLIES*	*$84.87*
	36815925	MISC. SUPPLIES AS NEEDED	$30.33	*20324100-54100*	*SUPPLIES*	*$30.33*
	36805261	MISC. SUPPLIES AS NEEDED	$13.89	*20513300-54100*	*SUPPLIES*	*$13.89*
	36814914	MISC. SUPPLIES AS NEEDED	$48.57	*20513300-54100*	*SUPPLIES*	*$48.57*
	36815439	MISC. SUPPLIES AS NEEDED	$15.68	*20822500-54100*	*SUPPLIES*	*$15.68*
	36820373	MISC. SUPPLIES AS NEEDED	$64.37	*20822500-54100*	*SUPPLIES*	*$64.37*
	36798058	MISC. SUPPLIES AS NEEDED	$141.04	*20822500-54100*	*SUPPLIES*	*$141.04*
	36802308	MISC. SUPPLIES AS NEEDED	$8.82	*63820210-54100*	*SUPPLIES*	*$8.82*
	36802149	MISC. SUPPLIES AS NEEDED	$9.56	*63820210-54100*	*SUPPLIES*	*$9.56*
	36799293	MISC. SUPPLIES AS NEEDED	$74.10	*63820210-54100*	*SUPPLIES*	*$74.10*
	36807000	MISC. SUPPLIES AS NEEDED	$147.45	*80026110-54100*	*SUPPLIES*	*$147.45*
	36823705	MISC. SUPPLIES AS NEEDED	$59.47	*80026200-54100*	*SUPPLIES*	*$59.47*
	36812889	MISC. SUPPLIES AS NEEDED	$12.09	*82027111-54100*	*SUPPLIES*	*$12.09*
	36796684	MISC. SUPPLIES AS NEEDED	$97.98	*82027111-54100*	*SUPPLIES*	*$97.98*
	36814550	MISC. SUPPLIES AS NEEDED	$32.31	*82027114-54100*	*SUPPLIES*	*$32.31*
	36805103	MISC. SUPPLIES AS NEEDED	$83.18	*82027114-54100*	*SUPPLIES*	*$83.18*
	36808880	MISC. SUPPLIES AS NEEDED	$104.28	*82027114-54100*	*SUPPLIES*	*$104.28*
	36797604	MISC. SUPPLIES AS NEEDED	$112.97	*82027114-54100*	*SUPPLIES*	*$112.97*
	36804209	MISC. SUPPLIES AS NEEDED	$11.04	*84027221-54100*	*SUPPLIES*	*$11.04*
	36815215	MISC. SUPPLIES AS NEEDED	$14.87	*84027221-54100*	*SUPPLIES*	*$14.87*
	36813200	MISC. SUPPLIES AS NEEDED	$32.12	*84027221-54100*	*SUPPLIES*	*$32.12*
	36812791	MISC. SUPPLIES AS NEEDED	$38.33	*84027221-54100*	*SUPPLIES*	*$38.33*
	36805580	MISC. SUPPLIES AS NEEDED	$158.35	*84027221-54100*	*SUPPLIES*	*$158.35*
	36794049	MISC. SUPPLIES AS NEEDED	$15.78	*84027225-54100*	*SUPPLIES*	*$15.78*
	36815284	MISC. SUPPLIES AS NEEDED	$79.97	*84027225-54100*	*SUPPLIES*	*$79.97*
					Vendor Total:	*$5,552.04*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GAYNOR TELESYSTEMS INC	INV000036729	SERVICE CALL FOR CIVIC CENTER DOOR	$302.25	*20822500-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$302.25*
					Vendor Total:	*$302.25*
GCR TIRES & SERVICES	851-47103	TIRES, TUBES, REPAIRS & LABOR	$189.03	*10020210-56130*	*EXTERNAL SERVICES*	*$189.03*
	851-47233	TIRES, TUBES, REPAIRS & LABOR	$190.45	*10020210-56130*	*EXTERNAL SERVICES*	*$190.45*
	851-47061	TIRES, TUBES, REPAIRS & LABOR	$330.52	*10020210-56130*	*EXTERNAL SERVICES*	*$330.52*
	851-47049	TIRES, TUBES, REPAIRS & LABOR	$376.99	*10020210-56130*	*EXTERNAL SERVICES*	*$376.99*
	851-46907	TIRES, TUBES, REPAIRS & LABOR	$76.41	*10022100-56130*	*EXTERNAL SERVICES*	*$76.41*
	851-47274	TIRES, TUBES, REPAIRS & LABOR	$465.32	*10024620-56130*	*EXTERNAL SERVICES*	*$465.32*
	851-47125	TIRES, TUBES, REPAIRS & LABOR	$20.00	*20324100-56130*	*EXTERNAL SERVICES*	*$20.00*
	851-47057	TIRES, TUBES, REPAIRS & LABOR	$983.22	*20324100-56130*	*EXTERNAL SERVICES*	*$983.22*
	851-47302	TIRES, TUBES, REPAIRS & LABOR	$539.49	*84027225-56130*	*EXTERNAL SERVICES*	*$539.49*
	851-47282	FS 315/80R22.5/20 FS400 STEER	$1,240.75	*91521400-56130*	*EXTERNAL SERVICES*	*$1,240.75*
					Vendor Total:	*$4,412.18*
GENERAL PACIFIC INC	1343833	(AF-01)CROSSARM, IBERGLASS DEA	$2,173.04	*80000000-12104*	*INVENTORY - PURCHASES*	*$2,173.04*
					Vendor Total:	*$2,173.04*
GEXPRO	S125592863.001	4" PVC CONDUIT SCH	$1,242.58	*80026110-54100*	*SUPPLIES*	*$101.29*
				80026120-54100	*SUPPLIES*	*$1,141.29*
					Vendor Total:	*$1,242.58*
GHD INC	125689	TRANSPORTATION IMPROVEMENTS RE	$1,195.80	*10024620-80230*	*INFRASTRUCTURE*	*$1,195.80*
					Vendor Total:	*$1,195.80*
GHILOTTI CONSTRUCTION COMPANY INC	5884*01	SPEC 19-08 2019 STREET REHABIL	$122,574.98	*12024200-80230*	*INFRASTRUCTURE*	*$122,574.98*
					Vendor Total:	*$122,574.98*
GOLDEN STATE EMERGENCY VEHICLE SERVICE INC	CIO18605	RUBBER HOSE	$65.60	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($0.26)*
				91521400-56130	*EXTERNAL SERVICES*	*$0.52*
				91521400-56130	*EXTERNAL SERVICES*	*$65.60*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.26)*
					Vendor Total:	*$65.60*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GRAINGER INC	9271324197	BAGS, BATTERIES, AEROSOL LUBRICANT AND TIRE SHINE	$208.03	10021210-54100	SUPPLIES	$104.01
				91521400-54100	SUPPLIES	$104.02
					Vendor Total:	$208.03
GRANITE CONSTRUCTION COMPANY	1651963	MISC. ROCK & ROAD PATCH MATERIAL	$225.53	84027221-54100	SUPPLIES	$225.53
					Vendor Total:	$225.53
HOME ENERGY ASSISTANCE PROGRAM	DV090619	CLOSED UTILITY ACCOUNTS	$550.57	90100000-10421	UTILITY RECEIVABLES CLEARING	$550.57
					Vendor Total:	$550.57
HUNTERS SERVICES INC	238585	PEST CONTROL SERVICES	$889.00	10022100-52100	CONTRACTED SERVICES	$774.00
				73022600-52100	CONTRACTED SERVICES	$115.00
					Vendor Total:	$889.00
INFOSEND INC	157618	UB PRINT & MAIL SERVICES	$4,572.63	20513300-52100	CONTRACTED SERVICES	$4,572.63
	158559	UB PRINT & MAIL SERVICES	$1,002.50	80626450-52139	RESEARCH DEVELOPMENT & DEMO	$1,002.50
					Vendor Total:	$5,575.13
INTERCOUNTY MECHANICAL & ELECTRICAL INC	7060	AC REPAIR	$110.00	80026210-52100	CONTRACTED SERVICES	$110.00
	7017	THERMOSTAT REPAIR	$381.14	80026400-56120	EQUIPMENT MAINTENANCE & REPAIR	$381.14
	7091-B	REMOVAL AND DISPOSAL OF EXISTING	$7,500.00	80026400-56120	EQUIPMENT MAINTENANCE & REPAIR	$7,500.00
					Vendor Total:	$7,991.14
INTERSTATE BATTERIES	380039168	BATTERIES	$260.27	10020210-56130	EXTERNAL SERVICES	$130.13
				10020210-56130	EXTERNAL SERVICES	$130.14
					Vendor Total:	$260.27
JM SQUARED & ASSOC INC	119-7457	CAP SCREW LH THREAD 3/4-10X2.2	$4,942.93	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$4,942.93
					Vendor Total:	$4,942.93
JUMPERZ INC	DV090919	EQUIPMENT RENTAL	$350.00	10020210-54100	SUPPLIES	$350.00
					Vendor Total:	$350.00
JUSTIN WYATT	TR 8/19-22/19	TRAVEL REIMBURSEMENT	$316.90	10020210-57100	LEARNING AND DEVELOPMENT	$316.90
					Vendor Total:	$316.90
KELLY-MOORE PAINT COMPANY INC	910-00000307608	MISC. PURCHASES AS REQUIRED	$143.16	10024620-56130	EXTERNAL SERVICES	$143.16

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
KELLY-MOORE PAINT COMPANY INC	910-00000308686	MISC. PURCHASES AS REQUIRED	$429.48	10024620-56130	EXTERNAL SERVICES	$429.48
	910-00000308093	MISC. PURCHASES AS REQUIRED	$299.62	10024620-54125	PW - TRAFFIC PAINT	$299.62
	910-00000307811	MISC. PURCHASES AS REQUIRED	$169.51	10022700-54100	SUPPLIES	$169.51
					Vendor Total:	$1,041.77
KIWANIS CLUB OF UKIAH	2019-2020	ANNUAL DUES	$126.00	10012100-57300	MEMBERSHIPS & SUBSCRIPTIONS	$126.00
					Vendor Total:	$126.00
KONOCTI RIDGE CORPORATION	628043	EXTERMINATION SERVICES	$98.00	10021210-56300	BUILDING MAINT. & REPAIR	$49.00
				91521400-56300	BUILDING MAINT. & REPAIR	$49.00
	627675	EXTERMINATION SERVICES	$102.00	10021210-56300	BUILDING MAINT. & REPAIR	$51.00
				91521400-56300	BUILDING MAINT. & REPAIR	$51.00
					Vendor Total:	$200.00
KRISTIN MAUREEN GILMORE	20190905	CATERING SERVICES - UVCC	$770.00	73022600-54100	SUPPLIES	$770.00
					Vendor Total:	$770.00
LIEBERT CASSIDY WHITMORE	1484304	LEGAL SERVICES - PERSONNEL	$28.00	10016100-52100	CONTRACTED SERVICES	$28.00
	1484302	LEGAL SERVICES - PERSONNEL	$3,274.00	10016100-52100	CONTRACTED SERVICES	$3,274.00
	1484301	LEGAL SERVICES - PERSONNEL	$6,629.00	10016100-52100	CONTRACTED SERVICES	$6,629.00
	1484303	LEGAL SERVICES - PERSONNEL	$246.00	10020210-52150	LEGAL SERVICES/EXPENSES	$246.00
					Vendor Total:	$10,177.00
LORELEI SCOTT	7136	UVFA VINYL GRAPHICS	$720.22	91521400-56130	EXTERNAL SERVICES	$720.22
					Vendor Total:	$720.22
LYMAN GROUP, INC, THE	5233766	DRIAN PIPE AND COUPLER	$318.07	10024224-52100	CONTRACTED SERVICES	$318.07
	5233871	PROPANE	$13.33	84027225-56210	FUEL & FLUIDS	$13.33
	5233552	GLOVES	$299.65	10024620-54120	PW - SPECIAL SUPPLIES	$299.65
	5233593	DRAIN PIPE	$606.14	10024224-54100	SUPPLIES	$606.14
	5233708	DRAIN PIPE	$909.21	10024224-54100	SUPPLIES	$909.21
	5233872	KEROSENE	$17.44	84027225-54100	SUPPLIES	$17.44
					Vendor Total:	$2,163.84
MEL GRANDI	AUG 19	REIMBURSEMENT-MILEAGE	$575.94	80026400-57100	LEARNING AND DEVELOPMENT	$575.94
					Vendor Total:	$575.94

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MELISSA MICHAEL	TA 9/15-20/19.1	TRAVEL ADVANCE	$749.69	84027225-57100	LEARNING AND DEVELOPMENT	$749.69
					Vendor Total:	$749.69
MELTON DESIGN GROUP INC	5526	LANDSCAPE ARCHITECT - RIVERSID	$8,304.16	30522250-80220	BUILDING IMPROVEMENTS	$8,304.16
					Vendor Total:	$8,304.16
MENDO MILL & LUMBER CO	132731/1	TRIMMER HEAD AND WALL ANCHORS	$15.78	10021210-56300	BUILDING MAINT. & REPAIR	$7.89
				91521400-56300	BUILDING MAINT. & REPAIR	$7.89
	133424/1	FASTENERS	$2.23	10021210-56120	EQUIPMENT MAINTENANCE & REPAIR	$1.12
				91721400-56120	EQUIPMENT MAINTENANCE & REPAIR	$1.11
	133411/1	COMPRESSION NUTS AND SLEEVES, COPPER TUBE	$8.03	10021210-56120	EQUIPMENT MAINTENANCE & REPAIR	$4.02
				91721400-56120	EQUIPMENT MAINTENANCE & REPAIR	$4.01
	134510/1	CONNECTORS	$13.53	10021210-56120	EQUIPMENT MAINTENANCE & REPAIR	$6.76
				91721400-56120	EQUIPMENT MAINTENANCE & REPAIR	$6.77
	133516/1	RED TOOLS AND FILTER	$15.25	25321210-54102	SMALL TOOLS	$7.62
				91621400-54102	SMALL TOOLS	$7.63
	133462/1	HACKSAW, PLASTER SAW AND CLAW BAR	$535.07	25321210-54102	SMALL TOOLS	$267.54
				91621400-54102	SMALL TOOLS	$267.53
	134104/1	SPRAYOR BOTTLES	$6.03	10021210-54100	SUPPLIES	$3.02
				91521400-54100	SUPPLIES	$3.01
	134198/1	PLASTIC DIPS	$12.76	10021210-54100	SUPPLIES	$6.38
				91521400-54100	SUPPLIES	$6.38
	133970/1	BBQ PELLETS	$23.45	10021210-54100	SUPPLIES	$11.73
				91521400-54100	SUPPLIES	$11.72
					Vendor Total:	$632.13
MIKE STEWART	190830-MS	ADV DISABILITY PENSION PAYMENT	$1,413.19	90000000-10410	ACCOUNTS RECEIVABLE	$1,413.19
					Vendor Total:	$1,413.19

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MOORE ZAMORA INC	0000005575	MINI TURBO CAPACITOR AND LABOR	$123.80	*10021210-56300*	*BUILDING MAINT. & REPAIR*	*$61.90*
				91521400-56300	*BUILDING MAINT. & REPAIR*	*$61.90*
					Vendor Total:	*$123.80*
NANCY SKELLY	DV080619	INSTRUCTOR	$504.00	*10022850-52100*	*CONTRACTED SERVICES*	*$504.00*
					Vendor Total:	*$504.00*
NETWORK FOR GOOD INC	INV00131825	ALL-IN-ONE FUNDRAISING PLATFOR	$1,800.00	*10022700-54320*	*SOFTWARE*	*$1,800.00*
					Vendor Total:	*$1,800.00*
NOR-CAL RECYCLED ROCK & AGGREGATES INC	17781	MISC. ROCK & ROAD PATCH MATERI	$372.11	*10024620-54124*	*PW - CONCRETE/SUPPLIES*	*$372.11*
	17741	MISC. ROCK & ROAD PATCH MATERI	$1,360.53	*10024620-54124*	*PW - CONCRETE/SUPPLIES*	*$1,360.53*
	17823	MISC. ROCK & ROAD PATCH MATERI	$456.66	*84027221-54100*	*SUPPLIES*	*$456.66*
					Vendor Total:	*$2,189.30*
OLIN CORPORATION	2728814	LIQUID SODIUM HYPOCHLORITE 12.	$4,030.35	*84027225-58202*	*CHEMICALS*	*$4,030.35*
					Vendor Total:	*$4,030.35*
ONE TIME PAY VENDOR	DV083019	RECREATION REFUND - GABRIELA G RUIZ	$136.00	*10022840-54100*	*SUPPLIES*	*$136.00*
	83923-3	SEWER REFUND - SUE HAUN	$166.34	*94000000-10420*	*UTILITY RECEIVABLES*	*$166.34*
	004644	CITATION REFUND - CITY OF UKIAH	$55.00	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$55.00*
	68440-7	UTILITY REFUND - SUZANNE BENTLEY	$59.47	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$59.47*
	111600-3	UTILITY REFUND - MARK STURGES	$95.52	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$95.52*
					Vendor Total:	*$512.33*
ONESOURCE DISTRIBUTORS LLC	S6242253.001	COMPRESSION SLEEVES	$55.53	*80000000-12104*	*INVENTORY - PURCHASES*	*$55.53*
	S6171398.005	(CO-8) CONN, BARTAP 8 SOL - 2/	$163.25	*80000000-12104*	*INVENTORY - PURCHASES*	*$163.25*
	S6244945.001	CROSSARM BRACE	$477.96	*80000000-12104*	*INVENTORY - PURCHASES*	*$477.96*
	S6171398.006	(CO-8) CONN, BARTAP 8 SOL - 2/	$917.74	*80000000-12104*	*INVENTORY - PURCHASES*	*$917.74*
					Vendor Total:	*$1,614.48*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ONLINE INFORMATION SRVS INC	949700	UTILITY EXCHANGE REPORTING FY	$225.16	*20513300-52100*	*CONTRACTED SERVICES*	*$225.16*
					Vendor Total:	*$225.16*
OPPERMAN & SON INC	01P24566	OIL SEAL	$102.67	*91521400-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$102.67*
	01P24517	VALVE REPAIR KIT	$262.20	*91521400-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$262.20*
	01P24689.02	BATTERIES	$237.81	*10020210-56130*	*EXTERNAL SERVICES*	*$237.81*
	01P23821	MAGNETIC RELAY	$404.26	*10024620-56130*	*EXTERNAL SERVICES*	*$404.26*
					Vendor Total:	*$1,006.94*
OREILLY AUTO PARTS	2707-161724	DISC PAD SET, I-PC ROTOR	$651.45	*10020210-56130*	*EXTERNAL SERVICES*	*$651.45*
	2707-143489.1	K SOURCE KIT RETURN	($175.77)	*10022810-56130*	*EXTERNAL SERVICES*	*($175.77)*
					Vendor Total:	*$475.68*
OWEN EQUIPMENT COMPANY	00046733	DRAG SHOE RUNNER	$689.06	*10024620-56130*	*EXTERNAL SERVICES*	*$689.06*
	00046735	DRAG SHOE RUNNER	$689.06	*10024620-56130*	*EXTERNAL SERVICES*	*$689.06*
					Vendor Total:	*$1,378.12*
PACE SUPPLY CORPORATION	025538412	BUSHING BRASS	$37.80	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$37.80*
	025544737	PVC UNION SPEAR	$90.08	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$90.08*
	025548947	COUPLING CONDUCTOR	$78.03	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$78.03*
					Vendor Total:	*$205.91*
PARKER, LUCAS AND ASSOCIATES	10	UNDERWRITING SERVICES FOR BUSI	$187.50	*60012612-52155*	*ACTIVITY DELIVERY*	*$187.50*
					Vendor Total:	*$187.50*
PAYMENTUS GROUP INC	USI9080259	CREDIT CARD PROCESSING SERVICE	$3,082.90	*20513300-52100*	*CONTRACTED SERVICES*	*$3,082.90*
					Vendor Total:	*$3,082.90*
PETERSON TRUCKS INC	214880P	FILTERS, TOWEL BOX	$167.94	*90000000-23252*	*DISTRICT USE TAX-LIBRARIES*	*($0.20)*
				10022100-56130	*EXTERNAL SERVICES*	*$0.20*
				10022100-56130	*EXTERNAL SERVICES*	*$5.16*
				10024620-56130	*EXTERNAL SERVICES*	*$0.17*
				10024620-56130	*EXTERNAL SERVICES*	*$0.20*
				10024620-56130	*EXTERNAL SERVICES*	*$5.14*

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PETERSON TRUCKS INC	214880P	FILTERS, TOWEL BOX	$167.94	*10024620-56130*	*EXTERNAL SERVICES*	*$19.25*
				80026110-56130	*EXTERNAL SERVICES*	*$0.20*
				80026110-56130	*EXTERNAL SERVICES*	*$122.64*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.77)*
				20324100-54100	*SUPPLIES*	*$0.20*
				20324100-54100	*SUPPLIES*	*$15.75*
					Vendor Total:	*$167.94*
PHYSIO-CONTROL INC	2746060	#99425-000023 LIFEPAK 1000 (KI	$2,248.27	*10013400-54100*	*SUPPLIES*	*$152.50*
				10021210-54100	*SUPPLIES*	*$1,124.13*
				91721400-54100	*SUPPLIES*	*$971.64*
					Vendor Total:	*$2,248.27*
POLYDYNE INC	1382521	LIQUID POLYMER EMULSION	$12,025.81	*84027225-58202*	*CHEMICALS*	*$12,025.81*
					Vendor Total:	*$12,025.81*
POWER ENGINEERS INC	317187	SPECIFICATION DEVELOPMENT - 26	$2,690.64	*80126100-80230*	*INFRASTRUCTURE*	*$2,690.64*
					Vendor Total:	*$2,690.64*
R EMMETT JONES	AUG 19	MANAGEMENT ADVISORY SERVICES	$2,287.50	*10012100-52100*	*CONTRACTED SERVICES*	*$1,200.00*
				70024500-52100	*CONTRACTED SERVICES*	*$1,087.50*
					Vendor Total:	*$2,287.50*
R&B COMPANY - RWC	S1865447.001	(1-CI-64) COUPLING, INCREASER	$842.80	*82000000-12104*	*INVENTORY - PURCHASES*	*$842.80*
					Vendor Total:	*$842.80*
RADAR SHOP INC, THE	12387	RECERTIFIED RADAR UNITS	$621.00	*10020210-52100*	*CONTRACTED SERVICES*	*$621.00*
					Vendor Total:	*$621.00*
RAY C STARKEY	P-1900145	CAPS - WTP DEPT	$222.09	*82027111-54100*	*SUPPLIES*	*$222.09*
					Vendor Total:	*$222.09*
REDWOOD COAST FUELS	2068645	CARDLOCK FUEL PURCHASES	$9,564.91	*10020210-56210*	*FUEL & FLUIDS*	*$2,890.19*
				10022100-56210	*FUEL & FLUIDS*	*$1,091.18*
				10022810-56210	*FUEL & FLUIDS*	*$87.59*
				10023320-56210	*FUEL & FLUIDS*	*$73.04*
				10024210-56210	*FUEL & FLUIDS*	*$59.80*
				10024620-56210	*FUEL & FLUIDS*	*$1,180.19*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
REDWOOD COAST FUELS	2068645	CARDLOCK FUEL PURCHASES	$9,564.91	*20324100-56210*	*FUEL & FLUIDS*	*$178.27*
				20513382-56210	*FUEL & FLUIDS*	*$31.02*
				20822500-56210	*FUEL & FLUIDS*	*$27.84*
				80026400-56210	*FUEL & FLUIDS*	*$1,525.97*
				82027111-56210	*FUEL & FLUIDS*	*$297.31*
				82027114-56210	*FUEL & FLUIDS*	*$351.41*
				82027114-56210	*FUEL & FLUIDS*	*$642.65*
				84027221-56210	*FUEL & FLUIDS*	*$299.35*
				84027221-56210	*FUEL & FLUIDS*	*$547.44*
				84027225-56210	*FUEL & FLUIDS*	*$281.66*
	2074124	CARDLOCK FUEL PURCHASES	$389.11	*10022100-56210*	*FUEL & FLUIDS*	*$389.11*
	2071374	CARDLOCK FUEL PURCHASES	$85.79	*20324100-58410*	*GARAGE LUBRICANTS & PARTS*	*$85.79*
					Vendor Total:	*$10,039.81*
REDWOOD FORD	133215	WIRE ASSEMBLY	$14.35	*10020210-56130*	*EXTERNAL SERVICES*	*$14.35*
	133239	ELEMENT ASSEMBLY	$19.12	*10020210-56130*	*EXTERNAL SERVICES*	*$19.12*
	133195	WIRE ASSEMBLY	$26.09	*10020210-56130*	*EXTERNAL SERVICES*	*$26.09*
	133321	FILTER	$52.18	*10020210-56130*	*EXTERNAL SERVICES*	*$52.18*
	133310	SENDER ASSEMBLY	$65.00	*10020210-56130*	*EXTERNAL SERVICES*	*$65.00*
	133238	LAMP ASSEMBLY	$337.82	*10020210-56130*	*EXTERNAL SERVICES*	*$337.82*
	133364	SENDER, PUMP	$388.12	*10020210-56130*	*EXTERNAL SERVICES*	*$388.12*
	133322	SENDER & PUMP, FILTER ASSEMBLY	$455.53	*10020210-56130*	*EXTERNAL SERVICES*	*$455.53*
	133248	ELEMENT ASSEMBLY	$19.12	*10024620-56130*	*EXTERNAL SERVICES*	*$19.12*
	133386	WIRE ASSEMBLY	$34.10	*10024620-56130*	*EXTERNAL SERVICES*	*$34.10*
	133123	SWITCH	$20.94	*80026110-56130*	*EXTERNAL SERVICES*	*$20.94*
	133124	KIT ELEMENT, MOTORCRAFT	$176.68	*80026110-56130*	*EXTERNAL SERVICES*	*$176.68*
					Vendor Total:	*$1,609.05*
REDWOOD TOXICOLOGY LAB INC	00169820197	DRUG SCREEN TESTING FY 19/20	$24.20	*10020210-52100*	*CONTRACTED SERVICES*	*$24.20*
					Vendor Total:	*$24.20*
REGAL PACIFIC AVIATION EQUIPMENT INC	22794	GASKET, SPOUT	$28.30	*77725200-56300*	*BUILDING MAINT. & REPAIR*	*$0.07*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
REGAL PACIFIC AVIATION EQUIPMENT INC	22794	GASKET, SPOUT	$28.30	*77725200-56300*	*BUILDING MAINT. & REPAIR*	*$28.30*
				90000000-20231	*COUNTY MENTAL HEALTH .5%*	*($0.07)*
	22811	AVGAS NOZZLE	$980.27	*77725200-56300*	*BUILDING MAINT. & REPAIR*	*$4.44*
				77725200-56300	*BUILDING MAINT. & REPAIR*	*$980.27*
				90000000-20231	*COUNTY MENTAL HEALTH .5%*	*($4.44)*
					Vendor Total:	*$1,008.57*
REOA LTD	1465	OFFICIATING OF ADULT SOFTBALL	$1,326.00	*10022822-52100*	*CONTRACTED SERVICES*	*$1,326.00*
	1463	OFFICIATING OF ADULT SOFTBALL	$2,397.00	*10022822-52100*	*CONTRACTED SERVICES*	*$2,397.00*
					Vendor Total:	*$3,723.00*
REXEL USA INC	V751265	COOPER CROUSE-HINDS	$492.82	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$492.82*
	V841665	COOPER CROUSE-HINDS	$763.61	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$763.61*
	V877436	ZINC COATED CORE	$190.49	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$190.49*
	V985162	LIQUID TIGHT CONNECTOR	$832.88	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$832.88*
	V944267	ANTON BLOCK BUIDLING SUPPLIES	$38.76	*10022100-59400*	*OTHER EXPENSES*	*$38.76*
	V925003	LED LAMP	$71.82	*10022100-59400*	*OTHER EXPENSES*	*$71.82*
	V640512	TRAY CABLE	$201.24	*80026210-54100*	*SUPPLIES*	*$201.24*
					Vendor Total:	*$2,591.62*
RICHARD ANDERSON	2019-0830-1	AGREEMENT FOR PROF.SVC'S FOR W	$3,775.00	*20913900-52100*	*CONTRACTED SERVICES*	*$3,775.00*
					Vendor Total:	*$3,775.00*
RICK PINTANE	TA 9/25-26/19	TRAVEL ADVANCE	$30.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$30.00*
					Vendor Total:	*$30.00*
SAFEWAY INC	STMT JUL 19.1	MISC. PURCHASES AS NEEDED	$2,355.21	*10016100-54167*	*EMPLOYEE DEVELOPMENT*	*$16.00*
				90000000-23243	*FAMILY FUN IN THE SUN*	*$28.69*
				90000000-23256	*SPECIAL EVENTS TRUST*	*$25.18*
				90000000-23256	*SPECIAL EVENTS TRUST*	*$39.13*
				90000000-23256	*SPECIAL EVENTS TRUST*	*$118.97*
				10022300-54100	*SUPPLIES*	*$5.19*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
SAFEWAY INC	STMT JUL 19.1	MISC. PURCHASES A NEEDED	$2,355.21	*10022300-54100*	*SUPPLIES*	*$9.15*
				10022300-54100	*SUPPLIES*	*$9.99*
				10022300-54100	*SUPPLIES*	*$32.80*
				10022300-54100	*SUPPLIES*	*$48.54*
				10022300-54100	*SUPPLIES*	*$75.32*
				10022300-54100	*SUPPLIES*	*$91.73*
				10022300-54100	*SUPPLIES*	*$93.25*
				10022300-54100	*SUPPLIES*	*$116.91*
				10022300-54100	*SUPPLIES*	*$119.68*
				10022300-54100	*SUPPLIES*	*$121.14*
				10022300-54100	*SUPPLIES*	*$121.49*
				10022300-54100	*SUPPLIES*	*$127.80*
				10022300-54100	*SUPPLIES*	*$208.36*
				10022840-54100	*SUPPLIES*	*$6.77*
				10022840-54100	*SUPPLIES*	*$32.05*
				10022840-54100	*SUPPLIES*	*$56.03*
				10022840-54100	*SUPPLIES*	*$204.89*
				10022840-54100	*SUPPLIES*	*$448.85*
				73022600-54100	*SUPPLIES*	*$13.03*
				73022600-54100	*SUPPLIES*	*$19.96*
				73022600-54100	*SUPPLIES*	*$164.31*
					Vendor Total:	*$2,355.21*
SHARON WEDEGAERTNER	DV080119	INSTRUCTOR	$1,947.40	*10022850-52100*	*CONTRACTED SERVICES*	*$1,947.40*
					Vendor Total:	*$1,947.40*
SILVA SEPTIC INC	80748	PORTABLE RESTROOM RENTAL	$201.42	*10024620-52100*	*CONTRACTED SERVICES*	*$201.42*
	80756	PORTABLE RESTROOM RENTAL	$201.42	*10024620-52100*	*CONTRACTED SERVICES*	*$201.42*
	80992	PORTABLE RESTROOM RENTAL	$185.09	*10021210-54100*	*SUPPLIES*	*$92.54*
				91521400-54100	*SUPPLIES*	*$92.55*

List of Checks Presented for Approval on 9/13/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
SILVA SEPTIC INC	80766	PORTABLE RESTROOM RENTAL	$201.42	*10021210-54100*	*SUPPLIES*	*$100.71*
				91521400-54100	*SUPPLIES*	*$100.71*
					Vendor Total:	*$789.35*
SNAP-ON INDUSTRIAL	ARV/40810319	1" HD AIR IMPACT LONG ANVIL NO	$1,080.52	*20324100-54102*	*SMALL TOOLS*	*$1,080.52*
	ARV/41004636	GARAGE TOOLS	$38.50	*80026110-54102*	*SMALL TOOLS*	*$38.50*
					Vendor Total:	*$1,119.02*
SONIC NET LLC	1000286237	INTERNET SERVICES - UVFD	$51.62	*10021210-55100*	*TELEPHONE*	*$25.81*
				91521400-55100	*TELEPHONE*	*$25.81*
					Vendor Total:	*$51.62*
SOUTHWEST CHAPTER OF AMERICAN ASSOC	00515	SWAAE MEMBERSHIP	$95.00	*77725200-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$95.00*
					Vendor Total:	*$95.00*
STAPLES CREDIT PLAN	76468	BRIEFCASE PLANNER, MECHANICAL PENCILS, SHARPIE	$137.08	*10022100-54100*	*SUPPLIES*	*$137.08*
	76533	POST-IT, ENVELOPES	$65.83	*10022700-54100*	*SUPPLIES*	*$65.83*
	74605	COLOR CARTRIDGES, SHIPPING LABELS	$172.86	*10022700-54100*	*SUPPLIES*	*$172.86*
	73118	POST-IT, SIGN HOLDER, BINDERS	$35.46	*82027111-54100*	*SUPPLIES*	*$35.46*
	77955	WALL CHARGER, RUBBER BANDS	$95.80	*82027111-54100*	*SUPPLIES*	*$95.80*
	78924	FACE WIPES, SOAP, CLIP BINDERS,	$149.94	*82027111-54100*	*SUPPLIES*	*$149.94*
	74389	USB, CARTRIDGE	$38.08	*82027114-54100*	*SUPPLIES*	*$38.08*
	72609	BINDERS, POST-IT, SHARPIE, HIGHLIGHTERS	$83.08	*82027114-54100*	*SUPPLIES*	*$83.08*
	72945	BUBBLE ROLL	$21.76	*84027221-54100*	*SUPPLIES*	*$21.76*
	88364	CLIP BINDERS	$24.13	*84027225-54100*	*SUPPLIES*	*$24.13*
					Vendor Total:	*$824.02*
STEVE MICHAEL BROWN	UKIAH-006	EIR FOR LANDFILL CLOSURE PROJECT	$26,730.00	*70024500-52100*	*CONTRACTED SERVICES*	*$26,730.00*
					Vendor Total:	*$26,730.00*
TGIF REPAIRS INC	5866	PRINTER MAINTENANCE	$175.00	*80026400-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$175.00*
					Vendor Total:	*$175.00*
THOMAS KIELY	TA 9/25-26/19	TRAVEL ADVANCE	$30.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$30.00*
					Vendor Total:	*$30.00*

List of Checks Presented for Approval on 9/13/2019

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
TIM HOLMES	UKIAH-190901	SOLAR PARKING CANOPY	$292.50	*80126100-80220*	*BUILDING IMPROVEMENTS*	*$292.50*
					Vendor Total:	*$292.50*
TRIPLE S CAMERA SHOP	116451	PHOTOGRAPHY SERVICES	$29.34	*10020210-54100*	*SUPPLIES*	*$29.34*
					Vendor Total:	*$29.34*
TUFTS POLYGRAPH & INVESTIGATION	2019-495(A)	POLYGRAPH & INVESTIGATION SERVICES	$800.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$800.00*
					Vendor Total:	*$800.00*
TURF STAR INC	7084523-00	SPHERICAL ROD ENDS	$163.21	*10022100-56130*	*EXTERNAL SERVICES*	*$163.21*
					Vendor Total:	*$163.21*
UKIAH TROPHIES & GIFTS	839802	7" X 9" PLAQUES	$1,077.86	*90000000-23226*	*CONCERT SERIES*	*$1,077.86*
					Vendor Total:	*$1,077.86*
UNITED SITE SERVICES	114-8958003	PORTABLE TOILET RENTAL	$792.01	*90000000-23226*	*CONCERT SERIES*	*$792.01*
	114-8996539	PORTABLE TOILET RENTAL	$1,401.35	*90000000-23226*	*CONCERT SERIES*	*$1,401.35*
	114-9029433	PORTABLE TOILET RENTAL	$136.37	*80026220-52100*	*CONTRACTED SERVICES*	*$136.37*
					Vendor Total:	*$2,329.73*
USA BLUEBOOK	989511	MILLIPORE CHLOROFORM	$112.18	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$112.18*
	974519	HACH CHLORINE	$511.22	*82027111-54100*	*SUPPLIES*	*$511.22*
					Vendor Total:	*$623.40*
VWR INTERNATIONAL INC	8087332330	LABORATORY SUPPLIES WWTP	$49.11	*84027225-54103*	*LAB SUPPLIES*	*$49.11*
	8087365218	LABORATORY SUPPLIES WWTP	$546.68	*84027225-54103*	*LAB SUPPLIES*	*$546.68*
					Vendor Total:	*$595.79*
W.S. DARLEY & CO	17370244	HYDRANT VALVE	$398.03	*84027225-54100*	*SUPPLIES*	*$398.03*
					Vendor Total:	*$398.03*
WALMART COMMUNITY	008307	HAND TOWELS	$19.40	*90000000-23226*	*CONCERT SERIES*	*$19.40*
	006116	HANGERS, CLOTHESPINS	$5.86	*10020210-54201*	*PRISONER EXPENSE*	*$5.86*
	005929	CLEANING SUPPLIES, TAPE MEASURE, SANITIZER	$181.27	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$181.27*
	006525	SPECIAL EVENT SUPPLIES	$77.35	*90000000-23256*	*SPECIAL EVENTS TRUST*	*$77.35*
	005913	DAY CAMP SUPPLIES	$42.10	*10022840-54100*	*SUPPLIES*	*$42.10*
	006524	DAY CAMP SUPPLIES	$54.42	*10022840-54100*	*SUPPLIES*	*$54.42*
	003945	DAY CAMP SUPPLIES	$398.60	*10022840-54100*	*SUPPLIES*	*$398.60*

List of Checks Presented for Approval on 9/13/2019

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
WALMART COMMUNITY	008641	GETWELL CARD, PENS	$62.92	73022600-54100	SUPPLIES	$62.92
	007462	POSTER FRAMES	$35.14	82027111-54100	SUPPLIES	$35.14
	006834	SANITIZER, INTENSIVE EUCERIN REPAIR	$28.22	82027114-54100	SUPPLIES	$28.22
	005247	WOOD STICKS	$32.47	82027114-54100	SUPPLIES	$32.47
	004017	PAPER PLATES, WATERS	$54.30	84027225-54100	SUPPLIES	$54.30
					Vendor Total:	$992.05
WARREN CONSTRUCTION & ROOFING INC	1006669	REPAIR WORK TO ROOF OF UKIAH V	$1,439.50	20822500-56300	BUILDING MAINT. & REPAIR	$1,439.50
					Vendor Total:	$1,439.50
WESCO GRAPHICS INC	45480	PRODUCTION OF RECREATION GUIDE	$5,651.94	10022850-54100	SUPPLIES	$5,651.94
					Vendor Total:	$5,651.94
WEST YOST ASSOCIATED	2038795	RRWA EXECUTIVE SERVICES AGREEM	$95,559.84	91190100-52100	CONTRACTED SERVICES	$95,559.84
					Vendor Total:	$95,559.84
WEX BANK	61218177	FUEL FOR POLICE	$373.72	10020210-56210	FUEL & FLUIDS	$373.72
					Vendor Total:	$373.72
WYATT IRRIGATION CO	263460 00	WAFER BUTTERFLY VALVE	$104.19	91521400-56130	EXTERNAL SERVICES	$104.19
					Vendor Total:	$104.19
XEROX CORP	721722809	COPIER LEASE-SEE ADD'L DESCRIP	$175.48	10022700-52100	CONTRACTED SERVICES	$175.48
	721722783	COPIER LEASE-SEE ADD'L DESCRIP	$323.64	73022600-52100	CONTRACTED SERVICES	$323.64
	721722684 1	COPIER LEASE-SEE ADD'L DESCRIP	$627.10	10012200-54500	EQUIP RENTS AND LEASES	$627.10
	721723914	COPIER LEASE-SEE ADD'L DESCRIP	$811.20	10012200-54500	EQUIP RENTS AND LEASES	$811.20
	721722684 2	XEROX CB070H COPIER LEASE	$1,070.71	10012200-54500	EQUIP RENTS AND LEASES	$1,070.71
	721722726	COPIER LEASE-SEE ADD'L DESCRIP	$255.15	10020210-54500	EQUIP RENTS AND LEASES	$178.61
				20620231-54500	EQUIP RENTS AND LEASES	$51.03
				64020213-54500	EQUIP RENTS AND LEASES	$25.51
	721722692	COPIER LEASE-SEE ADD'L DESCRIP	$449.23	10020210-54500	EQUIP RENTS AND LEASES	$314.47
				20620231-54500	EQUIP RENTS AND LEASES	$89.85
				64020213-54500	EQUIP RENTS AND LEASES	$44.91
					Vendor Total:	$3,712.51
ZUMAR INDUSTRIES INC	85129	3M DG REFLECTIVE - 24" X 50YDS	$1,289.00	10024620-54127	PW - SIGN POSTS/SHEETING	$1,289.00

List of Checks Presented for Approval on 9/13/2019

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ZUMAR INDUSTRIES INC	85035	3M DG REFLECTIVE - 24" X 50YDS	$2,171.33	*10024620-54127*	*PW - SIGN POSTS/SHEETING*	*$2,171.33*
					Vendor Total:	*$3,460.33*
					INVOICE TOTAL:	***$513,711.29***

List of Checks Presented for Approval on 9/20/2019

The following list of bills payable was reviewed and approved for payment.

10-9-19 9/24/19

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AFLAC	050594	CANCER/LIFE/ACC INSURANCE	$8,497.24	20700000-20527	SECTION 125 (CANCER & LIFE)	$8,497.24
					Vendor Total:	$8,497.24
AIR QUALITY MANAGEMENT DISTRICT	PERMIT #5092 FY19/20	PERMIT#5092 RENEWAL	$112.54	77725200-52100	CONTRACTED SERVICES	$112.54
					Vendor Total:	$112.54
ALLEN CARTER	DV091119	ENERGY REBATE	$500.00	80726441-59301	RENEWABLE ENERGY REBATES	$500.00
					Vendor Total:	$500.00
AMAZON CAPITAL SERVICES	1N6G-3P4L-DNQN	THINKPAD THUNDERBOLT 3 DOCK	$243.74	10020210-54330	COMPUTER AND TECHNOLOGY	$21.63
				10020210-54330	COMPUTER AND TECHNOLOGY	$243.74
				90000000-20231	COUNTY MENTAL HEALTH .5%	($1.22)
				90000000-23252	DISTRICT USE TAX-LIBRARIES	($0.30)
				90000000-23237	DISTRICT USE TAX-MEASURE S	($1.22)
				90000000-23028	MEASURE Y DISTRICT TAX	($1.22)
				90000000-23013	STATE USE TAX LIABILITY	($17.67)
	1C3V-NGFM-LF93	STICKY NOTES, COIN ENVELOPES AND CORRECTION TAPE	$34.34	90000000-20231	COUNTY MENTAL HEALTH .5%	($0.05)
				90000000-23252	DISTRICT USE TAX-LIBRARIES	($0.01)
				90000000-23237	DISTRICT USE TAX-MEASURE S	($0.05)
				90000000-23028	MEASURE Y DISTRICT TAX	($0.05)
				90000000-23013	STATE USE TAX LIABILITY	($0.68)
				10020210-54100	SUPPLIES	$0.84
				10020210-54100	SUPPLIES	$34.34
	1T9H-9T4H-3HFH	WATER SOAKER GUN AND OUTDOOR GAME SETS	$63.15	90000000-20231	COUNTY MENTAL HEALTH .5%	($0.18)

List of Checks Presented for Approval on 9/20/2019

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES	1T9H-9T4H-3HFH	WATER SOAKER GUN AND OUTDOOR GAME SETS	$63.15	*90000000-23252*	*DISTRICT USE TAX-LIBRARIES*	*($0.04)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($0.18)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.18)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($2.61)*
				10020210-54100	*SUPPLIES*	*$3.19*
				10020210-54100	*SUPPLIES*	*$63.15*
	1N4K-GPW7-K7CN	FLOOD LIGHTS	$269.97	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($1.35)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.34)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($1.35)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($1.35)*
				80626450-52139	*RESEARCH DEVELOPMENT & DEMO*	*$23.96*
				80626450-52139	*RESEARCH DEVELOPMENT & DEMO*	*$269.97*
				90000000-23013	*STATE USE TAX LIABILITY*	*($19.57)*
	17M6-DPDC-FLJD	BUTCHER BLOCK CART	$194.31	*20620231-54100*	*SUPPLIES*	*$194.31*
	1YKH-L19W-PV6Q	CONVERTER ADAPTER	$41.37	*20913900-54100*	*SUPPLIES*	*$41.37*
	19T1-H4N6-QNML	INK AND TONER CARTRIDGES	$115.82	*80026400-54100*	*SUPPLIES*	*$115.82*
					Vendor Total:	*$962.70*
AMWINS GROUP BENEFITS INC	5961704	OCT 19 RETIREE HEALTH INSURANCE	$1,036.92	*20700000-20524*	*NON-EMPLOYEE HEALTH INS.PREM*	*$1,036.92*
					Vendor Total:	*$1,036.92*
AP TRITON CONSULTING LLC	2019-105	EMS CONSULTING SERVICES	$4,090.24	*10021210-52100*	*CONTRACTED SERVICES*	*$4,090.24*
					Vendor Total:	*$4,090.24*
AT&T	000013555098	TELEPHONE SERVICES	$15.49	*10021210-55100*	*TELEPHONE*	*$7.74*
				91521400-55100	*TELEPHONE*	*$7.75*
	000013555088	TELEPHONE SERVICES	$21.32	*10021210-55100*	*TELEPHONE*	*$10.66*
				91521400-55100	*TELEPHONE*	*$10.66*
	1718 SEP 19	CC TERMINAL	$215.83	*77725200-55100*	*TELEPHONE*	*$215.83*
					Vendor Total:	*$252.64*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AT&T MOBILITY	832118877X0 9142019	DATA & VOICE CELL PHONES	$374.73	*10020210-55100*	*TELEPHONE*	*$129.69*
				20620231-55100	*TELEPHONE*	*$14.67*
				77725200-55100	*TELEPHONE*	*$57.17*
				80026400-55100	*TELEPHONE*	*$86.46*
				82027110-55100	*TELEPHONE*	*$14.67*
				82027111-55100	*TELEPHONE*	*$42.73*
				84027221-55100	*TELEPHONE*	*$29.34*
	830256361X0 9142019	APN MODEMS	$473.84	*10020210-55100*	*TELEPHONE*	*$473.84*
	875108535X0 9142019	VOICE & DATA CELL PHONES	$36.71	*84027221-55100*	*TELEPHONE*	*$36.71*
					Vendor Total:	*$885.28*
BEN KEFFELER	TA 9/30-10/4/19	TRAVEL ADVANCE	$2,786.15	*80026110-57100*	*LEARNING AND DEVELOPMENT*	*$2,786.15*
					Vendor Total:	*$2,786.15*
BRANDON KIGHT VISUAL CREATIONS	2235	HOMETOWN HEROES BANNER	$224.20	*90000000-23265*	*HOMETOWN HEROES PROGRAM*	*$224.20*
					Vendor Total:	*$224.20*
CASEY DILL	BA FY 19/20	BOOT ALLOWANCE	$150.00	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$150.00*
					Vendor Total:	*$150.00*
CDW GOVERNMENT INC	TNL2797	CREDIT/RETURN WALLMOUNT CABINET	($390.86)	*80126100-80220*	*BUILDING IMPROVEMENTS*	*($390.86)*
	TRS9901	SERVER RACK	$121.87	*80126100-80220*	*BUILDING IMPROVEMENTS*	*$121.87*
	TSQ5289	WALLMOUNT RACK	$503.29	*80126100-80220*	*BUILDING IMPROVEMENTS*	*$503.29*
					Vendor Total:	*$234.30*
CHARLES DENOEU	BA FY 19/20	BOOT ALLOWANCE	$102.84	*10022100-54100*	*SUPPLIES*	*$102.84*
					Vendor Total:	*$102.84*
CHROMAGRAPHICS	69214	BUSINESS CARDS- K SMALLCOMB	$68.10	*10022810-54100*	*SUPPLIES*	*$68.10*
					Vendor Total:	*$68.10*
CITIBANK N.A.	JUN 19	AIRFARE - R CAMERON, J BEEBE, M INGWELL	$1,283.83	*20913900-57100*	*LEARNING AND DEVELOPMENT*	*$1,283.83*
	JUL 19	CAR RENTAL - G OWEN	$232.56	*77725200-57100*	*LEARNING AND DEVELOPMENT*	*$232.56*
					Vendor Total:	*$1,516.39*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CLARK PEST CONTROL	24510559	PEST CONTROL SVCS	$95.00	*80026400-52100*	*CONTRACTED SERVICES*	*$95.00*
					Vendor Total:	*$95.00*
COFFEE CRITIC INC, THE	R21917	MISC. COFFEE SUPPLIES AS NEEDED	$90.00	*10021210-54100*	*SUPPLIES*	*$45.00*
				91521400-54100	*SUPPLIES*	*$45.00*
					Vendor Total:	*$90.00*
COMCAST	1296 SEPT 19	INTERNET SERVICES	$163.46	*20913900-55100*	*TELEPHONE*	*$163.46*
	4635 SEPT 19	INTERNET SERVICES	$247.00	*20913900-55100*	*TELEPHONE*	*$247.00*
					Vendor Total:	*$410.46*
CUES, INC	542677	MINOR REPAIR KIT	$580.56	*84027221-56130*	*EXTERNAL SERVICES*	*$580.56*
					Vendor Total:	*$580.56*
CUMMINS PACIFIC LLC	Y7-94626	TURBO CHARGER KIT AND ACTUATOR KIT	$470.27	*90000000-23252*	*DISTRICT USE TAX-LIBRARIES*	*($0.90)*
				84027221-56130	*EXTERNAL SERVICES*	*$0.90*
				84027221-56130	*EXTERNAL SERVICES*	*$470.27*
					Vendor Total:	*$470.27*
DANIEL STEEL & MACHINE INC	090519-C	CRANE SERVICES AS NEEDED AT WW	$550.00	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$550.00*
					Vendor Total:	*$550.00*
DAPHINE HARRIS	TA 10/1-3/19	TRAVEL ADVANCE	$834.60	*10013400-57100*	*LEARNING AND DEVELOPMENT*	*$834.60*
					Vendor Total:	*$834.60*
EPIC AVIATION LLC	7240845	JET-A FUEL	$15,407.19	*77725200-58401*	*AVIATION FUEL*	*$15,407.19*
	7240624	JET-A FUEL	$18,599.23	*77725200-58401*	*AVIATION FUEL*	*$18,599.23*
					Vendor Total:	*$34,006.42*
EUREKA OXYGEN CO	DM00803618	WELDING EQUIPMENT AND SUPPLIES	$20.81	*10021210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$10.40*
				91721400-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$10.41*
					Vendor Total:	*$20.81*
FASTENAL	CAUKA36669	MISC. SUPPLIES AS NEEDED	$14.86	*84027225-56130*	*EXTERNAL SERVICES*	*$14.86*
	CAUKA36680	MISC. SUPPLIES AS NEEDED	$50.32	*91521400-56130*	*EXTERNAL SERVICES*	*$50.32*
					Vendor Total:	*$65.18*
FIRST ALARM	497014	ALARM MONITORING	$166.86	*10020210-52180*	*SECURITY SERVICES*	*$120.51*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FIRST ALARM	497014	ALARM MONITORING	$166.86	*20822500-52180*	*SECURITY SERVICES*	*$46.35*
					Vendor Total:	*$166.86*
GHD INC	127170	TRAFFIC ANALYSIS OF SCHOOL ARE	$9,916.50	*10024210-52100*	*CONTRACTED SERVICES*	*$9,916.50*
	127309	RAIL TRAIL PHASE 2	$218.48	*51124210-80230*	*INFRASTRUCTURE*	*$218.48*
	127310	RAIL TRAIL PHASE 2	$856.95	*51124210-80230*	*INFRASTRUCTURE*	*$856.95*
	127148	RAIL TRAIL PHASE 3	$4,819.17	*51124210-80230*	*INFRASTRUCTURE*	*$4,819.17*
					Vendor Total:	*$15,811.10*
GRANITE CONSTRUCTION COMPANY	DV091219	DEPOSIT REFUND CHILI COOK-OFF	$300.00	*10022100-46350*	*PLAZA RENTAL*	*$300.00*
	1661572	MISC. ROCK & ROAD PATCH MATERIAL	$564.28	*82027114-54100*	*SUPPLIES*	*$564.28*
					Vendor Total:	*$864.28*
HAROLD J LANCE JR	SEPT 2019	LEGAL SERVICES	$222.00	*91521400-52150*	*LEGAL SERVICES/EXPENSES*	*$222.00*
					Vendor Total:	*$222.00*
HOME ENERGY ASSISTANCE PROGRAM	118788-9	UTILITY REFUND - KATHLEEN PALADINO	$152.41	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$152.41*
					Vendor Total:	*$152.41*
IBEW, LOCAL 1245	19-09 IBEW	SEP 19 ELECTRIC UNIT UNION DUE	$1,808.40	*20700000-20509*	*P/R DEDUCT.- UNION DUES*	*$1,808.40*
					Vendor Total:	*$1,808.40*
INLAND WATER & POWER COMM	2019.1.1	DEPOSIT FOR FEASIBILITY STUDY	$50,000.00	*82027110-52100*	*CONTRACTED SERVICES*	*$50,000.00*
	2019.1	2019 ANNUAL DUES	$2,000.00	*82027110-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$2,000.00*
					Vendor Total:	*$52,000.00*
INTERSTATE BATTERIES	377420	BATTERIES	$198.02	*84027225-56130*	*EXTERNAL SERVICES*	*$198.02*
	380039167	BATTERIES	$568.35	*10024620-54102*	*SMALL TOOLS*	*$378.92*
				82027111-54102	*SMALL TOOLS*	*$189.43*
					Vendor Total:	*$766.37*
INTERWEST CONSULTING GROUP INC	53002	ON-CALL BUILDING & PLAN CHECK	$5,353.13	*10023320-52100*	*CONTRACTED SERVICES*	*$5,353.13*
					Vendor Total:	*$5,353.13*
KURTIS CLARK JOHNSON	304	TREE PRUNING CLASS	$300.00	*10022100-57100*	*LEARNING AND DEVELOPMENT*	*$300.00*
					Vendor Total:	*$300.00*

List of Checks Presented for Approval on 9/20/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
LIEBERT CASSIDY WHITMORE	1484300	LEGAL SERVICES - PERSONNEL	$1,852.00	*10020210-52150*	*LEGAL SERVICES/EXPENSES*	*$1,852.00*
					Vendor Total:	*$1,852.00*
LORELEI SCOTT	7169	POLICE VEHICLE DECALS	$423.73	*10024620-56130*	*EXTERNAL SERVICES*	*$211.87*
				82027114-56130	*EXTERNAL SERVICES*	*$211.86*
					Vendor Total:	*$423.73*
MARY HORGER	TR 9/4-5/19	TRAVEL REIMBURSEMENT	$32.00	*20413500-57100*	*LEARNING AND DEVELOPMENT*	*$32.00*
					Vendor Total:	*$32.00*
MATTHEW J FINNEGAN	1	HEARING OFFICER - FINNEGAN	$775.50	*10020210-52150*	*LEGAL SERVICES/EXPENSES*	*$775.50*
					Vendor Total:	*$775.50*
MENDOCINO COUNTY ENVIRONMENTAL HEALTH	EH37208	HAZARDOUS MATERIALS PERMIT HZ236085	$560.00	*82027111-59101*	*FEES*	*$560.00*
	EH37210	HAZARDOUS MATERIALS PERMIT HZ236086	$560.00	*82027111-59101*	*FEES*	*$560.00*
	EH37207	HAZARDOUS MATERIALS PERMIT HZ236339	$560.00	*82027111-59101*	*FEES*	*$560.00*
	EH37209	HAZARDOUS MATERIALS PERMIT HZ236340	$560.00	*82027111-59101*	*FEES*	*$560.00*
	HZ236834	HAZARDOUS MATERIALS PERMIT HZ236834	$560.00	*82027111-59101*	*FEES*	*$560.00*
					Vendor Total:	*$2,800.00*
MILLVIEW COUNTY WATER DISTRICT	UVFD AUG 19	WATER SERVICES - LOVERS LANE	$70.74	*10021210-55210*	*UTILITIES*	*$35.37*
				91521400-55210	*UTILITIES*	*$35.37*
					Vendor Total:	*$70.74*
MINTIER HARNISH LP	UKIAHGPU-05	GPU, EIR & ADVANCED PLANNING S	$10,282.59	*31523100-52100*	*CONTRACTED SERVICES*	*$465.00*
				31523100-52100	*CONTRACTED SERVICES*	*$9,817.59*
					Vendor Total:	*$10,282.59*
MUNI SERVICES LLC	INV06-006744	SALES TAX AUDIT REPORTING SERVICE	$454.17	*10013400-52100*	*CONTRACTED SERVICES*	*$454.17*
					Vendor Total:	*$454.17*
MUNICIPAL MAINTENANCE EQUIPMENT	0141337-IN	BOLT MTG KIT VALVE	$24.33	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($0.05)*
				84027221-56130	*EXTERNAL SERVICES*	*$0.05*

List of Checks Presented for Approval on 9/20/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MUNICIPAL MAINTENANCE EQUIPMENT	0141337-IN	BOLT MTG KIT VALVE	$24.33	*84027221-56130*	*EXTERNAL SERVICES*	*$24.33*
					Vendor Total:	*$24.33*
NCPA	006102-0919026	SEP 19 NCPA	$532,125.00	*80026440-58104*	*NCPA MANAGEMENT SERVICES*	*$42,656.00*
				80026440-58101	*NCPA PLANT GENERATION*	*$9,286.00*
				80026440-58102	*NCPA POWER PURCHASES*	*$262,644.00*
				80026440-58105	*NCPA THIRD PARTY SALES*	*($34,985.00)*
				80026440-58103	*NCPA TRANSMISSION*	*$252,524.00*
					Vendor Total:	*$532,125.00*
NOR-CAL RECYCLED ROCK & AGGREGATES INC	17850	MISC. ROCK & ROAD PATCH MATERIAL	$1,707.16	*10024224-52100*	*CONTRACTED SERVICES*	*$1,707.16*
					Vendor Total:	*$1,707.16*
NORTH COAST OPPORTUNITIES, INC	091119	IMPLEMENTING COMMUNITY FOCUS G	$3,975.00	*10022810-52100*	*CONTRACTED SERVICES*	*$3,975.00*
					Vendor Total:	*$3,975.00*
NORTHWEST PUBLIC POWER ASSOCIATION	55769	REGISTRATION - D QUARLES	$1,135.00	*80026400-57100*	*LEARNING AND DEVELOPMENT*	*$1,135.00*
					Vendor Total:	*$1,135.00*
NUTRIEN AG SOLUTIONS INC	40288655	WEED SPRAYS & CHEMICALS AS NEE	$435.50	*84027225-56504*	*FACILITY MAINTENANCE & REPAIR*	*$435.50*
					Vendor Total:	*$435.50*
OFFICE DEPOT	364418845001	COPY PAPER	$48.98	*10012200-54100*	*SUPPLIES*	*$48.98*
	357539386001	HEADPHONES	$51.26	*10012500-54100*	*SUPPLIES*	*$51.26*
	364417047001	PANEL WHITE CLIPS	$43.53	*10016100-54100*	*SUPPLIES*	*$43.53*
	359964582001	FILE FOLDERS, REPORT COVERS, PENS	$69.49	*10016100-54100*	*SUPPLIES*	*$53.48*
				10024210-54100	*SUPPLIES*	*$16.01*
	362371713001	TONERS	$371.06	*10016100-54100*	*SUPPLIES*	*$371.06*
	369033947001	WALL CALENDAR	$16.71	*10020210-54100*	*SUPPLIES*	*$16.71*
	369034154001	CARTRIDGE	$59.87	*10020210-54100*	*SUPPLIES*	*$59.87*

List of Checks Presented for Approval on 9/20/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
OFFICE DEPOT	354548922001	RECEIPTS ROLLS, TONER, COPY PAPER	$324.40	20513300-54100	SUPPLIES	$324.40
					Vendor Total:	$985.30
ONE TIME PAY VENDOR	62233-2	ENERGY REBATE - TAMMY OKTABETZ	$100.00	80626450-52135	ENERGY CONSERVATION PROGRAM	$100.00
					Vendor Total:	$100.00
OPERATING ENGINEERS UNION	1909-1.1	SEP 19 PW UNION DUS	$1,024.00	20700000-20509	P/R DEDUCT.- UNION DUES	$1,024.00
	1909-1	SEP 19 MISC UNION DUES	$1,710.00	20700000-20509	P/R DEDUCT.- UNION DUES	$1,710.00
					Vendor Total:	$2,734.00
OWEN EQUIPMENT COMPANY	00046779	DRAG SHOE RUNNER	$688.08	10024620-56130	EXTERNAL SERVICES	$688.08
					Vendor Total:	$688.08
PACE SUPPLY CORPORATION	025566413	PVC BUSHING	$25.83	82027111-56300	BUILDING MAINT. & REPAIR	$25.83
	025550452	BALL VALVE	$47.14	82027111-56300	BUILDING MAINT. & REPAIR	$47.14
	025554123	UNION CONDUCTOR BRASS	$55.41	82027111-56300	BUILDING MAINT. & REPAIR	$55.41
	025561962-1	PIPE STRAP	$32.15	80026110-54100	SUPPLIES	$32.15
					Vendor Total:	$160.53
PCMG INC	900635788	MICROSOFT ENTERPRISE AGREEMENT	$27.23	20913900-54320	SOFTWARE	$27.23
					Vendor Total:	$27.23
PG&E CO	1522-8 AUG 19	PACIFIC GAS & ELECTRIC	$37.52	10021210-55210	UTILITIES	$18.76
				91521400-55210	UTILITIES	$18.76
	6124-2 AUG 19	PACIFIC GAS & ELECTRIC	$1,403.75	10021210-55210	UTILITIES	$701.87
				91521400-55210	UTILITIES	$701.88
	7075-1 AUG 19	PACIFIC GAS & ELECTRIC	$3.25	10022100-55210	UTILITIES	$3.25
	0853-6 AUG 19	PACIFIC GAS & ELECTRIC	$3,383.31	31122000-55210	UTILITIES	$3,383.31
					Vendor Total:	$4,827.83
RAINBOW AGRICULTURAL SERVICES	24818/1	SPARK PLUG	$4.34	10022100-56120	EQUIPMENT MAINTENANCE & REPAIR	$4.34
	25467/1	STROKE FUEL	$23.90	82027111-56120	EQUIPMENT MAINTENANCE & REPAIR	$23.90
	923484/1	CLUTCH DRUM, WASHERS, COVER PLATE	$86.25	10024620-56130	EXTERNAL SERVICES	$86.25
	25075/1	STIHL FIXCUT	$58.77	10024620-54120	PW - SPECIAL SUPPLIES	$58.77

List of Checks Presented for Approval on 9/20/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
RAINBOW AGRICULTURAL SERVICES	25324/1	SCREW, STIHL HEARBOX GREASE, MIX OIL	$83.57	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$83.57*
	25634/1	CORDLESS CHAINSAW	$330.94	*10024620-54102*	*SMALL TOOLS*	*$330.94*
	25475/1	CORDLESS BLOWER, BATTERIES	$950.82	*10024620-54102*	*SMALL TOOLS*	*$950.82*
	25474/1	BATTERY BACKPACK, CHAIN LOOP	$967.11	*10024620-54102*	*SMALL TOOLS*	*$967.11*
	25618/1	BLADES	$21.72	*10022100-54100*	*SUPPLIES*	*$21.72*
	25611/1	GAS GALLON, ETHANOL MIX	$42.97	*10022100-54100*	*SUPPLIES*	*$42.97*
	922293/1	RUBBER STRAP	$169.71	*82027114-54100*	*SUPPLIES*	*$169.71*
					Vendor Total:	*$2,740.10*
REDWOOD COAST FUELS	2070767	CARDLOCK FUEL PURCHASES	$203.93	*84027221-54100*	*SUPPLIES*	*$203.93*
					Vendor Total:	*$203.93*
REDWOOD EMPIRE MUNICIPAL INSURANCE FUND	19-10 EAP	REMIF EAP INSURANCE	$562.32	*20112400-52525*	*WORKER'S COMP. EXPENSE*	*$562.32*
					Vendor Total:	*$562.32*
REDWOOD TREE SERVICE STATIONS INC	AUG 19	CAR WASHING & INTERIOR CLEANIN	$217.00	*10020210-56130*	*EXTERNAL SERVICES*	*$161.00*
				20822500-56130	*EXTERNAL SERVICES*	*$28.00*
				20822500-56130	*EXTERNAL SERVICES*	*$28.00*
					Vendor Total:	*$217.00*
REGAL PACIFIC AVIATION EQUIPMENT INC	22818	NOZZLE RAPAIR KIT	$349.03	*77725200-56300*	*BUILDING MAINT. & REPAIR*	*$1.52*
				77725200-56300	*BUILDING MAINT. & REPAIR*	*$349.03*
				90000000-20231	*COUNTY MENTAL HEALTH .5%*	*($1.52)*
					Vendor Total:	*$349.03*
RESERVE ACCOUNT	SEP 19	SEP 19 PRE-PAID POSTAGE	$6,500.00	*10000000-10301*	*PRE-PAID POSTAGE*	*$6,500.00*
					Vendor Total:	*$6,500.00*
REXEL USA INC	V985232	REPLACING SENSORS & MISC CONDUITS	$680.13	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$680.13*
					Vendor Total:	*$680.13*
RICHARD SEANOR	TR 9/10/19	TRAVEL REIMBURSEMENT	$74.63	*10024224-57100*	*LEARNING AND DEVELOPMENT*	*$74.63*
					Vendor Total:	*$74.63*
SCHNEIDER ELECTRIC IT USA INC	814944424	SYMMETRA LX 16KVA UPS - S/N: Q	$3,735.00	*20620231-52100*	*CONTRACTED SERVICES*	*$3,735.00*

List of Checks Presented for Approval on 9/20/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
SCHNEIDER ELECTRIC IT USA INC	814937509	SYMMETRA PX 20KW UPS - S/N: 20	$7,007.00	*20913900-54320*	*SOFTWARE*	*$7,007.00*
					Vendor Total:	*$10,742.00*
SNAP-ON INDUSTRIAL	ARV/40592305	BOLT CUTTERS	$155.51	*10024620-54102*	*SMALL TOOLS*	*$155.51*
					Vendor Total:	*$155.51*
STAPLES CREDIT PLAN	7223579966-0-1	BINDER, TONER	$99.16	*10012200-54100*	*SUPPLIES*	*$5.87*
				20413500-54100	*SUPPLIES*	*$93.29*
	7223674773-0-1	CALCULATOR ROLL, AVERY LABELS, TONER	$210.31	*10013400-54100*	*SUPPLIES*	*$55.01*
				10013402-54100	*SUPPLIES*	*$155.30*
	7223674773-0-2	BAMBOO MAT	$151.33	*10013401-54100*	*SUPPLIES*	*$151.33*
	7223941138-0-1	MULTIPURPOSE PAPER, GEL PENS, PAPER CLIPS	$87.07	*10021210-54100*	*SUPPLIES*	*$43.53*
				91521400-54100	*SUPPLIES*	*$43.54*
	7222558270-0-1	BOARD FRAME	$77.45	*10022810-54100*	*SUPPLIES*	*$77.45*
	72232070690-0-2	COPY PAPER	$15.13	*10022850-54100*	*SUPPLIES*	*$15.13*
	7223270690-0-1	PENS	$23.92	*10022850-54100*	*SUPPLIES*	*$23.92*
	7223568256-0-1	CARDSTOCK PAPER	$47.08	*10022850-54100*	*SUPPLIES*	*$47.08*
	7222670624-0-1	POS-IT, WIRELESS KEYBOARD, FILE POCKETS	$102.76	*20513300-54100*	*SUPPLIES*	*$102.76*
	7223354560-0-1	HP 90X BLACK TONER CARTRIDGE	$1,139.14	*20513300-54100*	*SUPPLIES*	*$1,139.14*
					Vendor Total:	*$1,953.35*
STB ELECTRICAL TEST EQUIPMENT INC	61501	ELECTRICAL TEST EQUIPMENT	$1,075.30	*80026110-54100*	*SUPPLIES*	*$1,075.30*
					Vendor Total:	*$1,075.30*
STRYKER SALES CORPORATION	2758044 M	MAINTENANCE AGREEMENT	$336.60	*10021210-54100*	*SUPPLIES*	*$168.30*
				91721400-54100	*SUPPLIES*	*$168.30*
					Vendor Total:	*$336.60*
TGIF REPAIRS INC	5927	PRINTER MAINTENANCE	$140.00	*20413500-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$140.00*
					Vendor Total:	*$140.00*
THE PEAVEY COMPANY	361605	EVIDENCE SUPPLIES	$112.77	*10020210-54201*	*PRISONER EXPENSE*	*$112.77*
					Vendor Total:	*$112.77*

List of Checks Presented for Approval on 9/20/2019

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
TRACTOR SUPPLY CREDIT PLAN	200303395	SCREWDRIVER SETS, CAST IRON	$215.91	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$172.58*
				84027225-54102	*SMALL TOOLS*	*$43.33*
	300331698	PIN AND CLIPS	$6.85	*80026110-56130*	*EXTERNAL SERVICES*	*$6.85*
	200302200	BOOSTER CABLE, FUNNEL	$70.75	*84027221-54102*	*SMALL TOOLS*	*$70.75*
	300334290	GALVANIZED ANCHOR, ELECTRODE	$45.16	*84027221-54100*	*SUPPLIES*	*$45.16*
					Vendor Total:	*$338.67*
UKIAH WASTE SOLUTIONS INC	410354	BIOSOLID REMOVAL	$5,266.04	*84027225-52100*	*CONTRACTED SERVICES*	*$5,266.04*
					Vendor Total:	*$5,266.04*
VAN LANT & FANKHANEL	091319 1	AUDIT SVCS, 5-YEAR AGREEMENT	$7,200.00	*10013400-52100*	*CONTRACTED SERVICES*	*$7,200.00*
	091319	AUDIT SVCS, 5-YEAR AGREEMENT	$13,000.00	*10013400-52100*	*CONTRACTED SERVICES*	*$13,000.00*
					Vendor Total:	*$20,200.00*
VAUGHANS INDUSTRIAL REPAIR INC	026664	LABOR TO TEAR DOWN AND INSPECT	$17,517.98	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$293.78*
				84027225-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$17,224.20*
					Vendor Total:	*$17,517.98*
VERIZON WIRELESS	9837242454	UVFA CELLULAR PHONES	$266.07	*10021210-55100*	*TELEPHONE*	*$133.03*
				91521400-55100	*TELEPHONE*	*$133.04*
					Vendor Total:	*$266.07*
WERLE ENTERPRISE LLC	0097400	PUMPKINFEST BOOKMARKS	$660.77	*90000000-23219*	*PUMPKINFEST*	*$660.77*
					Vendor Total:	*$660.77*
					INVOICE TOTAL:	***$771,695.28***

List of Checks Presented for Approval on 9/27/2019

The following list of bills payable was reviewed and approved for payment.

10-11-19 CR

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ADAMSON POLICE PRODUCTS	INV311209	T-RAIL STANDING KIT	$243.80	*10020210-56130*	*EXTERNAL SERVICES*	*$243.80*
	INV310311	MAGNETIC MIC, DAHS ION, STUD MOUNT MICRON LENS	$404.75	*20324100-58510*	*REIMBURSABLE JOBS*	*$404.75*
	INV310869	HAND-HELD SIREN, BLUE/WHITE LENS, ION DASH	$839.14	*20324100-58510*	*REIMBURSABLE JOBS*	*$839.14*
					Vendor Total:	*$1,487.69*
AL SMATSKY	72	DESIGN, ENGINEERING & CONSULTA	$10,285.79	*80126100-80220*	*BUILDING IMPROVEMENTS*	*$780.83*
				80126100-80230	*INFRASTRUCTURE*	*$1,320.83*
				80126100-80230	*INFRASTRUCTURE*	*$1,320.83*
				80126100-80230	*INFRASTRUCTURE*	*$1,320.83*
				80126100-80230	*INFRASTRUCTURE*	*$1,500.83*
				80126100-80230	*INFRASTRUCTURE*	*$1,530.83*
				80126100-80230	*INFRASTRUCTURE*	*$2,510.81*
					Vendor Total:	*$10,285.79*
ALL-GUARD ALARM SYSTEMS INC	A247079	MONTHLY MONITORING AT WWTP	$85.90	*84027225-52100*	*CONTRACTED SERVICES*	*$85.90*
					Vendor Total:	*$85.90*
ALSEA GEOSPATIAL INC	2019070	INCIDENT VIEW APP FOR IOS/ANDR	$1,920.00	*10021210-54320*	*SOFTWARE*	*$960.00*
				91521400-54320	*SOFTWARE*	*$960.00*
					Vendor Total:	*$1,920.00*
ALTEC INDUSTRIES INC	11255295	PARTS & MATERIALS AS NEEDED	$85.99	*80026110-56130*	*EXTERNAL SERVICES*	*$85.99*
					Vendor Total:	*$85.99*
AMAZON CAPITAL SERVICES	1FNL-NVGK-DRY7	DESKTOP HANGING FILE HOLDER	$27.76	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($0.07)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.03)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($0.07)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.07)*

List of Checks Presented for Approval on 9/27/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES	1FNL-NVGK-DRY7	DESKTOP HANGING FILE HOLDER	$27.76	*90000000-23013*	*STATE USE TAX LIABILITY*	*($1.07)*
				10020210-54100	*SUPPLIES*	*$1.31*
				10020210-54100	*SUPPLIES*	*$27.76*
	1Q71-3VWL-FGD4	SILICONE WRITBANDS	$38.95	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($0.19)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.07)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($0.19)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.19)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($2.82)*
				10022810-54100	*SUPPLIES*	*$3.46*
				10022810-54100	*SUPPLIES*	*$38.95*
	1TNP-HX3Q-3TNL	30 AMP SWITCHING POWER SUPPLY	$112.02	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($0.56)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.14)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($0.56)*
				10020210-56130	*EXTERNAL SERVICES*	*$9.94*
				10020210-56130	*EXTERNAL SERVICES*	*$112.02*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.56)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($8.12)*
	1MMD-9DQQ-RNPK	PAINTERS TAPE ROLLS	$136.00	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($0.68)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.17)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($0.68)*
				90000000-23243	*FAMILY FUN IN THE SUN*	*$12.07*
				90000000-23243	*FAMILY FUN IN THE SUN*	*$136.00*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.68)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($9.86)*
	1KMV-6XRV-3MQT	RECHARGEABLE HEADLAMPS	$139.90	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($0.70)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.17)*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES	1KMV-6XRV-3MQT	RECHARGEABLE HEADLAMPS	$139.90	*90000000-23237*	*DISTRICT USE TAX-MEASURE S*	*($0.70)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.70)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($10.14)*
				82027114-54100	*SUPPLIES*	*$12.41*
				82027114-54100	*SUPPLIES*	*$139.90*
	1CH7-G1TJ-GWPX	CARGO PANTS AND HALLOWEEN PROPS	$378.31	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($1.87)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.44)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($1.62)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($1.87)*
				90000000-23219	*PUMPKINFEST*	*$29.24*
				90000000-23219	*PUMPKINFEST*	*$378.31*
				90000000-23013	*STATE USE TAX LIABILITY*	*($23.44)*
	1WDW-LRRJ-M63G	PUMPKINFEST SUPPLIES	$618.59	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($2.77)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.67)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($2.77)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($2.77)*
				90000000-23219	*PUMPKINFEST*	*$49.21*
				90000000-23219	*PUMPKINFEST*	*$618.59*
				90000000-23013	*STATE USE TAX LIABILITY*	*($40.23)*
	1DDQ-14P6-G99J	CAR BATTERY CHARGERS	$473.28	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$473.28*
	1NNG-DY9V-GDJY	SNAP RING TOO KIT AND PLUG CHARGER	$123.97	*84027225-54102*	*SMALL TOOLS*	*$123.97*
					Vendor Total:	*$2,048.78*
ANIXTER	4375213-00	CREDIT/ PO 46186-TAPE LINERLESS RUBBER	($1,872.87)	*80000000-12104*	*INVENTORY - PURCHASES*	*($1,872.87)*
	4315241-02	(A-53-A) Crossarm 8 ft, WOOD,	$672.85	*80000000-12104*	*INVENTORY - PURCHASES*	*$672.85*
	4343234-00	(A-53-A) Crossarm 8 ft, WOOD,	$1,126.86	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,126.86*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ANIXTER	4315241-02.1	PO 46186- TAPE LINERLESS RUBBER	$1,872.87	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,872.87*
					Vendor Total:	*$1,799.71*
AXON ENTERPRISE INC	SI-1569535	PATROL CAR CAMERA SYSTEM	$3,810.63	*63420250-54100*	*SUPPLIES*	*$3,810.63*
					Vendor Total:	*$3,810.63*
BRETT CHAPMAN	TA 9/16-10/18/19	TRAVEL ADVANCE	$375.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$375.00*
					Vendor Total:	*$375.00*
BUSINESS CARD	2930752	EMPLOYMENT ADVERTISING	$150.00	*10016100-54162*	*ADVERTISING*	*$150.00*
	4795461	FACEBOOK ADVERTISING	$6.08	*10018000-52510*	*ADVERTISING & PROMOTION*	*$6.08*
	1059046784	LENOVE THINKPAD THUNDERBOLT	$247.03	*10020210-54330*	*COMPUTER AND TECHNOLOGY*	*$247.03*
	1058885564	LENOVO THINKPAD THUNDERBOLT	$275.07	*10021210-54330*	*COMPUTER AND TECHNOLOGY*	*$137.53*
				91721400-54330	*COMPUTER AND TECHNOLOGY*	*$137.54*
	R87455	TRASH BAGS	$69.35	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($0.34)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.09)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($0.35)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.35)*
				10020210-54201	*PRISONER EXPENSE*	*$6.16*
				10020210-54201	*PRISONER EXPENSE*	*$69.35*
				90000000-23013	*STATE USE TAX LIABILITY*	*($5.03)*
	SF-D 21741	LINEMAN PROCTECTIVE GEAR	$307.00	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($1.54)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.39)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($1.54)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($1.54)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($24.18)*
				80026110-54100	*SUPPLIES*	*$29.19*
				80026110-54100	*SUPPLIES*	*$307.00*
	795737	WATER DISTRIBUTION SYSTEM OPERATION MANUAL	$353.58	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($1.35)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.34)*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BUSINESS CARD	795737	WATER DISTRIBUTION SYSTEM OPERATION MANUAL	$353.58	*90000000-23237*	*DISTRICT USE TAX-MEASURE S*	*($1.35)*
				82027110-57100	*LEARNING AND DEVELOPMENT*	*$2.19*
				82027110-57100	*LEARNING AND DEVELOPMENT*	*$235.73*
				82027114-57100	*LEARNING AND DEVELOPMENT*	*$2.20*
				82027114-57100	*LEARNING AND DEVELOPMENT*	*$117.85*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($1.35)*
	1022293973	REGISTRATION - S RILEY	$50.00	*10012100-57100*	*LEARNING AND DEVELOPMENT*	*$50.00*
	082519	REGISTRATION - K LAWLER	$12.24	*10012600-57100*	*LEARNING AND DEVELOPMENT*	*$12.24*
	589182	REGISTRATION - D HARRIS	$445.00	*10013200-57100*	*LEARNING AND DEVELOPMENT*	*$445.00*
	7953	HR WEBINAR	$75.00	*10016100-57100*	*LEARNING AND DEVELOPMENT*	*$75.00*
	119990	REGISTRATION - T MITCHELL	$320.00	*10016100-57100*	*LEARNING AND DEVELOPMENT*	*$320.00*
	119980	REGISTRATION - S MANNION	$350.00	*10016100-57100*	*LEARNING AND DEVELOPMENT*	*$350.00*
	8097	REGISTRATION - T MITCHELL	$595.00	*10016100-57100*	*LEARNING AND DEVELOPMENT*	*$595.00*
	93400972-1	LODGING - T MITCHELL	$599.04	*10016100-57100*	*LEARNING AND DEVELOPMENT*	*$599.04*
	1389257636	REGISTRATION - T MITCHELL	$792.00	*10016100-57100*	*LEARNING AND DEVELOPMENT*	*$792.00*
	21466	LODGING - S SCHLATTER	$200.48	*10023100-57100*	*LEARNING AND DEVELOPMENT*	*$200.48*
	1567531240	REGISTRATION - S OROPEZA, M KEIZER	$50.00	*10023320-57100*	*LEARNING AND DEVELOPMENT*	*$50.00*
	092719	REGISTRATION - S OROPEZA	$210.00	*10023320-57100*	*LEARNING AND DEVELOPMENT*	*$210.00*
	6094	LODGING - C SCHLATTER	$122.08	*10023411-57100*	*LEARNING AND DEVELOPMENT*	*$122.08*
	SF-D 23207	REGISTRATION - M HORGER	$150.00	*20413500-57100*	*LEARNING AND DEVELOPMENT*	*$150.00*
	200002785	REGISTRATION - S STRADER	$450.00	*20413500-57100*	*LEARNING AND DEVELOPMENT*	*$450.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BUSINESS CARD	090719	LODGING - T THIELE	$1,610.12	*83027330-57100*	*LEARNING AND DEVELOPMENT*	*$1,610.12*
	E08008RFHH.1	MICROSOFT ONLINE SERVICES CREDIT	($7.74)	*10013400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*($7.74)*
	1012586	APA MEMBERSHIP	$289.00	*10013402-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$289.00*
	2285326683	CALPELRA MEMBERSHIP DUES	$370.00	*10016100-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$370.00*
	19082019	STANDARD METHODS OUTLINE BOOK	$280.00	*84027225-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$280.00*
	W5647992	FABRIC CHAIR	$285.50	*10016100-54100*	*SUPPLIES*	*$285.50*
	100180432	CIVIL ENGINEERING REFERENCE MANUAL	$338.62	*10024210-54100*	*SUPPLIES*	*$338.62*
	216655	KINN CHAIR	$465.99	*20913900-54100*	*SUPPLIES*	*$465.99*
	S012446	MONTHLY SERVICE FEE	$50.00	*77725200-54100*	*SUPPLIES*	*$50.00*
					Vendor Total:	*$9,510.44*
CA CLETS USERS GROUP	DV091719	ANNUAL AGENCY MEMEBERSHIP 2019	$75.00	*20620231-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$75.00*
					Vendor Total:	*$75.00*
COFFEE CRITIC INC, THE	R22073	MISC. COFFEE SUPPLIES AS NEEDED	$90.00	*10012200-54100*	*SUPPLIES*	*$90.00*
					Vendor Total:	*$90.00*
COMCAST	0472 OCT 19	INTERNET SERVICES	$162.29	*20913900-55100*	*TELEPHONE*	*$162.29*
					Vendor Total:	*$162.29*
COOPER COMPLIANCE CORPORATION	1945	COMPLIANCE & REPORTING SERVICE	$500.00	*80026400-52100*	*CONTRACTED SERVICES*	*$500.00*
					Vendor Total:	*$500.00*
CORE & MAIN LP	L026014	2.5" HYDRA SHIELD HYDRANT SECU	$1,639.70	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($7.60)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($7.60)*
				82027114-54100	*SUPPLIES*	*$15.20*
				82027114-54100	*SUPPLIES*	*$1,639.70*
					Vendor Total:	*$1,639.70*
CUES, INC	543092	KIT, CABLE, CONNECT & SPRING	$559.35	*80026110-56130*	*EXTERNAL SERVICES*	*$559.35*
					Vendor Total:	*$559.35*
DAN BUFFALO	TR 9/17-19/19	TRAVEL REIMBURSEMENT	$582.98	*10013400-57100*	*LEARNING AND DEVELOPMENT*	*$582.98*
					Vendor Total:	*$582.98*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DENNIS PARDINI	TR 9/10-12/19	TRAVEL REIMBURSEMENT	$107.00	80026110-57100	LEARNING AND DEVELOPMENT	$107.00
					Vendor Total:	$107.00
DEPARTMENT OF JUSTICE	405449	CHEM/TEST REPORT CRIMINAL INVE	$455.00	10020210-52100	CONTRACTED SERVICES	$455.00
	401187	FINGERPRINTING	$937.00	10022900-54169	LIVESCAN	$905.00
				10016100-54165	NEW EMPLOYEE FINGERPRINT	$32.00
					Vendor Total:	$1,392.00
DEPT OF TOXIC SUBSTANCES CONTROL	VQ NUMBER 201921895	ANNUAL MANAFEST FEE VERIFICATION 2019	$215.00	20324100-59101	FEES	$215.00
					Vendor Total:	$215.00
E&M ELECTRIC & MACHINERY, INC	341223	#INTCH-06-N-17: INTOUCH 2017 R	$7,390.00	83027330-80230	INFRASTRUCTURE	$7,390.00
					Vendor Total:	$7,390.00
FASTENAL	CAUKA36733	MISC. SUPPLIES AS NEEDED	$727.69	10024620-54127	PW - SIGN POSTS/SHEETING	$727.69
	CAUKA36672	MISC. SUPPLIES AS NEEDED	$143.44	10024620-54120	PW - SPECIAL SUPPLIES	$143.44
	CAUKA36734	MISC. SUPPLIES AS NEEDED	$595.10	82027114-54100	SUPPLIES	$297.55
				84027221-54100	SUPPLIES	$297.55
					Vendor Total:	$1,466.23
FEDERAL EXPRESS	6-744-47686	SHIPPING SERVICES	$176.04	10013400-54101	POSTAGE	$30.02
				10013400-54101	POSTAGE	$89.82
				10020210-54101	POSTAGE	$21.15
				83027330-54101	POSTAGE	$35.05
					Vendor Total:	$176.04
FRANK ROMANO	UPD3-42019	ANNUAL K9 TRAINING	$450.00	10020210-57100	LEARNING AND DEVELOPMENT	$450.00
	UPD5-62019	ANNUAL K9 TRAINING	$450.00	10020210-57100	LEARNING AND DEVELOPMENT	$450.00
	UPD7-8-92019	ANNUAL K9 TRAINING	$675.00	10020210-57100	LEARNING AND DEVELOPMENT	$675.00
	UPDTRNGNC 9-2019	NARCOTIC (4 ODOR)/GUN DETECTOR	$5,000.00	10020210-57100	LEARNING AND DEVELOPMENT	$5,000.00
					Vendor Total:	$6,575.00
FREIGHTQUOTE. COM INC	6105241529	LINEHAUL	$1,600.00	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$1,600.00
					Vendor Total:	$1,600.00

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GARTON TRACTOR INC	CU46930	BAR	$5.15	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$5.15*
	CU47014	ELEMENTS, CARTRIDGES, FILETERS	$176.75	*10024620-56130*	*EXTERNAL SERVICES*	*$176.75*
	CU46960	KIT FILTER	$134.36	*84027225-56130*	*EXTERNAL SERVICES*	*$134.36*
					Vendor Total:	*$316.26*
GOLDEN STATE EMERGENCY VEHICLE SERVICE INC	CIO18496	SEAL BEARING	$46.09	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($0.16)*
				91521400-56130	*EXTERNAL SERVICES*	*$0.33*
				91521400-56130	*EXTERNAL SERVICES*	*$46.09*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.17)*
	CIO18621	TANK TO PUMP REPAIR KIT	$557.61	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($2.83)*
				91521400-56130	*EXTERNAL SERVICES*	*$5.66*
				91521400-56130	*EXTERNAL SERVICES*	*$557.61*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($2.83)*
					Vendor Total:	*$603.70*
GRANICUS INC	13998	SOFTWARE & SERVICES AGREEMENT	($89.25)	*10012500-54320*	*SOFTWARE*	*($89.25)*
	13992	SOFTWARE & SERVICES AGREEMENT	($17.75)	*10012500-54320*	*SOFTWARE*	*($17.75)*
	13993	SOFTWARE & SERVICES AGREEMENT	($17.75)	*10012500-54320*	*SOFTWARE*	*($17.75)*
	13994	SOFTWARE & SERVICES AGREEMENT	($17.75)	*10012500-54320*	*SOFTWARE*	*($17.75)*
	13995	SOFTWARE & SERVICES AGREEMENT	($17.75)	*10012500-54320*	*SOFTWARE*	*($17.75)*
	13996	SOFTWARE & SERVICES AGREEMENT	($17.75)	*10012500-54320*	*SOFTWARE*	*($17.75)*
	107859	SOFTWARE & SERVICES AGREEMENT	$26.58	*10012500-54320*	*SOFTWARE*	*$26.58*
	112535	SOFTWARE & SERVICES AGREEMENT	$206.00	*10012500-54320*	*SOFTWARE*	*$206.00*
					Vendor Total:	*$54.58*
GRANITE CONSTRUCTION COMPANY	1920002 1	NORTHWESTERN PACIFIC RAIL TRAI	$329,063.50	*51124210-80230*	*INFRASTRUCTURE*	*$329,063.50*
	1658236	MISC. ROCK & ROAD PATCH MATERIAL	$548.73	*82027114-54100*	*SUPPLIES*	*$548.73*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GRANITE CONSTRUCTION COMPANY	1645175	MISC. ROCK & ROAD PATCH MATERIAL	$107.95	*84027221-54100*	*SUPPLIES*	*$107.95*
	1665293	MISC. ROCK & ROAD PATCH MATERIAL	$321.07	*84027221-54100*	*SUPPLIES*	*$321.07*
					Vendor Total:	*$330,041.25*
GREATER UKIAH CHAMBER OF COMMERCE	DV091119	2019 ICE RINK	$37,750.00	*31422860-52100*	*CONTRACTED SERVICES*	*$37,750.00*
					Vendor Total:	*$37,750.00*
HACH COMPANY	11638426	AMMONIA	$132.29	*84027225-54103*	*LAB SUPPLIES*	*$132.29*
	11632037	NITRITE	$174.11	*84027225-54103*	*LAB SUPPLIES*	*$174.11*
					Vendor Total:	*$306.40*
HOME DEPOT CREDIT SERVICES	0591030	BUCKETS AND BRAID POLY	$30.21	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$30.21*
	1013194	LUMBER, UTILITY KNIFE, DRYWALL PANEL	$21.72	*10022100-59400*	*OTHER EXPENSES*	*$21.72*
	4013048	CADDY, DEEP PRO ORGANIZER	$43.75	*82027111-54102*	*SMALL TOOLS*	*$43.75*
	6012876	BONDO WOOD FILLER, WOOD AND MASON CHISEL	$48.58	*82027111-54102*	*SMALL TOOLS*	*$48.58*
	3122991	TIKI BITEFUEL	$68.39	*10022300-54100*	*SUPPLIES*	*$68.39*
	2045004	MORTAR MIX AND GAP FILLER	$119.02	*84027221-54100*	*SUPPLIES*	*$119.02*
					Vendor Total:	*$331.67*
IAN MURRAY ROTH	19-08	RESIDENTIAL LEASE 19/20 - GINNY	$687.50	*10013400-52600*	*RENT*	*$687.50*
					Vendor Total:	*$687.50*
INTEGRITY SHRED	98086	SHREDDING SERVICES	$57.00	*20513300-52100*	*CONTRACTED SERVICES*	*$57.00*
	98338	SHREDDING SERVICES	$57.00	*10020210-54100*	*SUPPLIES*	*$28.50*
				20620231-54100	*SUPPLIES*	*$28.50*
	90064	SHREDDING SERVICES	$28.50	*10021210-54100*	*SUPPLIES*	*$14.25*
				91521400-54100	*SUPPLIES*	*$14.25*
					Vendor Total:	*$142.50*
INTERCOUNTY MECHANICAL & ELECTRICAL INC	6861	CHECKED FURNACE AND REPLACED PARTS	$497.23	*10022100-52100*	*CONTRACTED SERVICES*	*$497.23*
	7168	CHECKED AC AND REPLACED PARTS	$536.85	*73022600-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$536.85*
	6925	CHECKED ICE MACHINE AND REPLACED PARTS	$822.25	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$822.25*
					Vendor Total:	*$1,856.33*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
INTERSTATE BATTERIES	380039209	BATTERIES	$263.20	*80026110-56130*	*EXTERNAL SERVICES*	*$263.20*
					Vendor Total:	*$263.20*
ITRON INC	532056	FC300 SPREAD RADIO - FC3001133	$1,268.77	*20513380-54320*	*SOFTWARE*	*$634.37*
				20513382-54320	*SOFTWARE*	*$634.40*
					Vendor Total:	*$1,268.77*
JOHN HAMNER	DV092319	REGISTRATION- C GOWAN	$100.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$100.00*
					Vendor Total:	*$100.00*
JUDY CHAN	OCT 19	OCT 19 RENT - MASON ST	$1,435.00	*10022100-52600*	*RENT*	*$1,435.00*
					Vendor Total:	*$1,435.00*
KELLY DENHAM	DV092019	REIMBURSEMENT- ANNUAL CHILI COOK OFF	$242.04	*10020210-54100*	*SUPPLIES*	*$242.04*
					Vendor Total:	*$242.04*
KIMBALL MIDWEST	7381291	HEX NUTS, COPPER LUGS, PVC, LOCKWASHERS	$1,024.48	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$1,024.48*
					Vendor Total:	*$1,024.48*
KRISTIN MAUREEN GILMORE	190730	CATERED LUNCH, BBQ CHICKEN, PU	$1,710.00	*73022600-54100*	*SUPPLIES*	*$1,710.00*
					Vendor Total:	*$1,710.00*
KRISTINE LAWLER	TR 9/6-13/19	TRAVEL REIMBURSEMENT	$1,201.31	*10012500-57100*	*LEARNING AND DEVELOPMENT*	*$1,201.31*
					Vendor Total:	*$1,201.31*
LIFE ASSIST	941495	MISC. EMS SUPPLIES AS NEEDED	$541.57	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($2.45)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($2.45)*
				10021210-54100	*SUPPLIES*	*$2.45*
				10021210-54100	*SUPPLIES*	*$270.78*
				91721400-54100	*SUPPLIES*	*$2.45*
				91721400-54100	*SUPPLIES*	*$270.79*
					Vendor Total:	*$541.57*
LINCOLN AQUATICS	34924551	MAX-E-PRO PUMP	$856.82	*10022300-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$856.82*
	D8644733	REFUND / RETURN CHLORINE, TABLET REAGENT	($444.01)	*10022300-54106*	*SPECIALTY SUPPLIES*	*($444.01)*
					Vendor Total:	*$412.81*

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LORY LIMBIRD	DV091919	REIMBURSEMENT-BIRTHDAY SUPPLIES	$56.95	10016100-54167	EMPLOYEE DEVELOPMENT	$56.95
					Vendor Total:	$56.95
MARK CLEMENTI PHD	09-03-19	PRE-EMPLOYMENT PSYCH EVALUATION	$2,055.00	10020210-54161	BACKGROUND & PHYSICALS	$2,055.00
					Vendor Total:	$2,055.00
MEAD & HUNT INC	294410	AIRPORT LAND USE PLAN UPDATE	$2,827.50	10023100-52100	CONTRACTED SERVICES	$2,827.50
	293617	AIRPORT LAND USE PLAN UPDATE	$12,314.78	10023100-52100	CONTRACTED SERVICES	$12,314.78
					Vendor Total:	$15,142.28
MES - MUNICIPAL EMERGENCY SERVICES INC	IN1371746	#ART.108.740.4 GENESIS SS E-FO	$28,673.88	25321210-80100	MACHINERY & EQUIPMENT	$14,336.94
				91621400-80100	MACHINERY & EQUIPMENT	$14,336.94
					Vendor Total:	$28,673.88
MIKE STEWART	190927-MS	ADV DISABILITY PENSION PAYMENT	$1,413.19	90000000-10410	ACCOUNTS RECEIVABLE	$1,413.19
					Vendor Total:	$1,413.19
MOIRS	155692	MISC. POOL SUPPLIES AS NEEDED	$331.39	82027111-58202	CHEMICALS	$331.39
	155543	MISC. POOL SUPPLIES AS NEEDED	$441.86	82027111-58202	CHEMICALS	$441.86
	155832	MISC. POOL SUPPLIES AS NEEDED	$441.86	82027111-58202	CHEMICALS	$441.86
	155419	MISC. POOL SUPPLIES AS NEEDED	$497.09	82027111-58202	CHEMICALS	$497.09
					Vendor Total:	$1,712.20
ONE TIME PAY VENDOR	115136-4.1	ENERGY REBATE - JERRY & JULIE FLOYD	$50.00	80626450-52135	ENERGY CONSERVATION PROGRAM	$50.00
	118132-0	ENERGY REBATE - MICHAEL HISCOX	$50.00	80626450-52135	ENERGY CONSERVATION PROGRAM	$50.00
	107144-8.1	ENERGY REBATE - NORA & BILL DANNING	$50.00	80626450-52135	ENERGY CONSERVATION PROGRAM	$50.00
	121219-0	ENERGY REBATE - RONALD HAYDON	$50.00	80626450-52135	ENERGY CONSERVATION PROGRAM	$50.00
	103786-0	ENERGY REBATE - DAVID EYSTER	$100.00	80626450-52135	ENERGY CONSERVATION PROGRAM	$100.00
	080119	ENERGY REBATE - JOHN RADNICH	$100.00	80626450-52135	ENERGY CONSERVATION PROGRAM	$100.00
	121714-0	ENERGY REBATE - WENDY CAMINITI	$100.00	80626450-52135	ENERGY CONSERVATION PROGRAM	$100.00
	117774-0	UTILITY REFUND - ROBERT ACEVEDO	$10.99	90100000-10421	UTILITY RECEIVABLES CLEARING	$10.99

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ONE TIME PAY VENDOR	120554-1	UTILITY REFUND - MELANIE & DOMINIC HUIT	$52.65	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$52.65*
	121183-8	UTILITY REFUND - ROBERT ACEVEDO	$61.20	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$61.20*
					Vendor Total:	*$624.84*
OPERATING ENGINEER PUBLIC& MISC EMPLOYEES	86138 AUG 19	AUG 19 HEALTH INSURANCE	$1,540.00	*20700000-20524*	*NON-EMPLOYEE HEALTH INS.PREM*	*$1,540.00*
					Vendor Total:	*$1,540.00*
PACE SUPPLY CORPORATION	025587384	PVC SOCKET	$76.33	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$76.33*
	025551128	TRAP PRIMER PRECISION	$85.23	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$85.23*
	025579223	LATEX RUBBER GLOVES	$119.30	*84027221-54100*	*SUPPLIES*	*$119.30*
					Vendor Total:	*$280.86*
PACIFIC REDWOOD MEDICAL GROUP INC	2164	PRE-EMPLOYMENT PHYSICALS	$40.32	*10021210-54161*	*BACKGROUND & PHYSICALS*	*$20.16*
				91521400-54161	*BACKGROUND & PHYSICALS*	*$20.16*
					Vendor Total:	*$40.32*
PETERSON CAT	GGC222129	OP MAINTENANCE	$66.75	*84027221-56130*	*EXTERNAL SERVICES*	*$66.75*
					Vendor Total:	*$66.75*
PETERSON TRUCKS INC	215155P	TOWEL BOX, WINDSHIELD WASHER, FILTER	$307.50	*90000000-23252*	*DISTRICT USE TAX-LIBRARIES*	*($0.36)*
				10021210-56130	*EXTERNAL SERVICES*	*$1.79*
				10021210-56130	*EXTERNAL SERVICES*	*$307.50*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($1.43)*
					Vendor Total:	*$307.50*
PETTY CASH	DV092519	RECRUITMENT COST	$1,500.00	*10020210-54203*	*RECRUITMENT*	*$1,500.00*
					Vendor Total:	*$1,500.00*
PG&E CO	6833-2 AUG 19	PACIFIC GAS & ELECTRIC	$595.98	*10021210-55210*	*UTILITIES*	*$297.99*
				91521400-55210	*UTILITIES*	*$297.99*
					Vendor Total:	*$595.98*
POLYDYNE INC	1387072	NON-IONIC (DRY) POLYMER	$1,001.88	*82027111-58202*	*CHEMICALS*	*$1,001.88*
					Vendor Total:	*$1,001.88*
PREMIER AUTO BODY REPAIR	01026	BODY REPAIR TO 2016 FORD SUPER	$4,349.50	*82027111-56130*	*EXTERNAL SERVICES*	*$4,349.50*
					Vendor Total:	*$4,349.50*

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PUBLIC SERVICE DEPARTMENT	81411-1 JUL 19	SEWER - 1500 S STATE ST	$53.47	*10021210-55210*	*UTILITIES*	*$26.73*
				91521400-55210	*UTILITIES*	*$26.74*
	90558-8 JUL 19	SEWER - 141 LOVERS LN	$93.07	*10021210-55210*	*UTILITIES*	*$46.53*
				91521400-55210	*UTILITIES*	*$46.54*
	CITY JUL 19	CITY UTILITIES	$68,017.73	*10022100-55210*	*UTILITIES*	*$20,596.54*
				10022300-55210	*UTILITIES*	*$390.38*
				10022700-55210	*UTILITIES*	*$666.06*
				10024214-55210	*UTILITIES*	*$61.74*
				10024620-55210	*UTILITIES*	*$105.18*
				20620231-55210	*UTILITIES*	*$6.31*
				20822500-55210	*UTILITIES*	*$3,938.79*
				20824300-55210	*UTILITIES*	*$13.19*
				64020213-55210	*UTILITIES*	*$98.81*
				72022400-55210	*UTILITIES*	*$21,662.09*
				73022600-55210	*UTILITIES*	*$653.02*
				77725200-55210	*UTILITIES*	*$558.14*
				80026400-55210	*UTILITIES*	*$669.02*
				82027111-55210	*UTILITIES*	*$17,772.81*
				84027221-55210	*UTILITIES*	*$17.20*
				84027225-55210	*UTILITIES*	*$808.45*
	89690-2 JUL 19	SEWER - 1640 S STATE ST	$155.04	*31122000-55210*	*UTILITIES*	*$155.04*
					Vendor Total:	*$68,319.31*
R&B COMPANY - RWC	S1865358.001	(1-CI-64) Coupling, Increaser	$2,634.45	*82000000-12104*	*INVENTORY - PURCHASES*	*$2,634.45*
					Vendor Total:	*$2,634.45*
RAINFOREST FANTASY	03655	PEER SUPPORT - PD	$59.88	*10020210-54100*	*SUPPLIES*	*$59.88*
					Vendor Total:	*$59.88*
RAY A MORGAN COMPANY	2667798	COPIER LEASE & SERVICE	$55.35	*10021210-54100*	*SUPPLIES*	*$27.68*
				91521400-54100	*SUPPLIES*	*$27.67*
					Vendor Total:	*$55.35*
RAY C STARKEY	P-1900356	FINANCE SHIRTS - BID AUDIT	$213.24	*10013400-54100*	*SUPPLIES*	*$213.24*
					Vendor Total:	*$213.24*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
REDWOOD COAST FUELS	2074525	CARDLOCK FUEL PURCHASES	$144.62	84027225-56130	EXTERNAL SERVICES	$144.62
	2072326	CARDLOCK FUEL PURCHASES	$10,236.60	10020210-56210	FUEL & FLUIDS	$3,337.04
				10022100-56210	FUEL & FLUIDS	$1,000.84
				10023320-56210	FUEL & FLUIDS	$75.25
				10024210-56210	FUEL & FLUIDS	$28.08
				10024620-56210	FUEL & FLUIDS	$1,300.25
				20324100-56210	FUEL & FLUIDS	$195.03
				20513382-56210	FUEL & FLUIDS	$57.89
				20822500-56210	FUEL & FLUIDS	$44.46
				80026400-56210	FUEL & FLUIDS	$1,502.87
				82027111-56210	FUEL & FLUIDS	$354.61
				82027114-56210	FUEL & FLUIDS	$28.08
				82027114-56210	FUEL & FLUIDS	$520.53
				82027114-56210	FUEL & FLUIDS	$637.80
				84027221-56210	FUEL & FLUIDS	$28.08
				84027221-56210	FUEL & FLUIDS	$443.41
				84027221-56210	FUEL & FLUIDS	$543.31
				84027225-56210	FUEL & FLUIDS	$139.07
	1299631	CARDLOCK FUEL PURCHASES	$692.03	77725200-56210	FUEL & FLUIDS	$692.03
					Vendor Total:	$11,073.25
REDWOOD EMPIRE MUNICIPAL INSURANCE FUND	INV-002503	SEMI ANNUAL DEDUCTIBLES FOR WC PROPERTY & LIABILITY	$107,901.37	20216200-52522	LIABILITY & PROPERTY DEDUCT	$250.00
				20216200-52522	LIABILITY & PROPERTY DEDUCT	$9,854.84
				20216200-52524	PROPERTY INSURANCE PREMIUM	$150.00
				20216200-52524	PROPERTY INSURANCE PREMIUM	$30,000.00
				20116220-52525	WORKER'S COMP. EXPENSE	$7,600.00
				20116220-52525	WORKER'S COMP. EXPENSE	$60,046.53

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REDWOOD EMPIRE MUNICIPAL INSURANCE FUND	19-10 HEALTHCOMP	OCT 19 REMIF MEDICAL DENTAL & VISION	$246,283.88	20700000-20524	NON-EMPLOYEE HEALTH INS. PREM	$455.00
				20700000-20524	NON-EMPLOYEE HEALTH INS.PREM	$2,223.48
				20700000-20524	NON-EMPLOYEE HEALTH INS.PREM	$14,446.00
				20700000-20520	P/R DEDUCT.-MEDICAL INS	$208,848.00
				20700000-20510	REMIF DENTAL	$17,090.00
				20700000-20511	REMIF VISION	$3,221.40
					Vendor Total:	$354,185.25
REDWOOD FORD	133545	ELEMENT ASSEMBLY	$19.12	10020210-56130	EXTERNAL SERVICES	$19.12
	133646	SPARK PLUG	$66.90	10020210-56130	EXTERNAL SERVICES	$66.90
	133715	COVER	$200.89	10020210-56130	EXTERNAL SERVICES	$200.89
	133703	RELAY	$18.61	10024620-56130	EXTERNAL SERVICES	$18.61
	133428	AIR SWITCH	$52.65	10024620-56130	EXTERNAL SERVICES	$52.65
	133412	INDICATOR ASSEMBLY	$23.26	20324100-56130	EXTERNAL SERVICES	$23.26
	133623	SUNSHADE	$23.83	20324100-56130	EXTERNAL SERVICES	$23.83
	133445	MOTORCRAFT	$69.99	20324100-56130	EXTERNAL SERVICES	$69.99
	133408	ELEMENT KIT	$114.67	20324100-56130	EXTERNAL SERVICES	$114.67
					Vendor Total:	$589.92
REDWOOD TOXICOLOGY LAB INC	00169820198	DRUG SCREEN TESTING FY 19/20	$12.93	10020210-52100	CONTRACTED SERVICES	$12.93
					Vendor Total:	$12.93
REXEL USA INC	V800496	COMBINATION TOGGLE SWITCH	$3.81	82027111-56300	BUILDING MAINT. & REPAIR	$3.81
	X081079	CONDUIT REDUCER	$7.87	82027111-56300	BUILDING MAINT. & REPAIR	$7.87
	X093312	CONDUIT REDUCER	$33.00	82027111-56300	BUILDING MAINT. & REPAIR	$33.00
	X061195	INDICATOR LIGHT	$287.56	82027111-56300	BUILDING MAINT. & REPAIR	$287.56
	X081078	COOPER CROUSE-HINDS	$492.82	82027111-56120	EQUIPMENT MAINTENANCE & REPAIR	$492.82
	V927480	COOPER CROUSE HINDS	$815.27	82027111-56120	EQUIPMENT MAINTENANCE & REPAIR	$739.23
				84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$76.04

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
REXEL USA INC	V985180	CONDUITS	$832.88	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$832.88*
	X024421	LIQUID TIGHT CONNECTOR	$986.38	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$986.38*
					Vendor Total:	*$3,459.59*
RICHARD SEANOR	DV091919	REIMBURSEMENT - MEMBERSHIP	$295.00	*10024210-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$295.00*
					Vendor Total:	*$295.00*
RICHARD THORNTON	00000010578	MISC. TELEPHONE PRODUCTS & SER	$108.03	*10020210-52100*	*CONTRACTED SERVICES*	*$108.03*
					Vendor Total:	*$108.03*
RINO PACIFIC	CL28486	FUEL CARD CHARGES AS NEEDED	$1,328.05	*10021210-56210*	*FUEL & FLUIDS*	*$664.02*
				91521400-56210	*FUEL & FLUIDS*	*$664.03*
	0002704	FUEL CARD CHARGES AS NEEDED	$143.26	*82027114-56210*	*FUEL & FLUIDS*	*$77.36*
				84027221-56210	*FUEL & FLUIDS*	*$65.90*
					Vendor Total:	*$1,471.31*
SAFETY-KLEEN CORPORATION	80769398	PARTS WASHER SERVICE AS NEEDED	$450.94	*20324100-52100*	*CONTRACTED SERVICES*	*$450.94*
					Vendor Total:	*$450.94*
SAFEWAY INC	STMT AUG 19	MISC. PURCHASES AS NEEDED	$1,760.86	*90000000-23226*	*CONCERT SERIES*	*$4.34*
				90000000-23226	*CONCERT SERIES*	*$39.13*
				90000000-23226	*CONCERT SERIES*	*$39.96*
				90000000-23226	*CONCERT SERIES*	*$94.34*
				90000000-23226	*CONCERT SERIES*	*$101.61*
				90000000-23226	*CONCERT SERIES*	*$109.94*
				90000000-23226	*CONCERT SERIES*	*$112.45*
				90000000-23226	*CONCERT SERIES*	*$124.41*
				90000000-23226	*CONCERT SERIES*	*$416.57*
				84027225-57100	*LEARNING AND DEVELOPMENT*	*$27.08*
				10010000-54100	*SUPPLIES*	*$98.19*
				10022300-54100	*SUPPLIES*	*$26.06*
				10022300-54100	*SUPPLIES*	*$30.58*
				10022300-54100	*SUPPLIES*	*$50.34*
				10022300-54100	*SUPPLIES*	*$57.90*

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SAFEWAY INC	STMT AUG 19	MISC. PURCHASES AS NEEDED	$1,760.86	*10022840-54100*	*SUPPLIES*	*$6.52*
				10022840-54100	*SUPPLIES*	*$7.98*
				10022840-54100	*SUPPLIES*	*$15.00*
				10022840-54100	*SUPPLIES*	*$15.77*
				10022840-54100	*SUPPLIES*	*$31.12*
				10022840-54100	*SUPPLIES*	*$42.41*
				73022600-54100	*SUPPLIES*	*$27.94*
				73022600-54100	*SUPPLIES*	*$135.38*
				73022600-54100	*SUPPLIES*	*$145.84*
					Vendor Total:	*$1,760.86*
SHAMROCK SCIENTIFIC SPECIALTY SYSTEMS INC	INV042309	EVIDENCE LABELS	$157.20	*10020210-54201*	*PRISONER EXPENSE*	*$157.20*
					Vendor Total:	*$157.20*
SHN CONSULTING ENGINEERS & GEOLOGISTS INC	102059	MATERIALS AND COMPACTIONS TEST	$1,179.50	*10024620-80230*	*INFRASTRUCTURE*	*$1,179.50*
					Vendor Total:	*$1,179.50*
SNAP-ON INDUSTRIAL	ARV/41113838	GARAGE TOOLS	$139.24	*84027225-54102*	*SMALL TOOLS*	*$139.24*
					Vendor Total:	*$139.24*
SOLID WASTES SYSTEMS INC	687458	MISC. DUMP FEES	$22.80	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$22.80*
	690843	MISC. DUMP FEES	$22.80	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$22.80*
	686398	MISC. DUMP FEES	$23.48	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$23.48*
	688132	MISC. DUMP FEES	$33.69	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$33.69*
	686461	MISC. DUMP FEES	$53.09	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$53.09*
	687682	MISC. DUMP FEES	$61.26	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$61.26*
	687674	MISC. DUMP FEES	$111.51	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$111.51*
	686094	MISC. DUMP FEES	$107.21	*84027225-54100*	*SUPPLIES*	*$107.21*
					Vendor Total:	*$435.84*
STATE WATER RESOURCES CONTROL BOARD	DV092319	REGISTRATION - T SHEFFER	$95.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$95.00*
					Vendor Total:	*$95.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
STEVEN FINKELMAN	DV091219	REIMBURSEMENT - SEWER LATERAL	$2,000.00	*84427222-52100*	*CONTRACTED SERVICES*	*$2,000.00*
					Vendor Total:	*$2,000.00*
SYDNEY DEARBORN	1869206580	REIMBURSEMENT FOR MEDICAL INSURANCE	$170.17	*91500000-20561*	*ACCRUED SICK*	*$170.17*
					Vendor Total:	*$170.17*
THOMAS FORCE	DV091119	ENERGY REBATE - THOMAS FORCE	$500.00	*80726441-59301*	*RENEWABLE ENERGY REBATES*	*$500.00*
					Vendor Total:	*$500.00*
THURSTON CHEVROLET TOYOTA SCION	218124	FILTER ASSEMBLY	$30.85	*10020210-56130*	*EXTERNAL SERVICES*	*$30.85*
	218120	ROTOR BRAKE, PAD KIT	$256.94	*10020210-56130*	*EXTERNAL SERVICES*	*$256.94*
					Vendor Total:	*$287.79*
THURSTON CHRYSLER DODGE JEEP RAM	17551	AA WIRE DOOR RETURN	($136.47)	*10020210-56130*	*EXTERNAL SERVICES*	*($136.47)*
	17514	AC SUPPORT	$4.54	*10020210-56130*	*EXTERNAL SERVICES*	*$4.54*
	17537	AA WIRING	$83.72	*10020210-56130*	*EXTERNAL SERVICES*	*$83.72*
	CHCS25150	FRONT DOOR LOCK ASSEMBLY	$420.30	*10020210-56130*	*EXTERNAL SERVICES*	*$420.30*
	17390	FILTERS	$164.92	*20324100-58510*	*REIMBURSABLE JOBS*	*$164.92*
					Vendor Total:	*$537.01*
TIA SATTERWHITE	DV092619	CATERING FOR CITY OF UKIAH HOL	$500.00	*10016100-54167*	*EMPLOYEE DEVELOPMENT*	*$500.00*
					Vendor Total:	*$500.00*
TOTAL COMPENSATION SYSTEMS, INC	DV092319	GASB 68 REPORTING SERVICE FOR	$880.00	*10013400-52100*	*CONTRACTED SERVICES*	*$880.00*
					Vendor Total:	*$880.00*
TUFTS POLYGRAPH & INVESTIGATION	2019-495(C)	TRAVEL ADVANCE	$3,350.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$3,350.00*
					Vendor Total:	*$3,350.00*
TYLER BUSINESS FORMS	3366	CHECK STOCK, ENVELOPES	$322.40	*10013402-54100*	*SUPPLIES*	*$322.40*
					Vendor Total:	*$322.40*
TYLER TECHNOLOGIES INC	045-272652	TYLER FORMS INDIVIDUAL PAYROLL	$2,250.00	*10013402-54100*	*SUPPLIES*	*$2,250.00*
					Vendor Total:	*$2,250.00*
UKIAH HIGH SCHOOL	DV091819	ADVERTISEMENT	$200.00	*90000000-23219*	*PUMPKINFEST*	*$200.00*
					Vendor Total:	*$200.00*

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UKIAH TROPHIES & GIFTS	658094	ENGRAVING SERVICES	$781.94	*10022100-54100*	*SUPPLIES*	*$781.94*
					Vendor Total:	*$781.94*
UKIAH VALLEY MEDICAL CENTER	2430	PRE-EMPLOYMENT PHYSICALS	$1,366.27	*10016100-54161*	*BACKGROUND & PHYSICALS*	*$122.23*
				10020210-54161	*BACKGROUND & PHYSICALS*	*$1,244.04*
					Vendor Total:	*$1,366.27*
UKIAH WASTE SOLUTIONS INC	080119	ENERGY REBATE	$200.00	*80626450-52135*	*ENERGY CONSERVATION PROGRAM*	*$200.00*
					Vendor Total:	*$200.00*
UNITED SITE SERVICES	214-2741466	PORTABLE TOILET RENTAL	($54.07)	*10022832-54100*	*SUPPLIES*	*($54.07)*
	114-8697793	PORTABLE TOILET RENTAL	$216.29	*10022832-54100*	*SUPPLIES*	*$216.29*
					Vendor Total:	*$162.22*
US BANK EQUIPMENT FINANCE	394421978	COPYSTAR LEASE	$130.53	*10021210-54500*	*EQUIP RENTS AND LEASES*	*$65.26*
				91521400-54500	*EQUIP RENTS AND LEASES*	*$65.27*
					Vendor Total:	*$130.53*
US CELLULAR	0329006413	CELL PHONES	$142.94	*10024620-55100*	*TELEPHONE*	*$7.44*
				80026400-55100	*TELEPHONE*	*($12.56)*
				80026400-55100	*TELEPHONE*	*$36.06*
				82027110-55100	*TELEPHONE*	*($2.79)*
				82027111-55100	*TELEPHONE*	*$24.86*
				84027221-55100	*TELEPHONE*	*($2.79)*
				84027225-55100	*TELEPHONE*	*$92.72*
					Vendor Total:	*$142.94*
USA BLUEBOOK	999132	LMI E711-363SI SERIES PUMP, 60	$78.39	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$78.39*
	981008	LMI E711-363SI SERIES PUMP, 60	$3,235.04	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$3,235.04*
	000060	DRAINS TO CREEK SIGN	$40.86	*84027225-54103*	*LAB SUPPLIES*	*$40.86*
					Vendor Total:	*$3,354.29*
WARREN CONSTRUCTION & ROOFING INC	1006686	LEAK INVESTIGATION AND REPAIR	$1,122.00	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$1,122.00*
					Vendor Total:	*$1,122.00*
WASTE MANAGEMENT	2773941-2561-5	GARAGE SERVICE	$59.50	*10021210-55210*	*UTILITIES*	*$29.75*

List of Checks Presented for Approval on 9/27/2019

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
WASTE MANAGEMENT	2773941-2561-5	GARAGE SERVICE	$59.50	*91521400-55210*	*UTILITIES*	*$29.75*
	2774150-2561-2	GARBAGE SERVICES	$59.50	*10021210-55210*	*UTILITIES*	*$29.75*
				91521400-55210	*UTILITIES*	*$29.75*
					Vendor Total:	*$119.00*
WESTERN RENEWABLE ENERGY GENERATION	WR15021	WREGIS CERTIFICATE FEES	$4.21	*80026400-52100*	*CONTRACTED SERVICES*	*$4.21*
	WR13724	WREGIS CERTIFICATE FEES	$9.20	*80026400-52100*	*CONTRACTED SERVICES*	*$9.20*
	WR14521	WREGIS CERTIFICATE FEES	$11.10	*80026400-52100*	*CONTRACTED SERVICES*	*$11.10*
	WR15461	WREGIS CERTIFICATE FEES	$135.39	*80026400-52100*	*CONTRACTED SERVICES*	*$135.39*
					Vendor Total:	*$159.90*
WIPF CONSTRUCTION LLC	91307	DELIVERY OF MISC. MATERIALS AS	$645.60	*82027114-54100*	*SUPPLIES*	*$645.60*
					Vendor Total:	*$645.60*
WITMER PUBLIC SAFETY GROUP	E1856764	#WP-LPH-CB-1201-BK WOLFPACK GE	$1,160.26	*25321210-54106*	*SPECIALTY SUPPLIES*	*$580.13*
				91621400-54106	*SPECIALTY SUPPLIES*	*$580.13*
					Vendor Total:	*$1,160.26*
WYATT IRRIGATION CO	263697 00	ORCHARD PARK SUPPLIES	$56.10	*10022100-59400*	*OTHER EXPENSES*	*$28.05*
				10022100-59400	*OTHER EXPENSES*	*$28.05*
					Vendor Total:	*$56.10*
					INVOICE TOTAL:	***$960,685.53***

Agenda Item No: 11.a.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-129

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Conduct a Public Hearing and Receive the Measure P Oversight Committee Report and Findings for Fiscal Years 2017 and 2018, and Disband the Committee per Resolution 2014-28.

DEPARTMENT: Police **PREPARED BY:** Justin Wyatt, Police Chief

ATTACHMENTS:
1. 2014-28 CC Reso - Establishing Expenditure Plan & Oversight Committee
2. Public Safety Revenue Expenditures & Staffing
3. Public Safety Expenditures Over Time

Summary: Resolution 2014-28 established an expenditure plan for Public Safety, and calls for the City Council to establish an Oversight Committee to review the City's budget for public safety services and the expenditure of revenues following the passage of Measure P in 2014. This Measure P Oversight Committee was selected by Council in August of 2019 and has met and reviewed the Measure P Financial Analysis Report for Fiscal Years 2017 and 2018. The Committee's findings will be reported during this public hearing.

Background: In June 2014, the Ukiah City Council approved Resolution No. 2014-28 (Attachment #1), which established an expenditure plan for public safety and the establishment of an Oversight Board to review and report on the performance of the expenditure plan, to include expenditures of Measure P revenues, every second year.

In August 2019, the Ukiah City Council appointed a Measure P Oversight Committee from a pool of applicants. This committee was comprised of Eric Singleton, representing the Ukiah Valley Fire Authority, Tom Corning, representing the Ukiah Police Department, and at-large members Roe Sandelin, Larry Olson, and Matthew Froneberger.

The Measure P Oversight Committee met on September 16, 2019, and reviewed and discussed the City's Measure P Financial Report.

Discussion: On September 16th, the Measure P Oversight Committee met with City of Ukiah Staff to include Sage Sangiacomo, Daniel Buffalo, Douglas Hutchison, and Justin Wyatt. Finance Director Buffalo presented a Measure P Financial Report to include an analysis of Measure P and Public Safety revenues and expenditures and staffing (Attachment #2), and a comparison of Public Safety expenditures compared to Measure P and General revenues over time (Attachment #3).

The committee discussed current and future staffing levels, challenges, and needs pertaining to Police and Fire services, and facility and equipment needs and challenges presently and looking forward. Further discussion was held around concerns related to infrastructure and service areas and relevant and equitable funding sources, particularly concerning the Ukiah Valley Fire Authority.

The Committee agreed the minimum level of Public Safety Services to be maintained by the City relevant to Measure P revenues and pertaining to the Police Department were straightforward, and represented by a defined number of full-time police officer positions. The committee heard the steps being taken to bring Police

Department staffing levels closer to that threshold.

The committee discussed and was challenged with identifying a similar threshold for the Fire Authority related to the level of fire prevention and protection services commensurate with the City's portion of contractual agreements between the City and District for joint fire, paramedic, and fire services within the boundaries of the Ukiah Valley Fire Authority.

The committee expressed and agreed upon a series of concerns related to the lack of adequate staffing as well as limitations for funding of the Ukiah Valley Fire Authority given the increasing demands for service. The various revenue streams available through the City and Fire district were explained and discussed along with their limitations, including the fact that they are not applied evenly throughout the entire service area of the Fire Authority.

The Committee ultimately found that the City is meeting the objectives of the Public Safety expenditure plan. The committee agreed to adopt as their final report the City's Measure P Financial Report, to include; the Measure P Analysis depicting staffing levels and Public Safety expenditures and revenue, and the historical expenditure of funds related to Public Safety services. The Committee directed staff to report to Council their findings and present their final report.

Recommended Action: Resolution 2014-28 directs the City Council to conduct a public hearing, receive the Measure P Oversight Committee's final report and if no further action is desired, disband the Committee.

Citizen advisement: Notice to be published in Ukiah Daily Journal no less than 10 days prior to Public Hearing, placed in the Civic Center Public View Binder, and available for public review on the City's website at http://www.cityofukiah.com/projects/notices-and-bulletins/ under with the Public Notices tab. Measure P Oversight Committee members.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Sage Sangiacomo, City Manager; Daniel Buffalo, Finance Director; Douglas Hutchison, Fire Chief

Approved: Sage Sangiacomo, City Manager

RESOLUTION NO. 2014-28

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ESTABLISHING AN EXPENDITURE PLAN FOR PUBLIC SAFETY AND AN OVERSIGHT BOARD TO MAKE PERIODIC REPORTS ON THE PERFORMANCE OF THE EXPENDITURE PLAN

WHEREAS:

1. The City of Ukiah is 4.7 square miles in size, but is surrounded by additional urban areas and residential subdivisions within an unincorporated portion of Mendocino County. The Ukiah Valley is the most populous portion of Mendocino County, containing, at least, 2/3 of the total county population; and

2. The California Department of Finance estimates the population of the City of Ukiah ("City") as of January 1, 2004, at 15,907 people and 16,185 as of January 1, 2014; and

3. Ukiah is the County Seat for Mendocino County and a commercial center for Mendocino County, Lake County, Southern Humboldt County and Northern Sonoma County; and

4. As such during business hours, the City population swells to perhaps as many as 40,000 people, including people who work, shop and receive services in Ukiah; and

5. Ukiah also is located on U.S. Highway 101, which is the major north-south highway west of Interstate Highway 5, and links southern California to Northern California and Oregon; and

6. Consequently, a small city with a population of 15,907 people in 2004 and 16,185 in 2014 must provide law enforcement, fire protection and emergency medical services to a day time population of 40,000, and respond to emergencies within the City, on U.S. Highway 101, and on a mutual aid basis within the larger Ukiah Valley; and

7. Public safety services are a general fund obligation of the City, which receives revenues from ad valorem property taxes, sales taxes and vehicle license fees. The City receives only 1% of the gross receipts from taxable retail sales within the City and less than 10% of the property taxes collected from real property located within the City; and

8. While population within the Ukiah Valley and City of Ukiah has grown over the last 30 years, calls for police services have also grown significantly. Calls for police services has increased from around 2500 calls in 1969 to over 25,000 in 2014, or by 1000%. Calls for service have increased in virtually every category, including assaults with weapons, burglary, thefts and shoplifting, drugs, sexual assaults and domestic violence; and

9. In contrast, between the years 1989 and 2003, the number of sworn officers in the Ukiah Police Department has remained constant at 28 officers; and

10. Calls for fire services have also grown. Between 1986 and 2012, fire calls increased 61% from 1,353 in 1986 to 3,277 in 2012; and

11. In 1988, the Ukiah Valley Fire District contracted with the City of Ukiah to provide fire services. The combined fire department had 15 firefighters; and

12. In 1988, the Ukiah Valley Fire District and City of Ukiah fire departments elected to independently provide fire services to their communities. Over the next 20 years, City of Ukiah Fire Department continued to provide at least 15 firefighter staffing; and

13. In 2003, due to the State of California's budget deficit, the City's general fund revenues were decreased significantly; and

14. As a result, the City was faced with substantial deficits for fiscal years 2004-2005, which required lay-offs or other reductions in expenditures for public safety services in the City; and

15. These budget deficits lead to deferment of equipment replacements, including fire engines, the City's ladder truck and police patrol cars; and

16. To address the significant demands of an increased public safety workload and provide funding for necessary equipment, in June of 2005, the Citizens of Ukiah passed by a majority vote, Measure S, a ½ cent general sales tax measure ("Measure S Sales Tax"), and Measure T, an accompanying advisory measure, which said that the first priority for additional sales tax funds should be support of essential public safety services; and

17. Measure S provided funding that has been used to increase the Police Department staffing from 28 sworn officers to 32 sworn officers. The 4 additional officers (one per work shift) were added to address workload increases and decrease response times; and

18. Measure S allowed the Fire Department to replace aging fire equipment, including the City's essential ladder truck, and other fire vehicles, and maintain a staff of at least 15 firefighters, with at least 4 firefighters on duty per shift for emergency services; and

19. In 2008, the Nation, State of California and the City of Ukiah, experienced a recession which significantly reduced city revenues from sales taxes, including revenues received from Measure S. Due to these budget deficits, the City's general fund revenues were significantly decreased; and

20. This unanticipated nation-wide recession forced the City of Ukiah to eliminate open positions, layoff personnel and reduce general fund budgets; and

21. Over the last six years, every employee in the City of Ukiah has had a 5% reduction in pay, and absorbed increases to their health insurance costs, in addition to various unpaid furloughs and reduced work hours which were made necessary by significantly reduced sales and property tax revenues ; and

22. The City of Ukiah fully complied with the PERS retirement cost reductions, reducing retirements costs for new employees; and

23. The Police Department was reduced over a two year period from 32 sworn officers to 30 sworn, then 26 sworn officers, because of the 2008 recession and reduction in General Fund revenues and Measure S revenues; and

24. The Fire Department operated ambulance service was eliminated as an additional measure to economize in response to the 2008 recession and reduction in Measure S Sales Tax and General Fund revenues, because the cost of the ambulance service exceeded the limited compensation from reduced Medi-Cal and Medi-Care reimbursements; and

25. As the economy improved, and General Fund revenues and Measure S Sales Tax revenues have been restored to the levels prevailing before the 2008 recession, the City of Ukiah has worked to improve public safety services to the Ukiah community; and

26. For a two year period commencing January 1, 2014 and ending on December 31, 2015, the City of Ukiah and the Ukiah Valley Fire District have entered a contract to provide fire services to the entire Ukiah Valley and City of Ukiah; and

27. This agreement has increased the available on-duty firefighting staff to 18 firefighters, (11-City paid personnel, 6-District personnel, and shared Fire Chief) a combined two-department volunteer firefighter force, with an increased firefighter capacity to at least 6 firefighters on-duty each day for firefighting and Paramedic medical services; and

28. The City Council has reauthorized the Police Department to increase staffing back to 32 sworn officers. The additional officers (which allow for an extra officer per work shift) were added to address workload increases and decreased response times; and

29. Unlike the City's 1% share of the current 8.25% statewide sales tax, all sales taxes produced by Measure S must remain in the City of Ukiah. These taxes cannot be taken away by the State of California. Although enacted as a general tax which can lawfully be used for any municipal purpose, the City Council has and by this resolution will continue to place the Measure S Sales Tax revenue in a designated account within its budget and financial statements so that its use for public safety services can be reviewed, audited and accounted for; and

30. In addition, it is the intent of this resolution to commit the City to maintain the amount of general fund revenues supporting public safety at or above current levels. This resolution also commits the City to maintain the current level of public safety services, including a minimum of 32 sworn police officer, and the level of fire prevention and protective services commensurate with the City of Ukiah's portion of any City and District contractual agreement for joint fire, paramedic and fire prevention operations; and

31. Measure S will sunset in September of 2015. Without the continuation of Measure S Sales Tax revenue, the City of Ukiah could not maintain current Police and Fire services. Without Measure S Sales Tax revenues, the City of Ukiah would be forced to reduce or eliminate some or all of these essential public safety services.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. EXPENDITURE PLAN: While the revenue received by the City from Measure S Sales Tax is unrestricted general fund revenue, by this resolution, the City Council commits to using these revenues to provide public safety services. "Public safety services" means law enforcement and crime prevention services provided by the Ukiah Police Department, and fire protection and prevention and emergency medical services provided by the Ukiah Fire Department, by contract with the Ukiah Valley Fire Protection District or any other arrangement approved by the City Council. These taxes may be used to pay for such public safety services expenses as the training and salaries, including overtime and specialty pay, and fringe benefits, of public safety officers and support staff working in the Police Department and of firefighters, emergency medical technicians and support staff providing fire prevention and protection services to the City. These funds may also be used for operating expenses, and the purchase of vehicles, equipment and supplies, and capital improvements used exclusively for Public safety services.

A. Accounting for Public Safety Services Revenue. In each fiscal year commencing with the 2014-2015 fiscal year, for purposes of accounting for the use of these revenues, the City shall continue to credit to an account or fund in the City's budget and financial records, to be designated by the Finance Director, all of the following: (1) Measure S Sales Tax revenue; and (2) "Public Safety Revenue" which is the revenue produced by the Police and Fire Departments.

B. Minimum level of Public Safety Services. The City shall maintain a minimum level of public safety services, but nothing in this resolution prevents the City Council from establishing a higher level of public safety services, reorganizing or changing the method of providing public safety services or reducing staffing for public safety where required by financial necessity resulting from circumstances beyond the control of the City, such as a prolonged recession like the one experienced in 2008 or other prolonged and substantial reduction in general fund revenues. The minimum level of public safety services shall be the level of such services available in the City in the 2014-15 fiscal year, including the following: (1) thirty-two (32) full-time peace officers as defined in Penal Code Section 7 and Title 3, Part 2, Chapter 4.5 (commencing with Section 830), and the level of fire prevention and protective services commensurate with the City of Ukiah's portion of any City and District contractual agreement for joint fire, paramedic, and fire prevention operations .

2. OVERSIGHT COMMITTEE. Every two years after the Effective Date of Ordinance No. 1149, extending the Measure S sales tax, the City Council shall appoint five people to an "Oversight Committee" the only function of which shall be to review the City's budget for public safety services and the expenditure of the revenues so budgeted. The persons appointed to the Oversight Committee should represent a broad range of interests in the City, including such interests as business owners, ethnic minorities, (1) Ukiah City firefighter, (1) Ukiah City peace officer, homeowners and tenants.

The City Manager shall provide the Oversight Committee with any information it requests which is not exempt from disclosure under the California Public Records Act and shall assist it in organizing and analyzing the information so provided. The Oversight Committee must prepare a written report which shall be presented to the City Council at a noticed public hearing and which shall be available to the general public for not less than 10 calendar days prior to the scheduled hearing date. The report shall contain an analysis of the level and types of service provided by the City's police department and fire department or other arrangement approved by the City Council, the revenues and expenditures of the designated fund or account. It shall also make recommendations concerning the future use of these funds and levels and types of service. The Oversight Committee shall dissolve after it files its report with the City Council, until a new Oversight Committee is appointed for the next two year review.

3. ACCOUNTING FOR MEASURE S SALES TAX REVENUE. All Measure S Sales Tax revenues and all interest on said revenues shall be credited to the designated fund or account and shall be designated for use in accordance with this Resolution.

PASSED AND ADOPTED ON JUNE 24, 2014, BY THE FOLLOWING ROLL CALL VOTE:

AYES: Councilmembers Scalmanini, Crane, Thomas, Landis, and Mayor Baldwin
NOES: None
ABSENT: None
ABSTAIN: None

Philip E. Baldwin, Mayor

ATTEST:

Kristine Lawler, City Clerk

CITY OF UKIAH
MEASURE P ANALYSIS

Eligible Measure P Costs

Measure P: Transaction and Use Tax

Measure P, passed by a simple majority (50% plus 1) of Ukiah voters in November of 2014 was a general (unrestricted) transaction and use tax. It continued a sun-setting transaction and use tax, known as Measure S (2005). Measure T (2005), passed in conjunction with Measure S, was a distinctly separate, advisory Measure indicating the voting public's preference for the use of Measure S proceeds.

A general, unrestricted tax is one that can be used to fund any program, function, service, or project at the discretion of the City Council. It is not a special, restricted tax, which would require approval of two-thirds of the voting public.

The language for the two ballot measures from 2005 (Measures "S" and "T") was as follows:

Ballot Measure "S":
"Shall Ordinance No. 1063 be adopted to impose a transaction (sales) and use tax at a maximum rate of one-half of one percent within the city limits of the City of Ukiah?"

Advisory Measure "T":
"Should additional funds for public safety, including police, fire, and emergency medical services, be the first priority for the use of new sales tax revenues in the City of Ukiah?"

The language of Measure P (2014) was as follows. It did not have an accompanying advisory measure on the ballot.

Ballot Measure "P":
"Shall the one-half of one percent (0.5%) transaction and use tax used to fund essential public services, including police, fire prevention and protection, and emergency medical services, set to expire on September 25, 2015, be extended by Ordinance No. 1149 until repealed by majority vote in a municipal election?"

The Ukiah City Council established an expenditure plan (Resolution No. 2014-28) for the use of Measure P revenues. That resolution stated that those revenues should be used first to maintain a minimum level of public safety services. The plan defined "minimum level of public safety services" to be level of services available in fiscal year 2014-15, including the following: 1) thirty-two (32) full-time peace officers and 2) "[a] level of fire prevention and protective services commensurate with the City of Ukiah's portion of any City and District contractual agreement for joint fire, paramedic, and fire prevention operations."

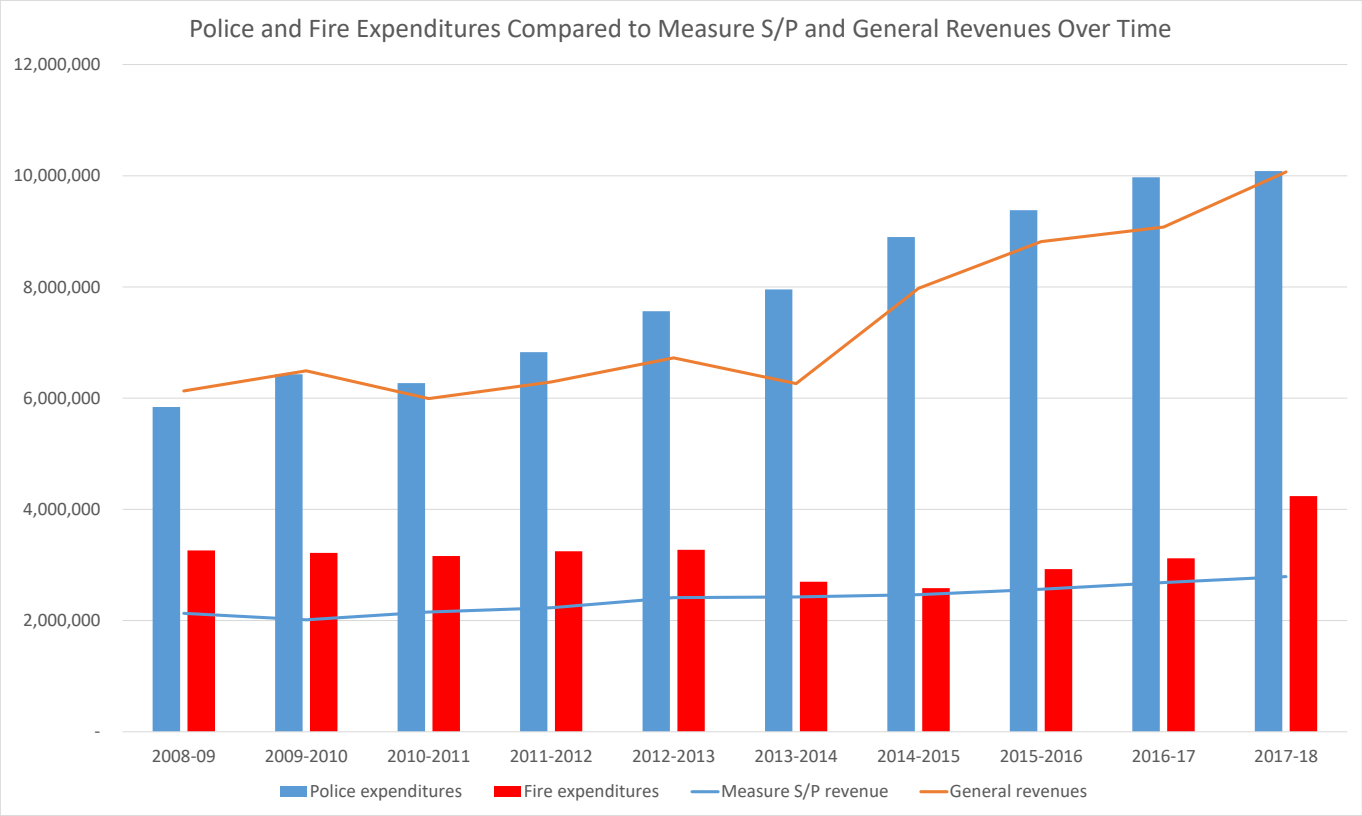
Recommended
Eligible Measure P Costs

Uses and Sources
Public Safety Activities
Comparative, Baseline (2015) to June 30, 2018

Expenditure Uses by Category	Measure P Baseline FY 2014-15	FY 2016-17 Actual	FY 2017-18 Actual	FY 2017-18 to Baseline Increase (Decrease)
Police:				
Sworn officers	32	32	34	2
Misc personnel	18	18	19	1
Personnel	$ 6,049,608	$ 7,045,006	$ 7,195,980	$ 1,146,372
Operations	1,866,612	2,782,372	2,855,587	988,975
Capital	186,594	145,374	31,103	(155,491)
Total police[1]	8,896,287	9,972,752	10,082,670	1,979,856
Fire:				
Firefighters:				
City	11	11	20	9
UVFD[6]	6	6	-	(6)
Personnel	1,506,406	1,807,318	1,650,045	143,639
Contributions[2]	-	-	501,275	501,275
Operations	530,822	1,269,135	899,924	369,102
Capital	30,400	44,117	1,186,256	1,155,856
Total fire	2,583,807	3,120,570	4,237,500	2,169,873
Total public safety	**11,480,094**	**13,093,322**	**14,320,170**	**2,840,076**
Dedicated Revenue Sources				
Measure P transaction and use tax	2,465,521	2,684,958	2,790,669	325,148
Public safety programmatic revenue:				
Police[3]	1,001,861	1,194,931	1,251,341	249,480
Fire[5]	37,235	136,383	209,896	172,661
Total revenue	**3,504,617**	**4,016,272**	**4,251,906**	**747,289**
Excess (deficiency) revenues over expenditures	(7,975,477)	(9,077,050)	(10,068,264)	(2,092,787)
Other Financing Sources				
General revenues, general fund	7,975,477	9,077,050	10,068,264	2,092,787
Remaining resources	$ -	$ -	$ -	$ -

Notes:
1) Includes parking enforcement expenditures and associated revenue.
2) Contributions include amounts provided by the City to UVFD to help fund 50/50 share of operating costs.
3) Includes dispatch service revenue, except for general fund contributions.
4) Personnel counts include total position amounts budgeted though not necessarily filled.
5) Capital purchases in 2017-18 in Fire were financed with a capital lease, the proceeds of which is not considered revenue and not counted here.
6) All UVFD personnel were transferred to the City in FY 2017-18.
7) All Fire expenditure amounts reported here are that of the City and do not include expenditures incurred by UVFD.

Prepared by Finance Department
6/20/2019


Police and Fire Expenditures Compared to Measure S/P and General Revenues Over Time
12,000,000
10,000,000
8,000,000
6,000,000
4,000,000
2,000,000
-
2008-09
2009-2010
2010-2011
2011-2012
2012-2013
2013-2014
2014-2015
2015-2016
2016-17
2017-18
Police expenditures
Fire expenditures
Measure S/P revenue
General revenues

Agenda Item No: 11.b.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-149

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Conduct a Public Hearing and Consider Adoption of a Resolution under the Tax and Equity Fiscal Responsibility Act in Connection with the Proposed Issuance of Revenue Bonds by the California Municipal Finance Authority, a Joint Exercise of Powers Authority and Public Entity of the State of California, in an Amount Not to Exceed $8,000,000, to Finance or Refinance the Acquisition, Construction, Improvement and Equipping of a 31-unit Senior Multifamily Rental Housing Project Located at the Northeast Corner of South Oak Street and West Gobbi Street (APN 002-301-55-00).

DEPARTMENT: Community Development

PREPARED BY: Craig Schlatter, Community Development Director

ATTACHMENTS:
1. Resolution

Summary: City Council will conduct a public hearing and consider adoption of a resolution under the Tax and Equity Responsibility Act ("TEFRA") in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority ("CMFA"), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed $8,000,000, (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a 31-unit senior multifamily rental housing project located at the northeast corner of South Oak Street and West Gobbi Street (APN 002-301-55-00).

Background: On July 18, 2018, the Ukiah City Council adopted Resolution No. 2018-20 authorizing submittal of an application to the California Department of Housing and Community Development (HCD) for funding under the HOME program for the Ukiah Senior Apartments project, to be located at the northeast corner of South Oak Street and West Gobbi Street. On February 19, 2019, the City received a letter from HCD announcing that the City had been awarded $5.1 million in HOME funding for this project.

Since that time, the developer of the project, Pacific West Communities, Inc., working with AMG & Associates, has continued to seek additional sources of funding to support the project. Provided that all remaining funding is secured, the developer intends to start construction in Spring 2020.

Discussion: The City was notified by the developer in September that the developer had submitted an application to the California Municipal Finance Authority ("CMFA") for financing for the Ukiah Senior Apartments Project for an amount not to exceed $8,000,000 of tax-exempt revenue bonds. This financing and application is coordinated through the California Debt Limit Allocation Committee ("CDLAC"). CDLAC was created to set and allocate California's annual debt ceiling and administer the State's tax-exempt bond program to issue the debt.

As a part of this application process, and for the financing and application to move forward, the City must hold a public hearing and approve by resolution the proposed financing. Details on this process, as well as the City's role in the process, follow.

Details regarding the Project and public hearing: Ukiah Pacific Associates, a California Limited Partnership (the "Borrower"), a partnership of which Pacific West Communities, Inc. (the "Developer") or a related person

to the Developer is the general partner requested that the CMFA serve as the municipal issuer of the Bonds in an aggregate principal amount not to exceed $8,000,000 of tax-exempt revenue bonds. The proceeds of the Bonds will be used to finance or refinance the acquisition, construction, improvement and equipping of a 31-unit senior multifamily rental housing project located at the northeast corner of South Oak Street and West Gobbi Street (APN 002-301-55-00).

In order for all or a portion of the Bonds to qualify as tax-exempt bonds, the City of Ukiah must conduct a public hearing (the “TEFRA Hearing”) providing members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable notice must be provided to the public. Following the close of the TEFRA Hearing, an “applicable elected representative” of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project.

California Municipal Finance Authority: The CMFA was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 300 municipalities, including the City of Ukiah, have become members of CMFA.

The CMFA was formed to assist local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. The CMFA’s representatives and its Board of Directors have considerable experience in bond financings.

Fiscal Impact: The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California but are to be paid for solely from funds provided by the Borrower.

The Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation (the “Foundation”), acts as the Board of Directors for the CMFA. Through its conduit issuance activities, the CMFA shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities. With respect to the City, it is expected that that a portion of the issuance fee attributable to the City will be granted by the CMFA to the general fund of the City. Such grant may be used for any lawful purpose of the City.

Staff recommends the following:

1) City Council conducts a public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended (the "Code"); and

2) City Council adopts a Resolution (Attachment 1) approving the issuance of Bonds by the CMFA for the benefit of Ukiah Pacific Associates, a California Limited Partnership (the "Borrower"), to provide for the financing of the Project, such adoption being solely for the purposes of satisfying the requirements of TEFRA, the Code and California Government Code Section 6500.

Recommended Action: 1) Conduct a public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended (the "Code"); and 2) adopt a resolution approving the issuance of the Bonds by the CMFA for the benefit of Ukiah Pacific Associates, a California Limited Partnership, to provide for the financing of the Project, such adoption being solely for the purposes of satisfying the requirements of

TEFRA, the Code and California Government Code Section 6500.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: David Rapport, City Attorney, Anthony Stubbs, California Municipal Finance Authority

Approved: Sage Sangiacomo, City Manager

RESOLUTION NO. 2019-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $8,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF UKIAH SENIOR ASSOCIATES AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, Ukiah Pacific Associates, a California Limited Partnership (the "Borrower") a partnership of which Pacific West Communities, Inc. (the "Developer") or a related person to the Developer is the general partner, has requested that the California Municipal Finance Authority (the "Authority") adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed $8,000,000 in aggregate principal amount (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a 31-unit senior multifamily rental housing project located at the Northeast Corner of South Oak Street & West Gobbi Street (APN 002-301- 55-00), Ukiah, California (the "Project"); and

WHEREAS, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of Ukiah (the "City") because the Project is located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the "City Council") is the elected legislative body of the City and is one of the "applicable elected representatives" required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority;

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. The foregoing resolutions are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitute approval of the issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 6. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED on November 6, 2019 by the following Roll Call Vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

Maureen Mulheren, Mayor

ATTEST:

_____

Kristine Lawler, City Clerk

Agenda Item No: 11.c.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-151

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Conduct a Public Hearing and Consider the Planning Commission's Recommendation to 1) Introduce by Title Only the Ordinance Establishing the Medium Density Residential-Planned Development Combining District (R2-PD) at 250 West Gobbi Street (APN 001-306-06); 2) Adopt the Resolution Approving the Gobbi Commons Tentative Major Subdivision Map, as Conditioned by the City Engineer; and 3) Approve the Gobbi Commons Major Site Development Permit, as Conditioned.

DEPARTMENT: Community Development **PREPARED BY:** Michelle Irace, Planning Manager

ATTACHMENTS:

1. ATT 1 Gobbi Commons Precise Plan of Development
2. ATT 2 Gobbi Commons PC Staff Report
3. ATT 3 2019-10-22 PC Draft Minutes
4. ATT 4 Gobbi Commons Draft Findings
5. ATT 5 250 W Gobbi_Draft COA_Gobbi Commons
6. ATT 6 250 W Gobbi_Ord_RZ_Gobbi Commons
7. ATT 7 Gobbi Commons TSM Resolution

Summary: City Council will conduct a public hearing and consider the Planning Commission's recommendation to 1) introduce by title only the Ordinance Establishing the Medium Density Residential-Planned Development Combining District (R2-PD) at 250 West Gobbi Street (APN 001-306-06); 2) adopt the Resolution approving the Gobbi Commons Tentative Major Subdivision Map, as conditioned by the City Engineer; and 3) approve the Gobbi Commons Major Site Development Permit, as conditioned.

Background: Guillon, Inc. submitted an application for the Gobbi Commons Project on June 25, 2019 that includes subdivision of one ±0.943 acre (gross) parcel into nine parcels and a Major Site Development Permit allowing the development of eight single-family residences at 250 West Gobbi Street. The Project would include rezoning the parcel from Medium Density Residential (R2) to Medium Density Residential-Planned Development (R2-PD) to include the Planned Development Combining Zoning District which allows for more flexibility in design of a development than would be possible within the other residential zoning districts. Specifically, the Gobbi Commons Project proposes reduced lot sizes, reduced front and side setbacks, as well as a reduction in the minimum amount of live plantings in the landscaping. **Attachment 1** contains the Precise Development Plan for the Project including a Project Description, a summary of existing and proposed development standards, and development plans.

The Project was reviewed by the Design Review Board (DRB) on August 28, 2019. The DRB supported approval of the Project, with the following two recommendations:

1. The Applicant should make an effort to preserve trees on-site in accordance with the City's Tree Management Guidelines.
2. The proposed monument sign design should be reconsidered as a more organic design, in accordance with fire and building safety codes.

The Draft Minutes of the DRB Meeting and a letter from the Applicant dated October 11, 2019 indicating agreement with both recommendations are in **Attachment 2** (in Attachment 1 of the Planning Commission Staff Report).

The Planning Commission considered the Project at a public hearing on October 22, 2019. The Commission made a recommendation of approval of the Project to the City Council, with the following additional recommendations:

• The Applicant should install Dark Sky compliant, downward pointing, bollard lights at the Project's entry to West Gobbi Street, the turning movement locations, and at the guest parking spaces at either end of the terminus of the Common Area Roadway.
• Ongoing management of the existing and future trees should be in compliance with the City of Ukiah Tree Management Guidelines.

The Applicant has agreed to incorporate these recommendations into the Project; and a Lighting Plan has been included in the Precise Plan of Development in Attachment 1. Draft Minutes of the October 22, 2019 Planning Commission hearing are included as **Attachment 3**.

Discussion: The Ukiah Municipal Code assigns the authority for approval of the Tentative Major Subdivision Map, Precise Plan of Development and Rezone to the City Council. The Planning Commission has the authority to approve the Major Site Development Permit. However, to maximize efficiency and streamline the process for the applicant as much as possible within existing regulations, Staff has processed the Site Development Permit concurrently with the remaining entitlements, all of which are now for consideration by Council. Each of these entitlements is briefly summarized below. Further details can be found in the Planning Commission Staff Report (Attachment 2). Draft Findings for the Project (all entitlements) are included as **Attachment 4** and Conditions of Approval are included as **Attachment 5**.

Entitlement #1- Tentative Major Subdivision Map*.* The City of Ukiah Subdivision Ordinance, as adopted in 1958, classifies subdivisions based on slope and resulting parcel size of the project site. The lowest level, Type I Subdivisions are residential subdivisions on a less than 15% grade on lots with areas from 6,000 to 10,000 sf. However, the flexibility of the Planned Development Zoning Combining district allows the design of a major subdivision outside of the limiting standards of the Subdivision Ordinance. The Gobbi Commons Project includes a request for relief from the UCC including reduced parcel size. The Project was evaluated by various departments and agencies including the City Engineer, and conditions have been recommended to ensure safe traffic circulation, parking, fire truck access, storm water management, and road maintenance, similar to a major subdivision with larger minimum parcel size.

Entitlement #2- Planned Development with Precise Development Plan*.* According to UCC §9165, the Planned Development Combining Zoning District "generally provides a method for deviating from standardized zoning requirements to foster well planned, creative, and quality development." UCC §9167 allows for application of a Rezone to Planned Development with either a Concept Development Plan or a Precise Development Plan. The Applicant has submitted a proposed Precise Development Plan and all required information for consideration in accordance with UCC §9167. In accordance with UCC §9165(b), a Use Permit is not required when a Planned Development zoning district and a Precise Planned Development project are proposed for permitted land uses within the underlying zone.

UCC §9167(F) sets forth six criteria to be considered when weighing the consistency of a proposed Precise Development Plan with the Zoning Ordinance. The six criteria for a Precise Plan of Development include the following and are further discussed further in the Planning Commission Staff Report (Attachment 2) and the Draft Findings (Attachment 3): 1) Use Impacts and Needs; 2) Relationship to Physical Features; 3)

Consistency of Architectural Style; 4) Balance and Integration with Neighborhood; 5) Building Design; and 6) Density. Approval of the proposed Rezone is granted by adoption of the proposed Ordinance in **Attachment 6**.

Entitlement #3- Major Site Development Permit. Per UCC §9263, a Major Site Development Permit is required for development of the eight dwellings. Draft Findings required for approval of Site Development Permits per UCC Section 9263(e) are included in Attachment 4.

Environmental Review

The project is subject to the California Environmental Quality Act (CEQA). The proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 §15332, Class 32, Infill Development Projects and §15304, Minor Alterations to Land. In addition, the Project is consistent with the streamlining provisions described in CEQA §15183, Projects Consistent with a Community Plan, General Plan, or Zoning. See the Planning Commission Staff Report in Attachment 2 for additional details.

Public Notice

Notice of the Public Hearings associated with the Project were provided in the following manner, in accordance with UCC §9262(C):

- Mailed to property owners within 300 feet of the project site on October 10, 2019 and October 23, 2019.
- Published in the Ukiah Daily Journal on October 12, 2019 and October 26, 2019.
- Posted at the Civic Center (glass case) on October 17, 2019 and November 1, 2019.
- Posted on site on October 10, 2019 and October 23, 2019.

Staff Recommendations:

1) Conduct public hearing; and
2) Introduce by title only the Ordinance in Attachment 6 Establishing the Medium Density Residential-Planned Development Combining District (R2-PD) at 250 W Gobbi St (APN 001-306-06); and
3) Adopt the Resolution in **Attachment 7** approving the Gobbi Commons Tentative Major Subdivision Map, as conditioned by the City Engineer; and
4) Approve the Gobbi Commons Major Site Development Permit, as conditioned.

Recommended Action: Staff recommends City Council: 1) introduce by title only the Ordinance Establishing the Medium Density Residential-Planned Development Combining District (R2-PD) at 250 West Gobbi Street (APN 001-306-06); 2) adopt the Resolution approving the Gobbi Commons Tentative Major Subdivision Map, as conditioned by the City Engineer; and 3) approve the Gobbi Commons Major Site Development Permit, as conditioned.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

Approved: _____
Sage Sangiacomo, City Manager

PRECISE PLAN OF DEVELOPMENT FOR GOBBI COMMONS PROJECT

	UCC R2 Requirement	Proposed with Precise Plan of Development
Lot Size	6,000 sf	3,061 sf to 4,011 sf
Setbacks	Front: 15 ft Rear: 15 ft Sides: 10 ft	Front: 6 ft to 16 ft Rear: 10 ft to 25 ft Sides: 0 ft to 6 ft
Landscaping	20% of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum 50% of the landscaped area shall be dedicated to live plantings.	Minimum 20% per lot. Each lot would have front, side and rear yards. The front yards are proposed to be landscaped with a variety of drought-tolerant grasses, shrubs, and trees, selected to minimize upkeep and water consumption. The Applicant proposes gravel utility areas in the side yard and zero-scaping in the rear yards, to allow for individual owner preference and minimize water consumption UCC §9167(E)(10)(l) states the Planning Commission or City Council may modify the required elements of a landscaping plan.
Height	30 ft	Approximately 26 ft max
Parking	2 spaces per dwelling unit	4 spaces per dwelling unit and 6 common spaces (38 total)
Allowed Uses	Listed in UCC §9031 and § 9032	Consistent with UCC §9031 and §9032

Revised July 29, 2019

RECEIVED

AUG 0 1 2019

CITY OF UKIAH
DEVELOPMENT

Gobbi Commons
250 West Gobbi Street, City of Ukiah, Ca
APN: 001-306-06-00

Proposal:
The request involves subdividing an 0.863-acre net (0.943-acre gross) parcel into 8 individual lots for the construction of 8 detached single-family homes.

Single-Family Residential Units:	8
Net Density:	9.26 units per net acre
Gross Density:	8.48 units per gross acre
Total Parking Stalls:	38
Largest Parcel:	4,011 square feet
Smallest Parcel:	3,061 square feet
Average Parcel Size:	3,465 square feet

Requested Entitlements:

Major Site Development Permit
Major Subdivision
Re-Zone to allow a Planned Development Overlay Zone
- A Precise Development Plan pursuant to Planned Development Procedures (9167.E)

Project Location:
Gobbi Commons is located at 250 West Gobbi Street on the north side of the block, between South Dora Street to the west and South Oak Street to the east. The project site is across the street from Court Street.

Surrounding land uses include:

North: Detached single-family
South: West Court Street, professional office and detached single-family
West: Detached single-family and professional office
East: Detached single-family and a multi-family structure

The size is designated Medium Density Residential on the General Plan diagram and is located in the R-2 – Medium Density Residential zoning district. The R-2 district allows a density range of 1 to 14 units per acre.

Site Description:
The subject site is generally flat, with a small grade change from the northwest corner (630 feet) of the property down to the southeast corner (628 feet).

Ground cover consist of invasive weeds and grasses that are routinely mowed for weed abatement purposes. The trees on site are predominantly located along property lines.

Project Description:

Gobbi Commons is an 8-lot subdivision containing both attached and detached single-family homes. Lot sizes range from 3,061 to 4,011 square feet with an average lot size of 3,465 square feet with homes ranging in approximately 1,250 square feet to 1,400 square feet.

Units will be both single and two-stories in height. All homes will contain a 2-car garage and a driveway large enough to accommodate 2 additional vehicles. The proposal includes 6 additional parking stalls located at the terminus of the "T" roadway. The entire proposal accommodates 38 vehicles.

Additional Project Details

Access: Vehicle access is from West Gobbi Street by a 24-foot wide right-of-way that terminates into a "hammer-head". The design of the hammer-head is in compliance with Appendix D Fire Apparatus Access Road in the International Fire Code (D103).

To accommodate the pedestrian access, the hammerhead will contain a 4-foot wide area that is delineated for pedestrians. This area will either be finished with a stamped, stained markings, thermo-plastic or similar materials.

Architecture: The proposal includes 3 different elevations that will also be "mirrored" to one another. Elevations of homes will vary in roof pitches, finishes and colors which will provide visual interest, create internal mixture while still retaining continuity throughout.

All homes are designed in the craftsman style architecture and will contain a front porch and back patio. Details and interest to the elevations are in the form of gable ends, windows in the garage door, cultured stone and brink wainscoting at the patio. Finish material will consist of both stucco and Hardi-board.

Lighting: All lighting will be placed on the front of each single-family residence and will be dark sky compliant with the lighting directed downward.

Common Area: The total common area consists of 9,698 square feet, with approximately 1,090 square feet dedicated as an interior area dedicated to approximately 8 individual raised gardens beds, crushed granite and a water station. This water station will accommodate a dog bowl, leash hook and a hose bib.

Landscaping: Landscaping will be provided throughout the entire project. Front yards will be landscaped to minimize upkeep and water usage. The landscaping will be unified throughout the project with similar plants and trees to be incorporated on each lot. Rear yards will also contain landscaping, with the goal to be zeroscaped and with minimal water and time demand for maintenance. Water needs for the landscaping within the project will be in compliance with the Water and Conservation Act (AB 1881).

Fencing: Internally, fencing between the lots and surrounding the property will consist of 6-foot dog-eared cedar. Along the southern side of Lot 1 and 8, fencing would also consist of cedar, but will be 6 -feet overall, with the top 2-feet as lattice.

Signage: A small sign with no lighting will be installed in the landscaped common area. The copy on the signage will note "Gobbi Commons" and will be constructed of durable materials and at a scale that is pedestrian in character.

Planned Development Combining Zone/District

A site-specific development is proposed, and pursuant to Ukiah City Code (UCC) section 9167.F, a Precise Development Plan is required to be submitted. As noted in the UCC, the following criteria shall be used in determining a precise development plan's consistency with the purpose and intent of this article:

1. *User Impact and Needs: The design of the project shall consider the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, and other design concerns.*

   The design has enough off-street parking, while the road is designed in compliance with international fire standards which can accommodate a fire truck and allow it to turn around on-site prior to exiting onto West Gobbi Street.

   The homes are designed with front and rear patios that allow for both a private setting and allows for neighbors to engage the street. Windows are placed to provide additional "eyes on the street" which help security and crime deterrence. Individual placement and internal layout of each home allows for additional privacy amongst the residential units.

   All homes will be designed and constructed to Title 24 of the California Building Code (CBC). This code section ensures that all related features and equipment that pertains to the construction of the home are structurally, mechanically sufficient, and that electrical and plumbing systems are adequate. The CBC also requires minimum energy efficiently standards, green design, construction and maintence, fire and life safety and accessibility.

2. *Relationship to Physical Features: The location of the buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of existing trees, where feasible.*

   The subject property is generally level and the proposal does not drastically modify the terrain. Existing Oak trees, which are predominately around the boarder of the project site are incorporated into the design, while invasive shrubs and trees will be removed.

   The new road is placed in a manner to minimize any conflicts when there are left hand turn movements from the project site and Court Street at the same time, which takes access to West Gobbi on the southern side.

3. *Consistency of Architectural Style: All buildings or structures shall be harmonious and consistent with the proposed architectural style regarding roofing, exterior materials, windows, doors, textures, colors, and other exterior treatments.*

   The entire project is based upon Craftsman's Architectural Style, which feature a front porch beneath the extension of the main roof that is supported by columns. The roofs are low-pitched with gable or hipped roofs. Exterior finishes are consistent and are from the same color pallet. Exterior colors and textures treatments, add variety and interest throughout the project. Details in gable ends, windows in the front and garage door, and porch lighting furthers a harmonious development.

3. *Balance and Integration with the Neighborhood: The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of the surrounding built environment.*

   The proposal is surrounded by a mix of residential, office and commercial structures, both single and two stories in height.

5. *Building Design: The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solutions. All architectural elevations shall be designed to eliminate the appearance of flat facades and box like construction.*

   The proposal contains 8 distinct elevations that are pedestrian friendly in design, while also providing visual relief. The use of different roof angles and types, front porches, garages that are recessed, and colors all bring together a project that is warm, inviting while not being internally redundant.

6. *Density: For residential projects, every effort shall be made to achieve the maximum density possible pursuant to the underlying zoning district*

   The subject parcel is located in the R2 – Medium Density Residential Zoning District. The R2 District permits a density range of 1 to 14 units per acre. The proposal itself is 8 single family lots on a site that is approximately 0.863 net acres (0.943 gross acres). As such, the site could accommodate up to 12 units net, or 14 units per gross acre. At 8 units the site has a net density of 9.26 units and a gross density of 8.48, which is at the higher end of the Density range for the R2 District.

   In order to increase potential Density at the site, variances from code or concessions in development standards would need to be expanded upon. Such concessions, like parking or landscaped areas, could result in a project that has unintended consequences in a design that lacks quality and cohesiveness while also having impacts upon the surrounding roads and neighborhood.

General Plan Analysis

Goal/Policy Number Goal/Policy Text	Consistency Determination
Goal ED-1: Support a strong local economy.	Having a strong local economy is based on a balance of housing, employment and education opportunities, meeting social needs and creating a well-balanced community. The proposal to construct additional housing aides in the advancement of this goal.
Policy ED 1.1: Take steps to reinforce the valley's economy.	Providing housing for all segments of the population will aid in reinforcing the valley's economy in that it will provide short term construction related benefits, long term housing opportunities and increase property taxes.
Implementation Measure CD-9.2(a): Require that new building designs be complementary to the overall character of the neighborhood in which a project is located.	The proposal is surrounded by a mix of residential, office and commercial structures, both single and two stories in height.
Goal CT-2: Maximize the use of existing streets and circulation patterns.	The project utilizes the existing street pattern and is designed to allow vehicle to enter into the public right-of-way in a forward-facing fashion.
Policy CT-2.2: Encourage development along existing roads with available capacity and appropriate zoning prior to locating development in areas which require new transportation facilities.	The proposal is located within a portion of town that would encourage tenants to walk and bike to nearby facilities.
Goal CT-3: Design new development and redevelopment projects to be as accessible by foot, bicycle and transit as they are by auto.	The development is in an area that is currently served by mass transit, is located to major employment centers, an elementary school and is walkable. The project site is also bicycle friendly with a Class II bicycle path along West Gobbi.
Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	The proposal includes 8 single-family dwelling units in the center of Ukiah. The California Building Code will require the structure to be built to specific energy efficient standards and thresholds. The Building Code will also ensure that the structure is safe and adequate for occupancy.
Goal H-2: Provide housing for all economic segments of the community.	The proposal will provide 8 single-family market rate ownership opportunities.
Goal H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.	The proposal will provide 8 single-family market rate ownership opportunities.

Goal H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.	The project is in the center of town, on a parcel that is considered infill and surrounded by urban uses. The site is currently vacant.
H-5.1: Housing Design: Assure that new housing is well-designed to enhance Ukiah's neighborhoods and the community as a whole.	The subject site is located within an area mixed with residential, office and commercial uses, with a variety of building heights and styles. The design has a variety of finished materials, colors and details which add interest.
H-5.6: Infill Development. Support careful well-designed infill housing development in areas currently served by City services.	The project site is approximately 0.863 acres within the core of the city, meeting the definition of infill development.
H-5.7: Sustainable Development. Encourage and support sustainable site planning and development.	The project is subject to Low Impact Development (LID) which requires the management of stormwater runoff as part of green infrastructure. The California Building Code will ensure each structure is built with energy efficiency standards. Landscaping will be installed with drip bubblers, timers and mulch to minimize water usage. Shade trees will be provided within the project to minimize the urban heat island effect.
Implementation Measure H-5.h: Promote stormwater management systems for multi-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.	The project will have to meet the Low Impact Development (LID), which require the management of stormwater runoff as part of green infrastructure. LID emphasizes conservation and use of on-site natural features to protect water quality. These features are designed into the project.
Implementation Measure H-5. j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, safety, and connectivity to schools, neighborhoods, and commerce.	The proposal is within an existing neighborhood that contains both residential and commercial uses. The project contains common areas to promote neighborhood interactions. The site is well situated in that it is walkable to a variety of facilities, employment, goods and services.

October 8, 2019 **Sent via email**

Mireya G Turner, MPA
Associate Planner
City of Ukiah
3000 Seminary Avenue
Ukiah, CA 95482

RE: Landscape – Reduction in Percentage Request

Dear Ms. Turner;

Regarding the Gobbi Commons Planned Development – Tentative Subdivision Map (File no. 19-4625), we respectfully request leniency from the requirement found in the Ukiah City Code (UCC) section 9.167.E.10.i which states:

> *All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.*

Some lots will contain a Private Storm Drain System (PSDS) for Low Impact Development (LID) standards. These PSDS will have to contain live plant material to "bio-filter" storm run-off prior to the water entering the City's storm drain system. These PSDS systems will be disclosed to buyers and have covenants running with the land.

However, since the proposed project includes lots that are smaller in size than traditional single-family requirements, we are anticipating the inability to fully comply with the above code section on some lots. Although we will make every attempt to complying with this requirement, we do expect future buyers will want to incorporate personal desires into their private back yards, which could include additional paved areas, crush granite, pavers and other features that require little to no maintenance (zero-scape).

Front yard areas will contain live plant materials, including shrubs, ground cover and trees. The front yards will also contain a private irrigation system for each lot.

If you have any questions, please do not hesitate to contact me at 530-513-3626 or by email at jake@guilloninc.com. Thank you for your time and consideration.

Sincerely,

Jake Morley
Project Manager

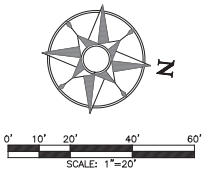
REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates written authorization.

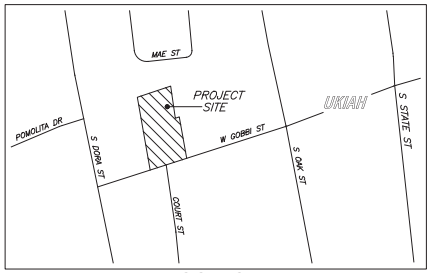
TENTATIVE SUBDIVISION MAP

GOBBI COMMONS

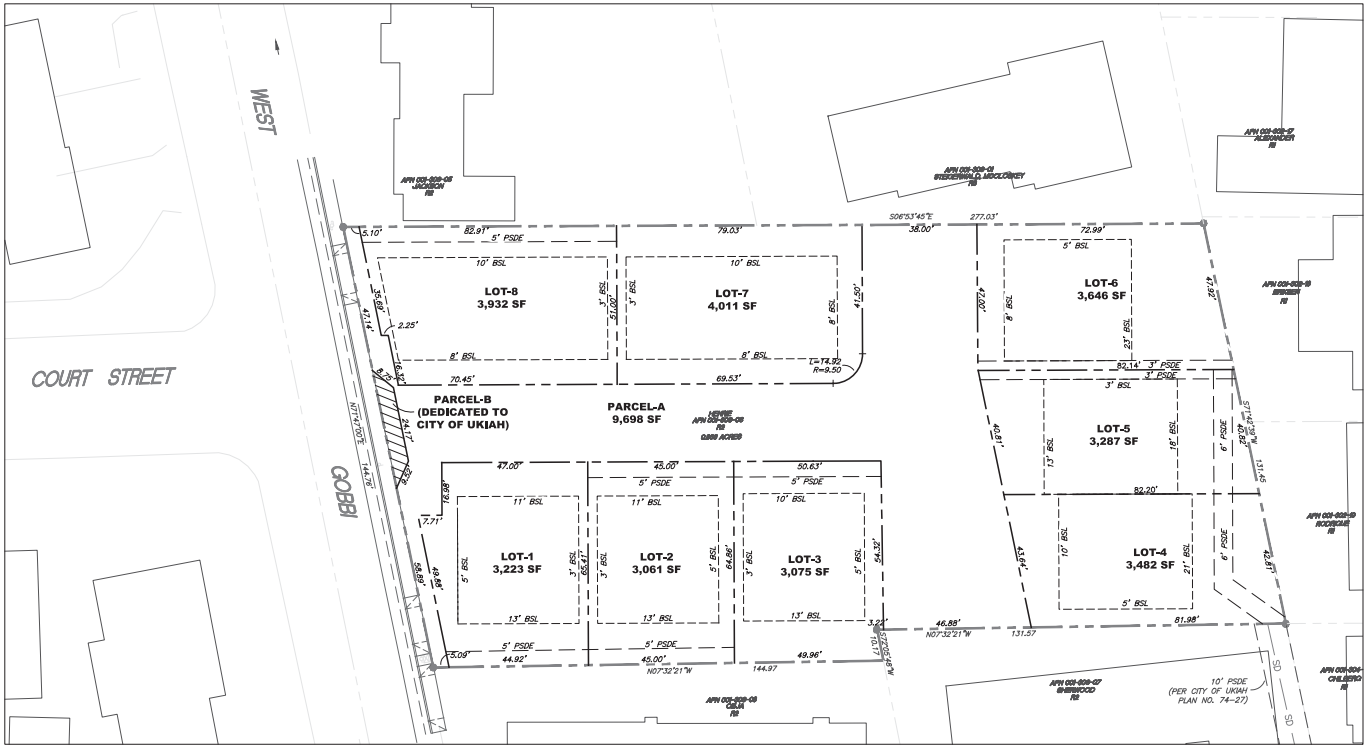
A PLANNED DEVELOPMENT

WEST GOBBI STREET
UKIAH, MENDOCINO COUNTY
CALIFORNIA
APN: 001-306-06





LOCATION MAP NO SCALE



PREPARED UNDER THE SUPERVISION OF:

BRADLEY A. THOMAS PLS 5520 DATE

SHEET INDEX

SHEET 1.0 TENTATIVE MAP
SHEET 2.0 SITE PLAN
SHEET 3.0 PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 4.0 PRELIMINARY UTILITY PLAN

PROJECT DATA

PROPERTY OWNER: GUILLON INC.
1117 COMMERCE DRIVE
UKIAH, CA 95482

SURVEYOR/CIVIL ENGINEER: LACO ASSOCIATES
776 S. STATE ST., SUITE 102A
UKIAH, CA 95482

EXISTING LAND USE:	VACANT
EXISTING ZONING:	MEDIUM DENSITY RESIDENTIAL (R-2)
PROPOSED ZONING:	RESIDENTIAL PLANNED DEVELOPMENT
NUMBER OF LOTS:	8 LOTS & COMMON AREA LOT
PARCEL A:	9,698 SFT (PRIVATE ACCESS & P.U.E.)
MINIMUM LOT SIZE:	3,061 SFT
MAXIMUM LOT SIZE:	4,011 SFT
AVERAGE LOT SIZE:	3,465 SFT
EXISTING ACREAGE:	0.863 ACRES

LEGEND/ABBREVIATIONS

EXISTING FEATURES SHOWN 50% SCREENED

- PROPOSED PARCEL LINE
- EXISTING BOUNDARY LINE
- NEW EASEMENT
- FENCE LINE
- A.C. PAVING
- CONCRETE
- TREE DRIPLINE
- BUILDING LINE

INV	INVERT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE
UP	UTILITY POLE
SCP	SURVEY CONTROL POINT
IP	IRON PIPE MONUMENT
EL	ELEVATION
(E)	EXISTING
BSL	BUILDING SETBACK LINE
PSDE	PRIVATE STORM DRAIN EASEMENT

NOTES

BOUNDARY LINES / LOT LINES SHOWN ON THIS MAP DERIVED FROM FOUND MONUMENTS AND RECORD DATA

BENCH MARK.
SURVEY CONTROL POINT #14 $\frac{3}{4}$" REBAR TAGGED "LACO"
ELEVATION=629.64

LACO
EUREKA • UKIAH • SANTA ROSA
1-800-315-3054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
TENTATIVE MAP

GUILLON INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	1.0

Jul 25,2019-10:23am
J:\Jobfiles\9100\9100.03 West Gobbi Subdivision\DWG\ Tentative Map-Rev-3.dwg

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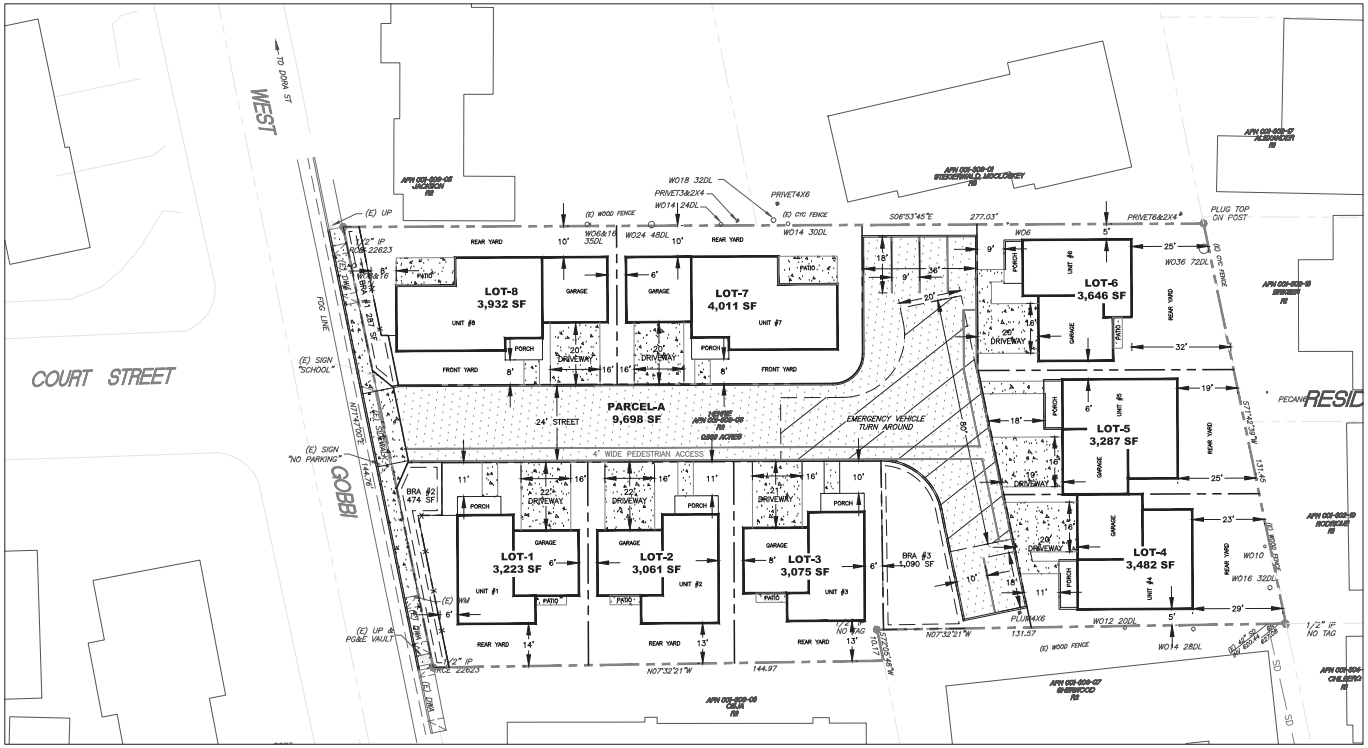
LEGEND/ABBREVIATIONS

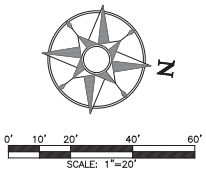
EXISTING FEATURES SHOWN 50% SCREENED

- PROPOSED PARCEL LINE
- EXISTING BOUNDARY LINE
- NEW EASEMENT
- FENCE LINE
- AC PAVING
- CONCRETE
- TREE DRIPLINE
- BUILDING LINE
- INV — INVERT
- WM — WATER METER
- SSMH — SANITARY SEWER MANHOLE
- FL — FLOW LINE
- UP — UTILITY POLE
- SCP — SURVEY CONTROL POINT
- IP — IRON PIPE MONUMENT
- EL — ELEVATION
- (E) — EXISTING
- 475 — CONTOUR LINE
- WO14 30DL — WHITE OAK / DIA / DRIPLINE
- PLUMB — PLUMB TREE
- PRIVET — PRIVET TREE



NOTES

1. SEE LANDSCAPE PLAN SHEET L1 FOR LANDSCAPE DETAILS



REGISTERED PROFESSIONAL ENGINEER — BRANDON A. WILBURN — No. 69386 — STATE OF CALIFORNIA

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NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
SITE PLAN

GUILLON INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	2.0

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LEGEND/ABBREVIATIONS

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- NEW EASEMENT
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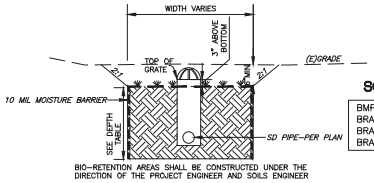
- CONCRETE
- TREE DRIPLINE
- BUILDING LINE
- 475 — CONTOUR LINE
- W014 30DL — WHITE OAK / DIA / DRIPLINE
- PLUMB — PLUMB TREE
- PRIVET — PRIVET TREE

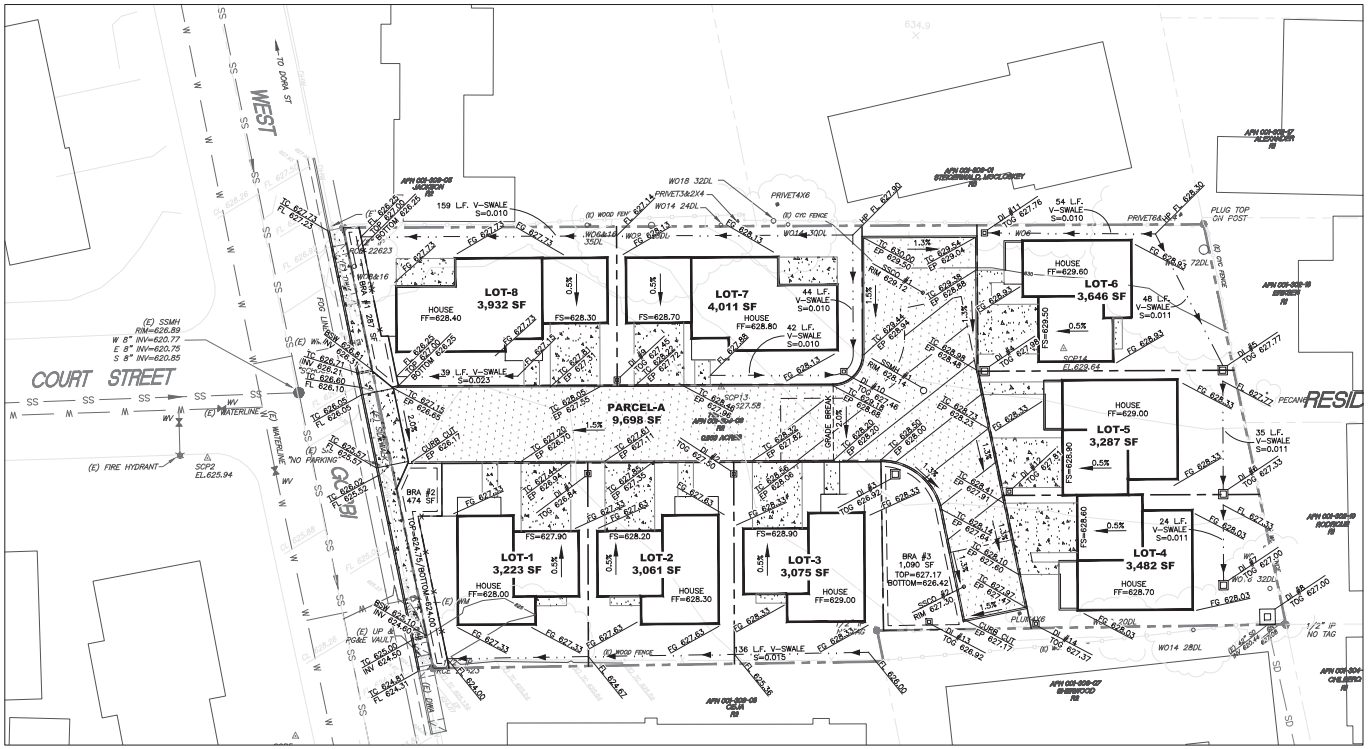
INV	INVERT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE
UP	UTILITY POLE
SCP	SURVEY CONTROL POINT
IP	IRON PIPE MONUMENT
EL	ELEVATION
(E)	EXISTING
FF	FINISH FLOOR
FS	FINISH SLAB



BIO-RETENTION AREA
TYPICAL SECTION NO SCALE

SOIL DEPTH TABLE

BMP ID.	SOIL DEPTH	SF
BRA#1	2.0'	287
BRA#2	2.0'	474
BRA#3	2.0'	1,092



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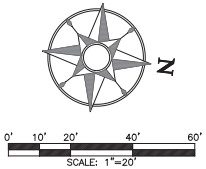

REGISTERED PROFESSIONAL ENGINEER — BRYAN L. WILSURN — No. 69386 — CIVIL — STATE OF CALIFORNIA

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1-800-315-3054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
PRELIMINARY IMPROVEMENT PLAN

GUILLON INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	3.0

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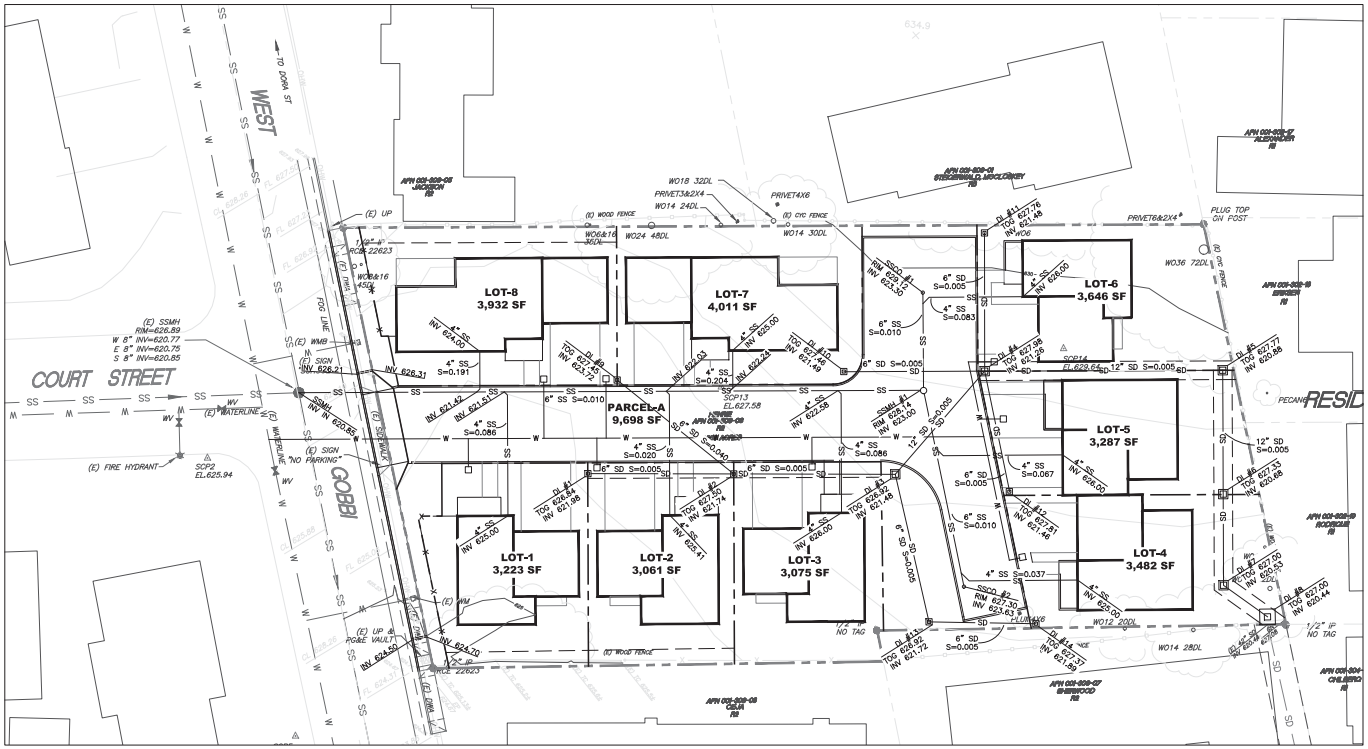
- FENCE LINE
- AC PAVING
- CONCRETE
- TREE DRIPLINE
- BUILDING LINE
- 475 — CONTOUR LINE
- SS — SANITARY SEWER
- SD — STORM DRAIN
- W — DOMESTIC WATER
- W014 30DL — 14" DIAMETER WHITE OAK WITH 30' DIAMETER DRIPLINE

INV	INVERT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE
UP	UTILITY POLE
SCP	SURVEY CONTROL POINT
IP	IRON PIPE MONUMENT
EL	ELEVATION
(E)	EXISTING



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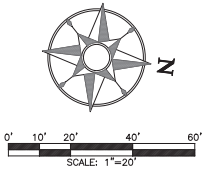

REGISTERED PROFESSIONAL ENGINEER
BRANDON L. WILSURN
No. 69386
CIVIL
STATE OF CALIFORNIA

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NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
PRELIMINARY UTILITY PLAN

GUILLON INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	4.0

Jul 25,2019-1:28pm
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IRRIGATION NOTES:

A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO)
ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
(A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS
(1) PROJECT INFORMATION:
(A) DATE
(B) PROJECT APPLICANT
(C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
(D) TOTAL LANDSCAPE AREA (SQUARE FEET)
(E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
(F) WATER SUPPLY TYPE (E.G. POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
(G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
(H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
(I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, " I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
(2) WATER EFFICIENT LANDSCAPE WORKSHEET:
(A) HYDRO ZONE INFORMATION TABLE
(B) WATER BUDGET CALCULATIONS
1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
2. ESTIMATED TOTAL WATER USE (ETWU)
(3) SOIL MANAGEMENT REPORT:
(4) LANDSCAPE DESIGN PLAN:
(5) IRRIGATION DESIGN PLAN: AND
(6) GRADING DESIGN PLAN.

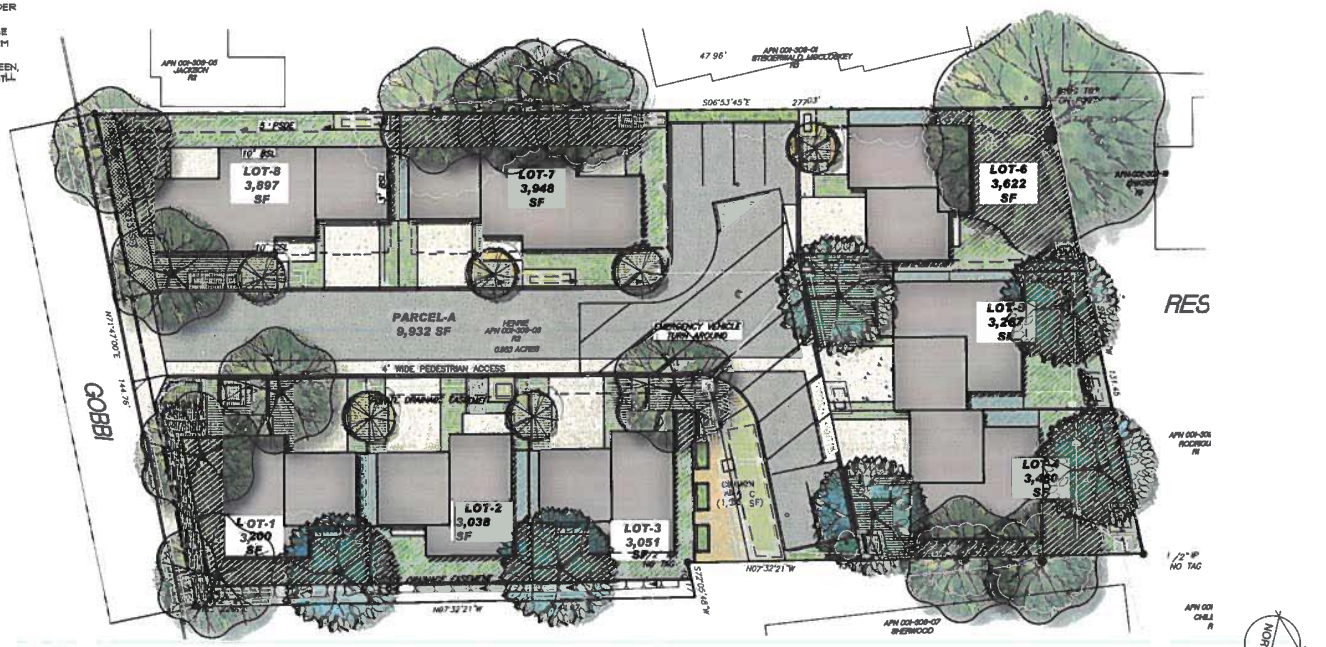
NOTE: AUTHORITY CITED: SECTION 65595 GOVERNMENT CODE. REFERENCE: SECTION 65596 GOVERNMENT CODE.

THIS PLAN IS INTENDED TO SATISFY THE SPECIFIC REQUIREMENTS OF ' ORDER NO. R1-2015-0030, NPDES NO. CA0025054 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS.' ADDITIONAL DESIGN REQUIREMENTS IMPOSED BY GOVERNING AGENCIES, SUCH AS LOCAL GRADING ORDINANCES, CAL GREEN, CEQA, 401 PERMITTING, AND HYDRAULIC DESIGN FOR FLOOD CONTROL STILL APPLY AS APPROPRIATE.

CONCEPT PLANT SCHEDULE

EXISTING TREE - LARGE	9
ACCENT TREE CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	6
DECIDUOUS SHADE TREE NYSSA SYLVATICA / TUPELO TREE ULMUS PARVIFOLIA 'TRUE GREEN' / CHINESE ELM	8
NEW EVERGREEN TREE QUERCUS WISLIZENI / INTERIOR LIVE OAK	3
FRONT YARD LANDSCAPE AREA	3,753 SF
ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	3,833
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	1,369
CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	345
CISTUS X PURPUREUS / ORCHID ROCKROSE	2,156
DIETES BICOLOR / FORTNIGHT LILY	2,464
FESTUCA MAIRE / ATLAS FESCUE	4,381
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	4,381
MAHONIA REPENS / CREEPING MAHONIA	4,381
NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	4,381
PENNISETUM ORIENTALE / ORIENTAL FOUNTAIN GRASS	4,381
SALVIA GREGGII 'DEEP RED' / AUTUMN SAGE	4,381
TULBAGHIA VIOLACEA 'VARIEGATA' / STRIPED CAPE GARLIC	4,381
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	1,571

REAR YARD LANDSCAPE AREA	7,088 SF
COMMON AREA A MIX OF LOW MAINTENANCE PLANTINGS, WITH PASSIVE USE BOULDERS FOR SEATING AND ACCENTS	286 SF
COMMON AREA B 4 X 8 X 18" HIGH GARDEN BOXES, WITH DECOMPOSED GRANITE PAVING AND A BENCH	1,018 SF
STORM WATER TREATMENT AREA CAREX TUMULICOLA / BERKELEY SEDGE JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH STIPA PULCHRA / PURPLE NEEDLE GRASS	1,651 SF
GRAVEL UTILITY AREA 3/4 CRUSHED ROCK SONOMA GOLD OR EQUAL / 2" DEPTH OVER LANDSCAPE FABRIC	1,073 SF
PASSIVE USE WALK WAY DECOMPOSED GRANITE / 4" DEPTH	453 SF



LANDSCAPE PLAN

SCALE 1 16" 1-0"

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, inc
California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thphelps@sbcglobal.net

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AUG 22 2019
CITY OF UKIAH
COMMUNITY DEVELOPMENT

GOBBI COMMONS
GUILLON INC. DEVELOPMENT COMPANY
WEST GOBBI STREET
UKIAH, CALIFORNIA

Sheet Title: LANDSCAPE PLAN

Seal: LICENSED LANDSCAPE ARCHITECT THOMAS H. PHELPS 4122 08/21/19 STATE OF CALIFORNIA

No.	Date	Revision
1		
2		
3		
4		
5		

Project Mgr: THP
Draw By: THP
Scale: 1"=10'
Date: JAN 2019
File Name: M-CBS
Sheet No.: L1
of ____ sheets

Gobbi Commons – Location for Common Area Lighting

Represent approximate location of recommended bollard lighting. Final location to be determined in conjunction with the applicant and the City of Ukiah – Electrical Utility Department

Bollard Lighting Example.

IRRIGATION NOTES:

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NOTE: AUTHORITY CITED: SECTION 65595, GOVERNMENT CODE.
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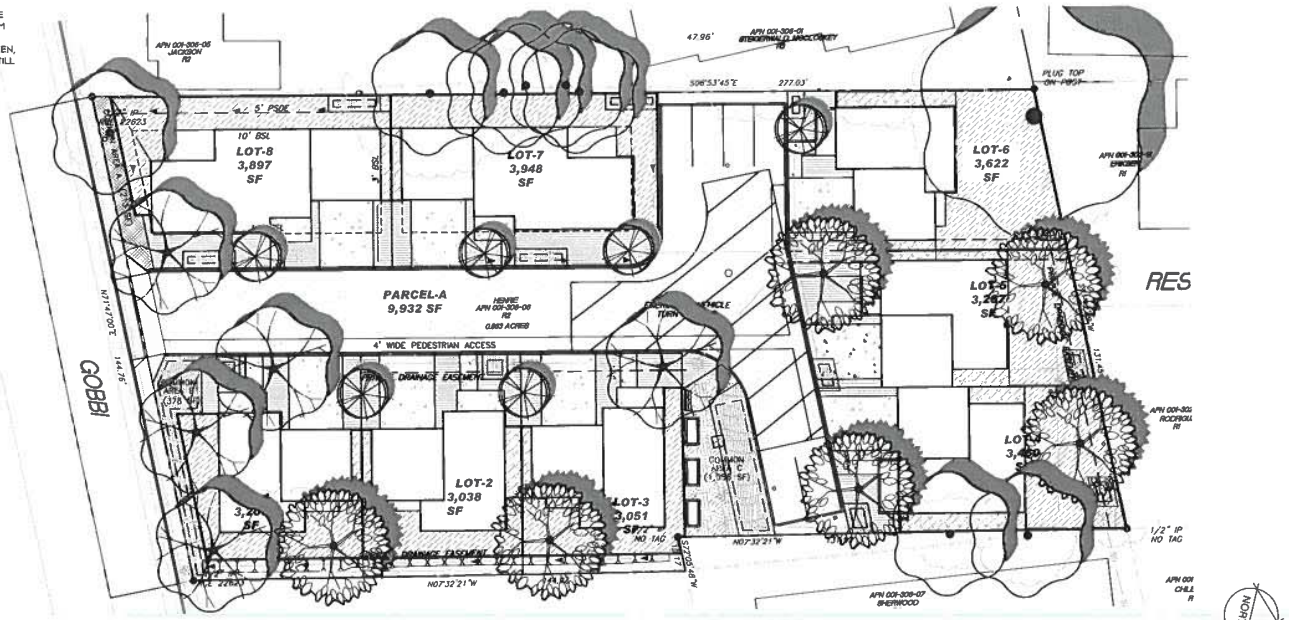
NEW EVERGREEN TREE	QUERCUS WISLIZENI / INTERIOR LIVE OAK	3
FRONT YARD LANDSCAPE AREA		3,753 SF
	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	3,933
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	1,380
	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	345
	CISTUS X PURPUREUS / ORCHID ROCKROSE	2,156
	DIETES BICOLOR / FORTNIGHT LILY	2,464
	FESTUCA MAIREI / ATLAS FESCUE	4,381
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	4,381
	MAHONIA REPENS / CREEPING MAHONIA	4,381
	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	4,381
	PENNISETUM ORIENTALE / ORIENTAL FOUNTAIN GRASS	4,381
	SALVIA GREGGII 'DEEP RED' / AUTUMN SAGE	4,381
	TULBAGHIA VIOLACEA 'VARIEGATA' / STRIPED CAPE GARLIC	4,381
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	1,577
REAR YARD LANDSCAPE AREA		7,088 SF
COMMON AREA A	MIX OF LOW MAINTENANCE PLANTINGS, WITH PASSIVE USE BOULDERS FOR SEATING AND ACCENTS	286 SF
COMMON AREA B	4' X 8' X 18" HIGH GARDEN BOXES, WITH DECOMPOSED GRANITE PAVING AND A BENCH	1,018 SF
STORM WATER TREATMENT AREA	CAREX TUMULICOLA / BERKELEY SEDGE JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH STIPA PULCHRA / PURPLE NEEDLE GRASS	1,657 SF
GRAVEL UTILITY AREA	3/4 CRUSHED ROCK, SONOMA GOLD OR EQUAL / 2" DEPTH OVER LANDSCAPE FABRIC	1,013 SF
PASSIVE USE WALK WAY	DECOMPOSED GRANITE / 4" DEPTH	453 SF



LANDSCAPE PLAN

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Sheet Title: LANDSCAPE PLAN

Seal: LICENSED LANDSCAPE ARCHITECT THOMAS H. PHELPS 4122 STATE OF CALIFORNIA

No.	Date	Revision
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Project Mgr: THP
Drawn By: THP
Scale: 1"=10'
Date: JAN 2019
Sheet No: L1
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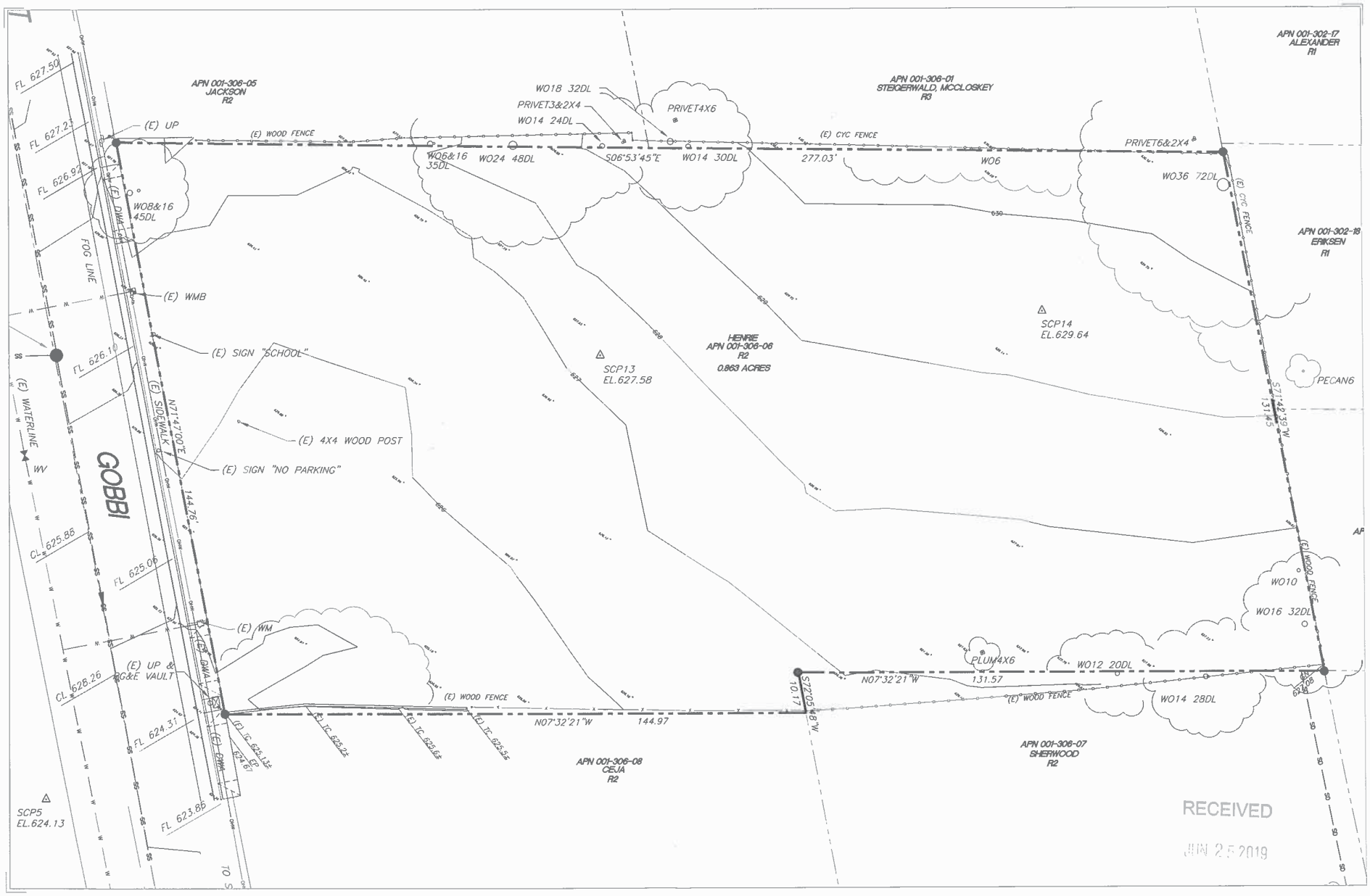
of ____ sheets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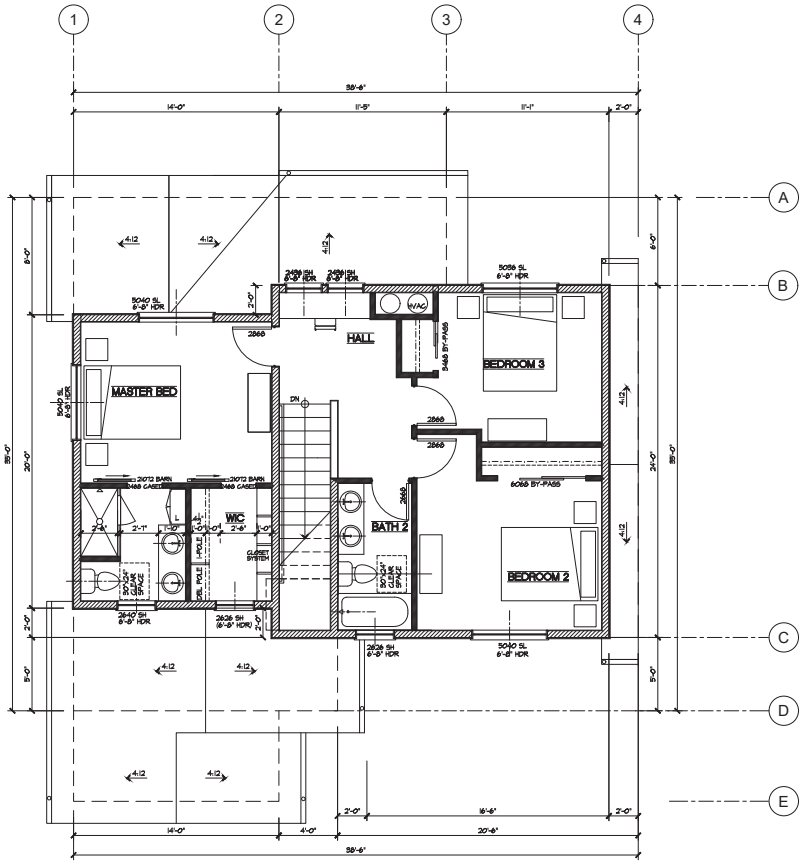
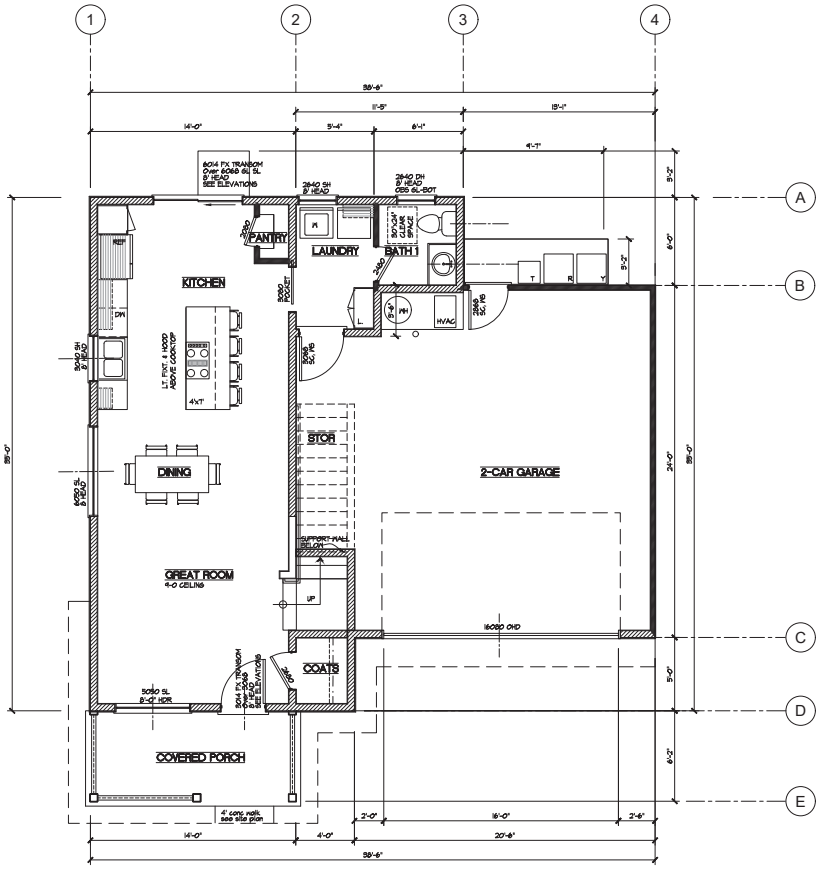
JACKSON
R2
APN 001-306-01
STEIGERWALD, MCCLOSKEY
R3
APN 001-302-17
ALEXANDER
R1
APN 001-302-18
ERIKSEN
R1
APN 001-306-08
CEJA
R2
APN 001-306-07
SHERWOOD
R2
HENRIE
APN 001-306-06
R2
0.863 ACRES
GOBBI
(E) UP
(E) WOOD FENCE
(E) CYC FENCE
(E) WMB
(E) SIGN "SCHOOL"
(E) 4X4 WOOD POST
(E) SIGN "NO PARKING"
(E) SIDEWALK
(E) WATERLINE
(E) WM
(E) UP &
PG&E VAULT
FOG LINE
N71°47'00"E
144.76'
S71°42'33"W
131.43'
S72°05'48"W
10.17'
N07°32'21"W
144.97'
N07°32'21"W
131.57'
S06°53'45"E
277.03'
SCP13
EL.627.58
SCP14
EL.629.64
SCP5
EL.624.13
PECAN6
PRIVET6&2X4
WO36 72DL
WO6
PRIVET4X6
WO18 32DL
PRIVET3&2X4
WO14 24DL
WO6&16
35DL
WO24 48DL
WO14 30DL
WO8&16
45DL
WO10
WO16 32DL
WO12 20DL
WO14 28DL
PLUM4X6
FL 627.50
FL 627.21
FL 626.94
FL 626.10
CL 625.86
FL 625.06
CL 626.26
FL 624.31
FL 623.86
(E) TC 623.13±
EP
624.6'
(E) TC 623.2±
(E) TC 623.6±
(E) TC 623.5±
630
629
628
627
626
625
RECEIVED
JUN 25 2019



Second Floor Plan

8-0 CEILING



First Floor Plan

9-0 CEILING

Area Tabulations

	Floor Areas
House 1st Floor	601
House 2nd Floor	822
Total House Area	1423 SF
Garage	543
Patios	
Front	86
Total Patio Areas	86 SF

PLAN A1

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS | BY

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CA LICENSE No. C22389
707.529.5565

GOBBI COMMONS
APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

FLOOR PLANS

LOTS 2, 3, 6

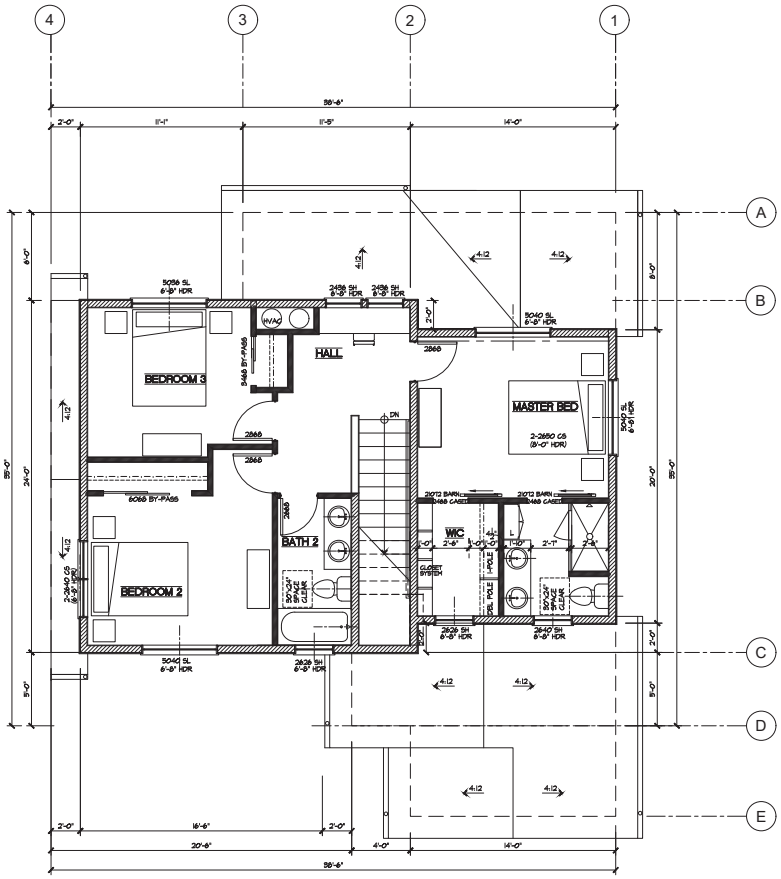
JOB NUMBER
844

DRAWN BY
MG

DATE
JULY 15, 2019

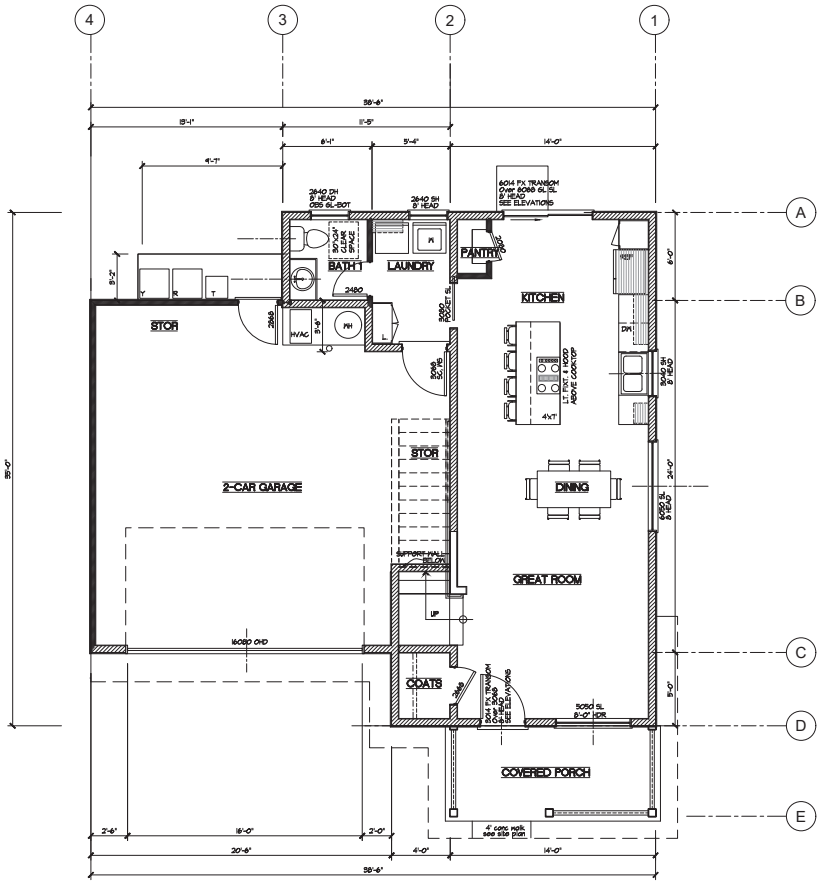
LICENSED ARCHITECT
Katherine A. Austin
No. C-22389
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A1.1



Second Floor Plan

8-0 CEILING



First Floor Plan

9-0 CEILING

Area Tabulations

	Floor Areas
House 1st Floor	601
House 2nd Floor	822
Total House Area	1423 SF
Garage	543
Patios	
Front	86
Total Patio Areas	86 SF

PLAN A1R

SCALE: 1/4"=1'-0" TYP. U.O.N.

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UKIAH, CA

FLOOR PLANS

LOT 1

JOB NUMBER
844

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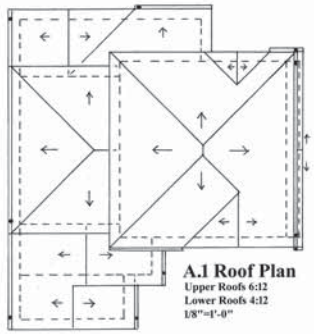
DATE
JULY 15, 2019

LICENSED ARCHITECT
Katherine A. Austin
No. C-22389
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A1.1R



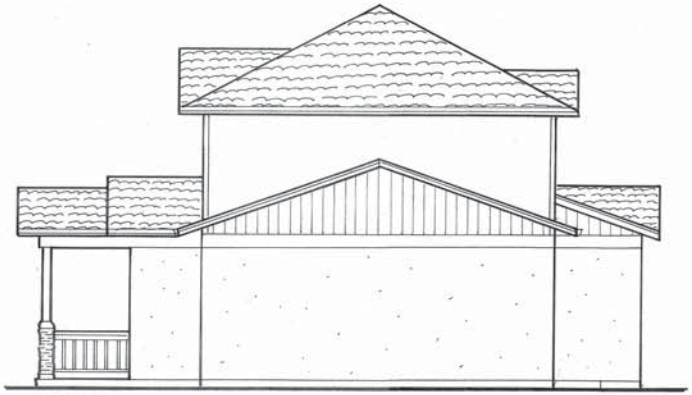
A.1 Roof Plan
Upper Roofs 6:12
Lower Roofs 4:12
1/8"=1'-0"

A.1 Left

Plan A.1 Front

Lot 3, Reverse Lot 1

Plan A.1 Rear



A.1 Right

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS | BY

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GOBBI COMMONS

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WEST GOBBI STREET
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UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN A1

JOB NUMBER
844

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DATE
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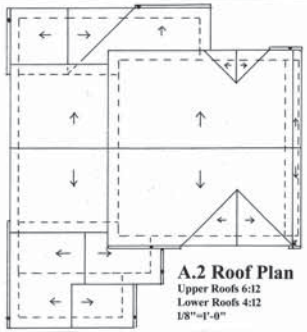
SHEET
A1.2.1

A.2 Left

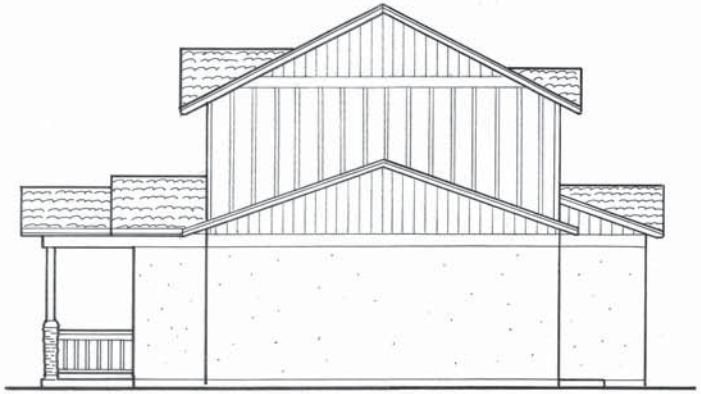
Plan A.2 Front

Lot 2 & 6



A.2 Roof Plan
Upper Roofs 6:12
Lower Roofs 4:12
1/8"=1'-0"

A.2 Rear



A.2 Right

SCALE: 1/8"=1'-0" TYP. U.O.N.

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UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN A2

JOB NUMBER
844

DRAWN BY
KA

DATE
JULY 15, 2019

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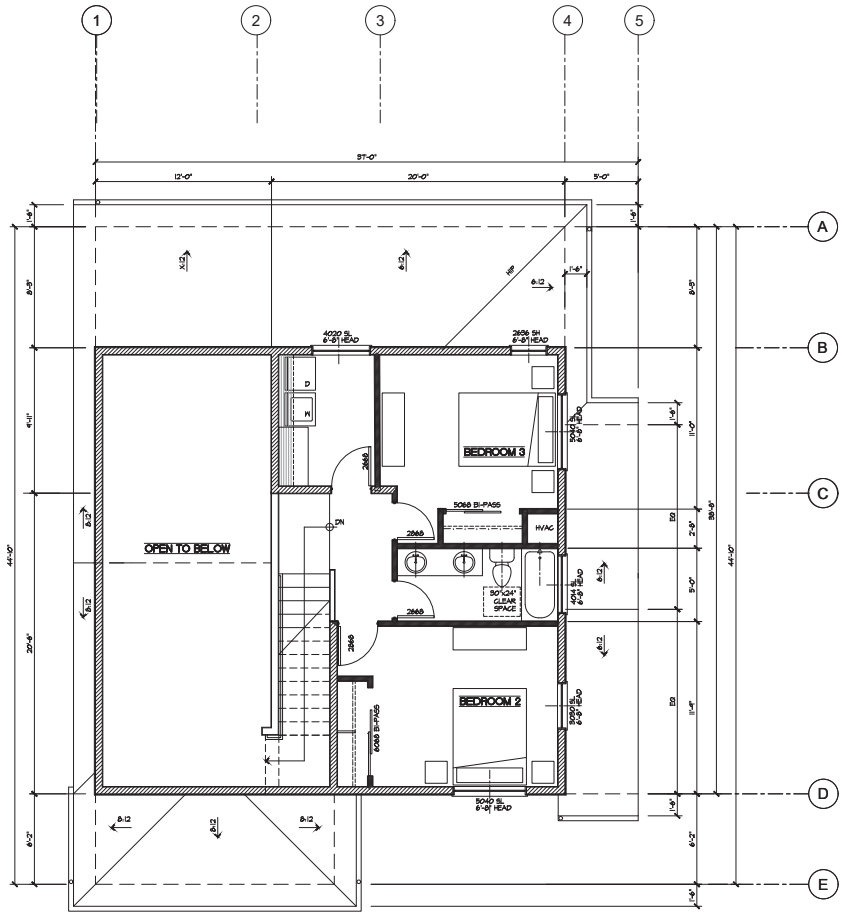
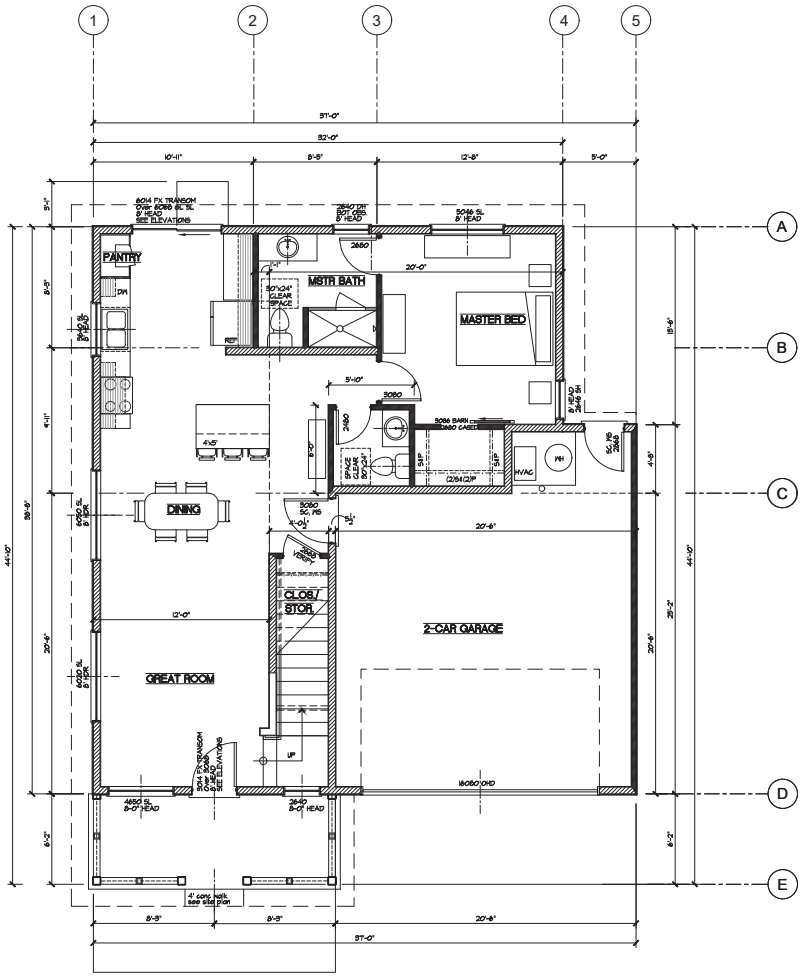
No. C-22389
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A1.2.2



Second Floor Plan

8-0 CEILING



First Floor Plan

9-0 CEILING

Area Tabulations

	Floor Areas
House 1st Floor	878
House 2nd Floor	610
Total House Area	1488 SF
Garage	459
Patios	
Front	102
Total Patio Areas	102 SF

PLAN B

SCALE: 1/4"=1'-0" TYP. U.O.N.

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APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
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UKIAH, CA

FLOOR PLANS

LOT 5

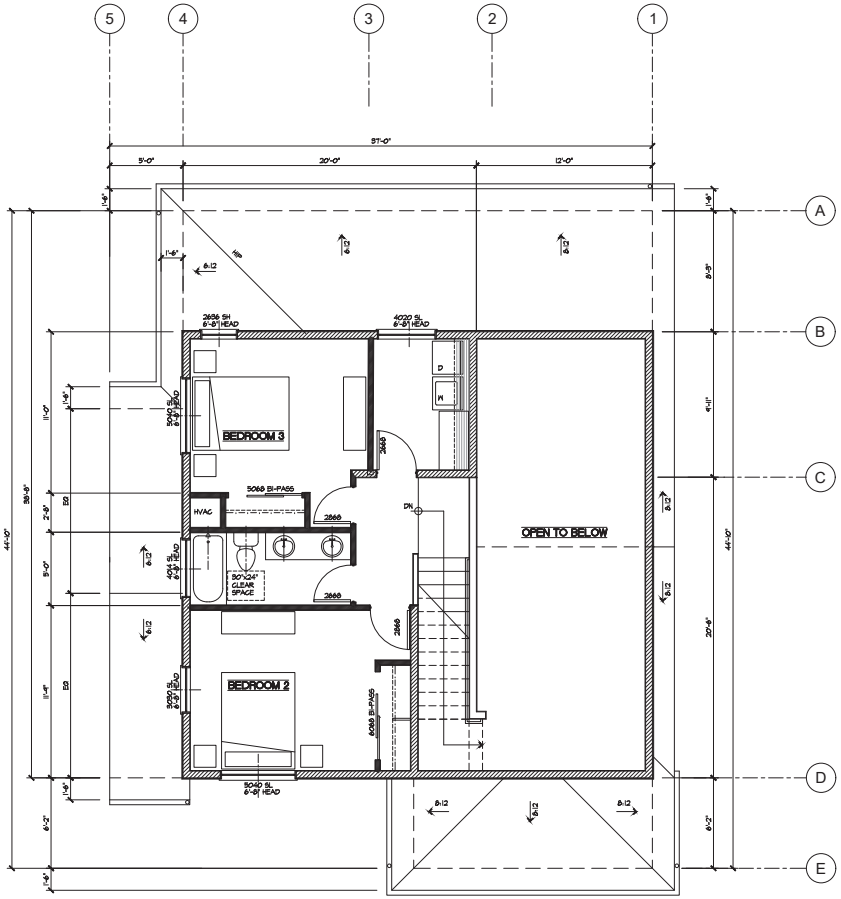
JOB NUMBER
844

DRAWN BY
MG

DATE
JULY 15, 2019

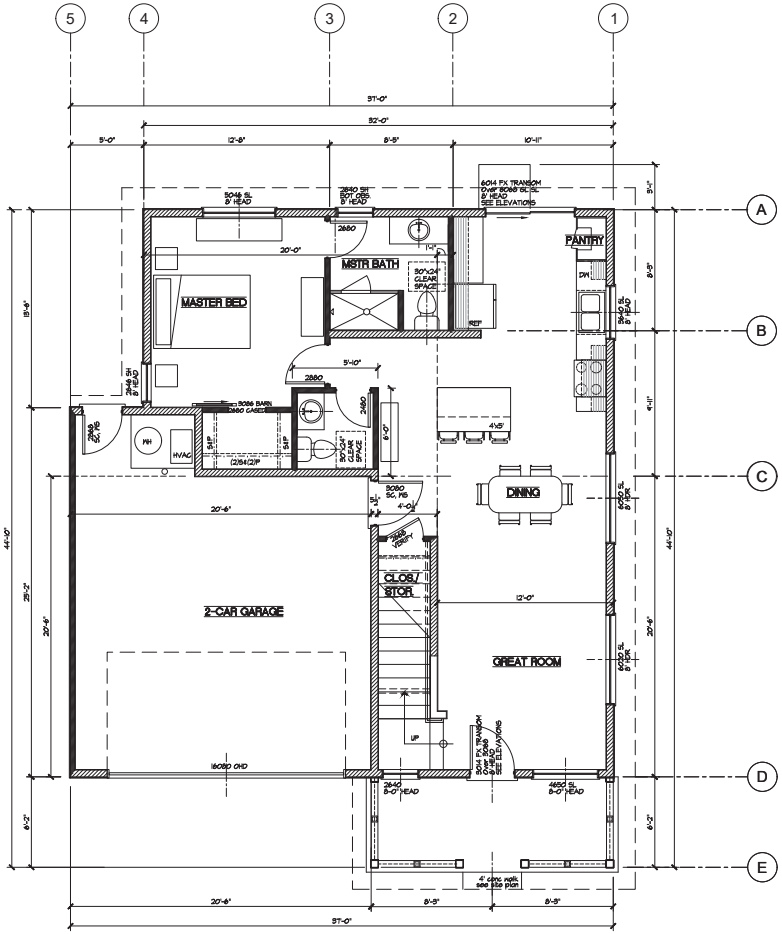
LICENSED ARCHITECT Katherine A. Austin NO. C-22389 REN.11-31-19 STATE OF CALIFORNIA

SHEET
A2.1



Second Floor Plan

8-0 CEILING



First Floor Plan

9-0 CEILING

Area Tabulations

	Floor Areas
House 1st Floor	878
House 2nd Floor	610
Total House Area	1488 SF
Garage	459
Patios	
Front	102
Total Patio Areas	102 SF

PLAN BR

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS	BY

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GOBBI COMMONS

APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
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1117 COMMERCE DRIVE
UKIAH, CA

FLOOR PLANS

LOT 4

JOB NUMBER
844

DRAWN BY
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DATE
JULY 15, 2019

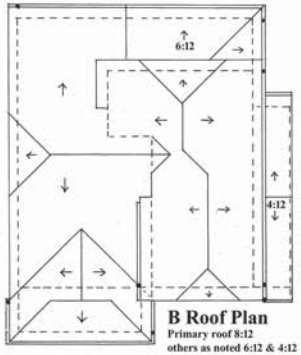
LICENSED ARCHITECT Katherine A. Austin NO. C-22389 EXP. 11-31-19 STATE OF CALIFORNIA

SHEET
A2.1R

B Left

Plan B Front

Lot 5, Lot 4 Reverse



B Roof Plan
Primary roof 8:12
others as noted 6:12 & 4:12
1/8"-1'-0"

Plan B Rear

Plan B Right

SCALE: 1/4"=1'-0" TYP. U.O.N.

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GOBBI COMMONS
APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

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UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN B

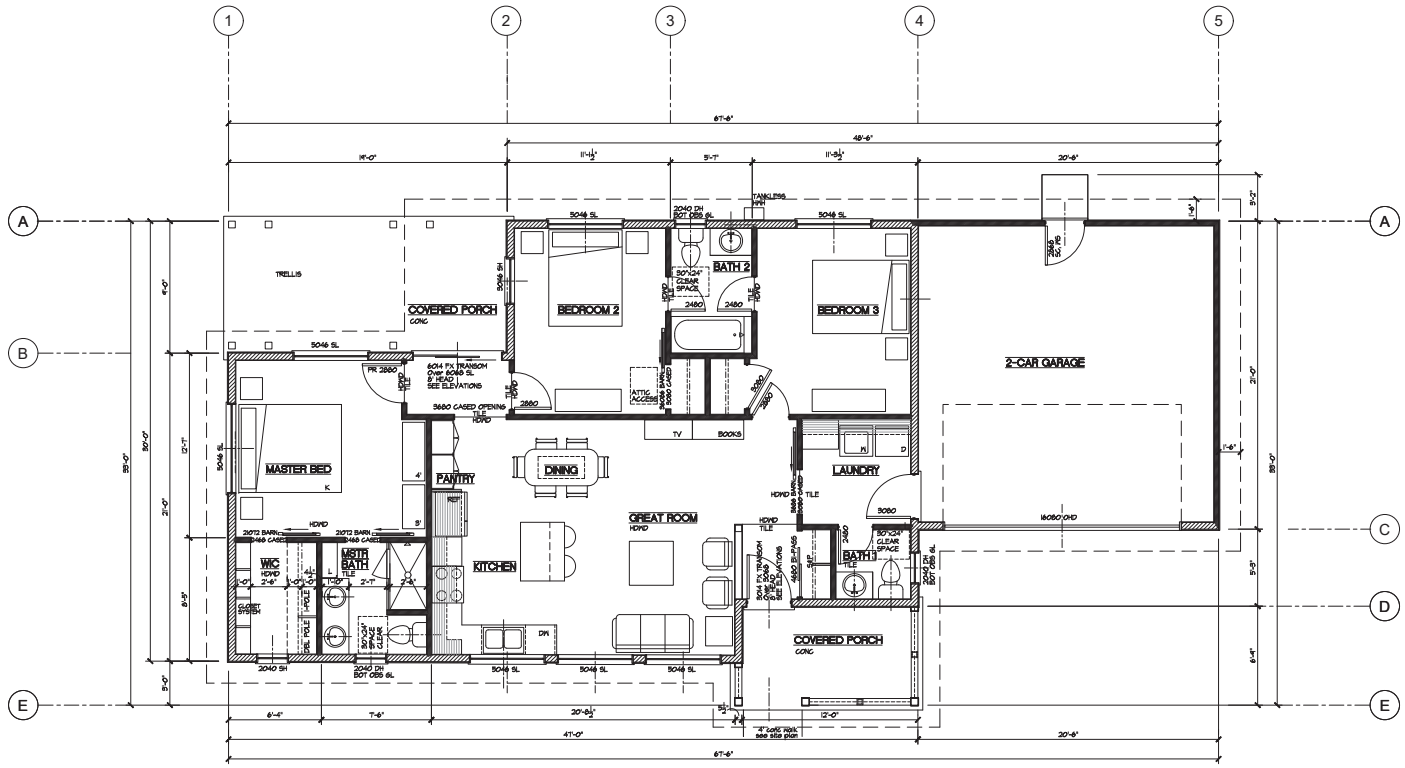
JOB NUMBER
844

DRAWN BY
KA

DATE
JULY 15, 2019

LICENSED ARCHITECT
Katherine A. Austin
No. C-22389
Exp. 11-31-19
STATE OF CALIFORNIA

SHEET
A2.2



First Floor Plan

Area Tabulations

	Floor Areas
House 1st Floor	1195
Total House Area	1195 SF
Garage	431
Patios	
Front	82
Rear	171
Total Patio Areas	253 SF

PLAN C

SCALE: 1/4"=1'-0" TYP. U.O.N.

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UKIAH, CALIFORNIA

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UKIAH, CA

FLOOR PLANS

LOT 8

JOB NUMBER
844

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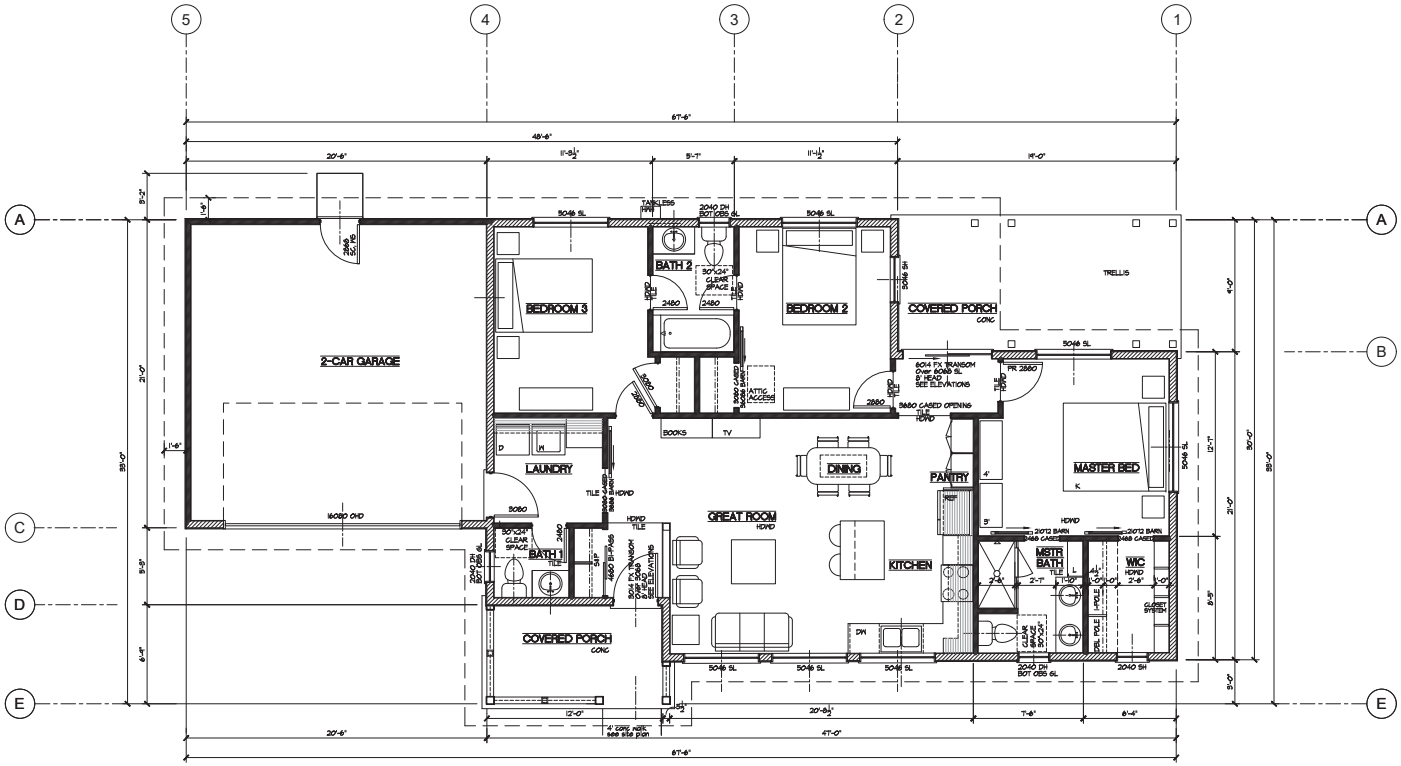
JULY 15, 2019

LICENSED ARCHITECT
Katherine A. Austin
No. C-22389
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A3.1



First Floor Plan

Area Tabulations

	Floor Areas
House 1st Floor	1195
Total House Area	1195 SF
Garage	431
Patios	
Front	82
Rear	171
Total Patio Areas	253 SF

PLAN CR

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS | BY

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AIA ARCHITECT

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GOBBI COMMONS
APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

FLOOR PLANS

LOT 7

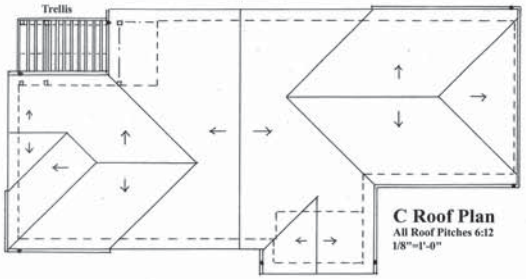
JOB NUMBER
844

DRAWN BY
MG

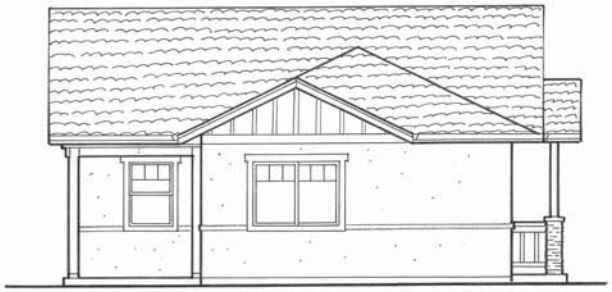
DATE
JULY 15, 2019

LICENSED ARCHITECT Katherine A. Austin NO. C-22389 REN. 11-31-19 STATE OF CALIFORNIA

SHEET
A3.1R



C Roof Plan
All Roof Pitches 6:12
1/8"=1'-0"

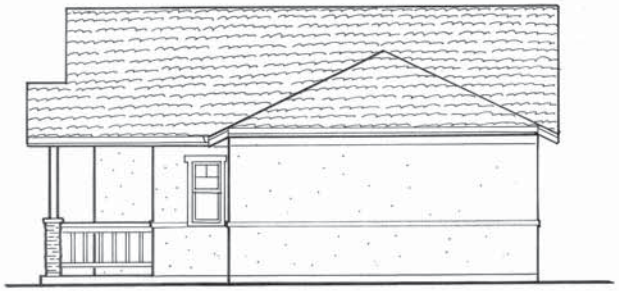


C Left

Plan C Front

Lot 8, Lot 7 Reverse

C Rear



C Right

SCALE: 1/4"=1'-0" TYP. U.O.N.

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AIA ARCHITECT

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CA LICENSE No. C22389
707.529.5565

GOBBI COMMONS

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WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN C

JOB NUMBER
844

DRAWN BY
KA

DATE
JULY 15, 2019

LICENSED ARCHITECT
Katherine A. Austin
C-22389
REN. 11-01-19
STATE OF CALIFORNIA

SHEET
A3.2

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GOBBI COMMONS

APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

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UKIAH, CA

STREET ELEVATIONS

JOB NUMBER
844

DRAWN BY
KA

DATE
JULY 15, 2019

SHEET

STREET VIEW 1

AGENDA ITEM NO. 4A

Department of Community
Development Planning Division
300 Seminary Ave.
Ukiah, CA 95482

DATE: October 22, 2019

TO: Planning Commission

FROM: Mireya G. Turner, Associate Planner

SUBJECT: Request for review and recommendation for a Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit that would allow 1) subdivision of one ±0.943 acre (gross) parcel into nine parcels, and 2) the development of eight single-family dwellings at 250 West Gobbi Street; APN 001-306-06. File No: 19-4625.

SUMMARY

OWNERS:	Patrick Henrie
APPLICANT:	Guillon, Inc.
LOCATION:	937 ft west of South State Street, and 280 ft east of South Dora Street. Address: 250 West Gobbi Street; APN: 001-306-06
TOTAL ACREAGE:	±0.943 acre gross (41,077 sf); ±0.863 acre net (37,592 sf)
GENERAL PLAN:	Medium Density Residential
ZONING DISTRICT:	Medium Density Residential (R2)
AIRPORT COMPATABILITY ZONE	D (Other Airport Environs)
ENVIRONMENTAL DETERMINATION:	Project is exempt, pursuant to CEQA Guidelines 15332, In-Fill Development Projects; and 15304, Minor Alterations to Land. Rezone is consistent with provisions outlined in Article 19 Section 15183; Projects Consistent with a Community Plan or Zoning.
RECOMMENDATION:	Conditional Approval

City of Ukiah

PROJECT DESCRIPTION AND BACKGROUND

Location. The proposed Gobbi Commons Project site is located at 250 West Gobbi Street, between South Dora Street and South State Street. The parcel is currently vacant, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Existing vegetation includes grasses, shrubs, one fruit tree, and established oak trees. The entirety of the site lies within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area Zone X, which denotes the area as one of minimal flood hazard. The general drainage pattern for the site is in a north-western and southeastern direction.

Project Description. An application was received from Guillon, Inc. for approval of a Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit that would allow 1) subdivision of one ±0.943 acre (gross) parcel into nine parcels, and 2) the development of eight single-family dwellings at 250 West Gobbi Street. The project would comprise the following.

- Lot sizes ranging from 3,061 sf to 4,011 sf, with an average lot size of 3,465 sf.
- Eight market-rate single-story and two-story dwellings, ranging from approximately 1,250 sf to 1,400 sf with two and three bedrooms.
- Two-car attached garages with driveways large enough to accommodate parking for two additional vehicles.
- Six additional common parking spaces at terminus of “T” roadway.
- Vehicle access provided from West Gobbi Street by a 24-foot wide right of way, terminating into a “hammer-head”.
- Four-foot wide pedestrian walkway along the hammerhead.
- Craftsman style architecture offering three different elevations and their mirrored versions, with various roof pitches, finishes and colors.
- Front porch and rear patios on each dwelling.
- Dark sky compliant lighting on the front of each dwelling.
- 1,090 sf interior common area containing approximately eight individual raised garden beds, crushed granite, and a water station.
- Front yard landscaping consisting of assorted trees, shrubs and grasses; rear and side yards would be zero-scaped; all landscaping would be incorporated to have minimal water usage and maintenance demand.
- Monument sign at entrance.
- Six-foot dog-eared cedar fencing separating each backyard, and surrounding the project Parcel.
- Fencing along the southern side of Lot 1 and 8 to consist of 6-foot dog-eared cedar, with additional 2-foot lattice.

- Low Impact Development features have been incorporated into the design of the project to regulate storm water run-off.

Application materials are included as **Attachment 1.**

SURROUNDING LAND USE AND ZONING

The proposed project site is surrounded by the following uses.

	GENERAL PLAN:	ZONING:	USE:
NORTH	Low Density Residential (LDR)	Single-family Residential (R1)	Single-family Residential
EAST	Medium Density Residential (MDR)	Medium Density Residential (R2)	Single-family and Multi-family Residential
SOUTH	LDR and MDR	R1 and R2	Single-family and Multi-family Residential
WEST	MDR and Commercial (C)	R2 and Neighborhood Commercial (CN)	Single-family Residential and Professional Offices

Figure 1. General Plan Designation

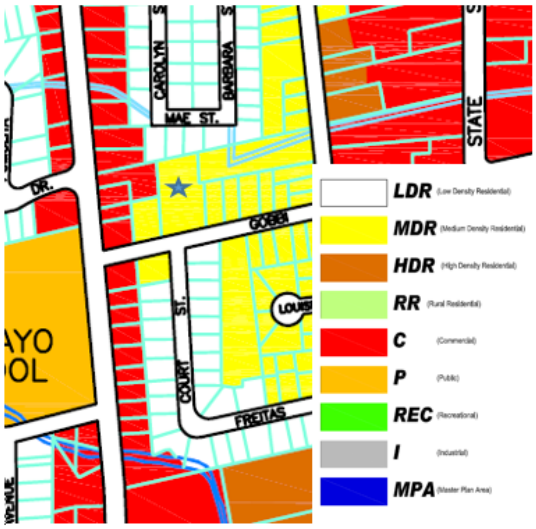


Figure 2. Zoning Designation

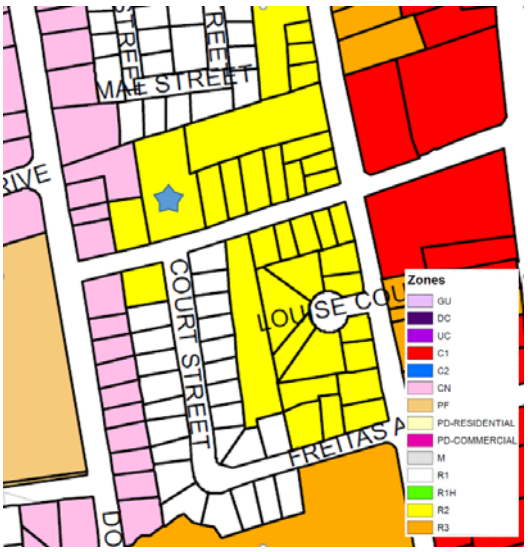
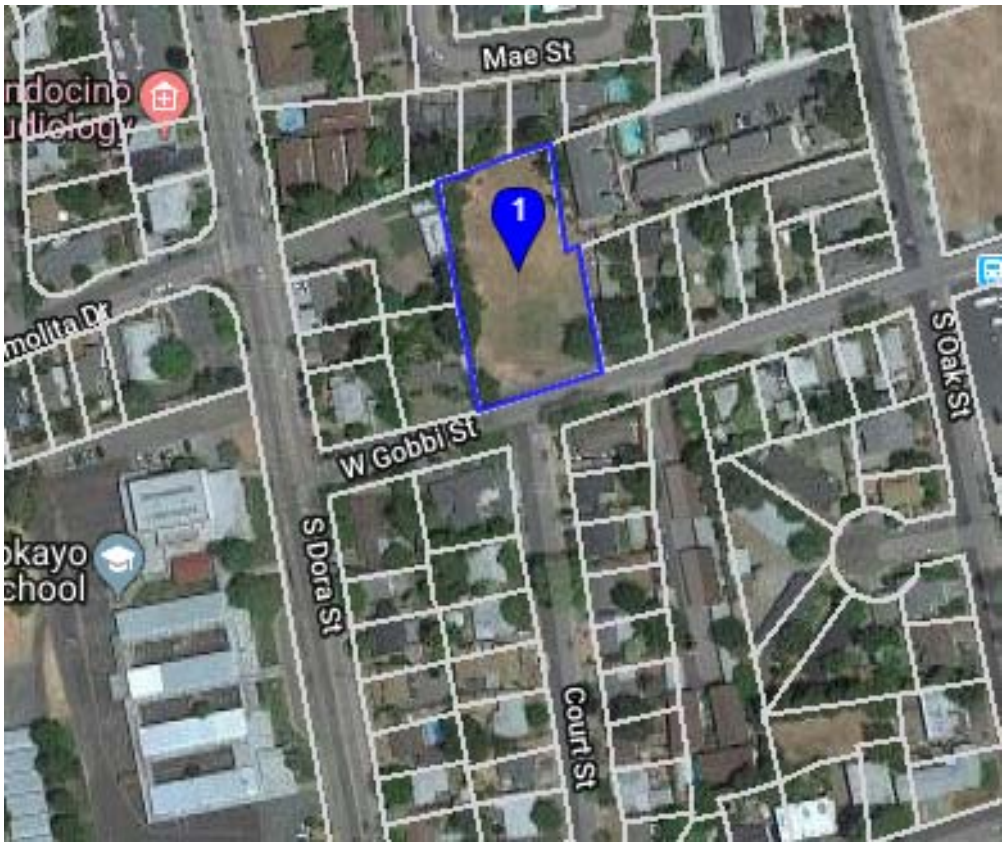


Figure 3. Aerial Map



AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: City of Ukiah Building Division, Public Works Department, Police Department, Electric Utility Department, and Airport Operations Manager. In addition, the project was referred to the Ukiah Valley Fire Authority, Mendocino Transit Authority, Mendocino County Air Quality, and the Sonoma State University Northwest Information Center. Agency comments and are contained in **Attachment 2**. Draft Findings are contained within **Attachment** 3 and Draft Conditions of Approval are included as **Attachment 4**.

STAFF ANALYSIS

Tentative Major Subdivision Map. The City of Ukiah Subdivision Ordinance, as adopted in 1958, classifies subdivisions based on slope and resulting parcel size of the project site. The lowest level, Type I Subdivisions are residential subdivisions on a less than 15% grade on lots with areas from 6,000 to 10,000 sf. However, the flexibility of the Planned Development Zoning Combining district allows the design of a major subdivision outside of the limiting standards of the Subdivision Ordinance. The Gobbi Commons Project includes a request for rezone from R2 to R2-PD to allow for reduced parcel size and reduced setbacks. The project was evaluated by various departments and agencies including the City Engineer, and conditions have been recommended to ensure safe traffic circulation, parking, fire truck access, storm water

management, and road maintenance; similar to a major subdivision with larger minimum parcel size.

General Plan Consistency. The parcel has a General Plan designation of Medium Density Residential (MDR) which is "*intended to provide land area for a range of densities and a variety of housing types and ownerships, including townhomes, multiple family residential development, mobile home parks, and more urban-scale density developments*."

The proposed project is consistent with goals, objectives, and policies in the following General Plan Elements: Economic Development, Community Design, Circulation & Transportation, and Housing. The Project would add eight market rate, single-family dwellings to the existing housing stock, enabling more households to reside near local jobs, supporting the local economy (Goal ED-1). The proposed dwellings are designed to be complementary with the overall character of the surrounding neighborhood (Implementation Measure CD-9.2(a)). Its proximity to local schools and businesses would reduce miles travelled as families go about daily tasks, using existing streets and circulation patterns (Goal CT-2). The project site is currently a vacant lot, located near schools and local businesses, in an area already served by City services (Goal H-5.6). Additionally, the Draft 2019-2027 Housing Element Update strongly encourages the development of infill housing stock, providing housing opportunities for all economic segments of the community, including market rate.

The General Plan allows up to 14 units per acre of gross land. At 0.94 acres (gross), the site would allow for up to 13 dwellings. No amendment to the General Plan designation for the project site is proposed or required, as the proposal is within the allowed density and the parcel will retain its MDR General Plan designation.

Zoning Ordinance Consistency. The subject property is currently zoned Medium Density Residential (R2). The R2 zoning district "*is intended to provide land area and opportunities for a range of densities and a variety of housing types, including townhomes, multiple-family residential development and duplexes. The maximum density is one to fourteen (14) dwelling units per acre of land.*"

As previously discussed, the site may be developed with up to 13 units and the proposed eight units would be within the maximum density allowed for this zoning district. However, the Applicant requests a Rezone for the parcel, from R2 to R2-PD Medium Density Residential-Planned Development Combining, to allow for development of the Precise Development Plan including reduced parcel sizes, and setbacks. Additionally, the Applicant requests a modification to the required landscaping; specifically, the requirement that 50% of the landscaped areas dedicated to live plantings, as described in more detail below.

Planned Development with Precise Development Plan. The Planned Development Combining Zoning District "*generally provides a method for deviating from standardized zoning requirements to foster well planned, creative, and quality development.*" UCC §9167 allows for application of a Rezone to Planned Development with either a Concept Development Plan or a Precise Development Plan (see **Attachment 5**). The Applicant has submitted a proposed Precise Development Plan and all required information for consideration in accordance with UCC §9167. In accordance with UCC §9165(b), a Use Permit is not required when a Planned Development zoning district and a Precise Planned Development project are proposed for permitted land uses within the underlying zone.

Table 1 includes the existing R2 development standards as well as the standards proposed as a part of the Precise Development Plan. Development plans and application materials can be found in **Attachment 1**.

Table 1. Development Standards

	UCC R2 Requirement	Proposed with Precise Plan of Development
Lot Size	6,000 sf	3,061 sf to 4,011 sf
Setbacks	Front: 15 ft Rear: 15 ft Sides: 10 ft	Front: 6 ft to 16 ft Rear: 10 ft to 25 ft Sides: 0 ft to 6 ft
Landscaping	20% of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum 50% of the landscaped area shall be dedicated to live plantings.	Minimum 20% per lot. Each lot would have front, side and rear yards. The front yards are proposed to be landscaped with a variety of drought-tolerant grasses, shrubs, and trees, selected to minimize upkeep and water consumption. The Applicant proposes gravel utility areas in the side yard and zero-scaping in the rear yards, to allow for individual owner preference and minimize water consumption UCC §9167(E)(10)(I) states the Planning Commission or City Council may modify the required elements of a landscaping plan; and the request for the approval of the modification to the landscaping requirement is requested in writing by the applicant in (See Landscape Plan and letter in **Attachment 1**).
Height	30 ft	Approximately 26 ft max
Parking	2 spaces per dwelling unit	4 spaces per dwelling unit and 6 common spaces (38 total)

UCC §9167(F) sets forth six criteria to be considered when weighing the consistency of a proposed Precise Development Plan with the Zoning Ordinance. The six criteria for a Precise Plan of Development are below. Draft Findings supporting the project can be found in **Attachment 3** and Draft Conditions of Approval are included as **Attachment 4**.

1. *User Impact and Needs: The design of the project shall consider the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, and other design concerns.*

The site is located directly off of West Gobbi Street, an arterial street, designed to be a high-capacity urban road. It can accommodate the circulation demands of eight new households. City services are available to serve the project site. Noise and odor are anticipated to be typical of residential use and temporary construction. The proposed dwellings face inward toward the shared roadway, with lighting in front of each home, fostering a sense of neighborhood and promoting security. Each parcel has front and rear yard space, and there is a shared common area adjacent to Parcel 3 with proposed raised garden beds for each house and a dog watering station. Six foot dog-eared cedar fencing separates each backyard, with an additional two feet of

lattice on the fences along West Gobbi Street, providing privacy for each dwelling, as well as security. All dwellings will be constructed to 2016 Building codes, including specific requirements to reduce energy consumption.

In addition, the project has been reviewed and conditioned, as applicable, by the City of Ukiah Building Division, Public Works Department, Electric Utility Department, Police Department, the Ukiah Valley Fire Authority, etc. to ensure adequate design and compliance with all applicable safety codes.

2. *Relationship to Physical Features: The location of the buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of the existing trees, where feasible.*

The project area is generally flat, with no significant alteration proposed. The existing trees located along the parcel line are proposed to remain to the extent feasible, with the exception of the oak tree on the southwest corner of the lot, located under the utility lines on West Gobbi Street, which was recommended for removal by the City's Electric Utility Department. Avoidance of tree driplines were considered in the placement of the building envelopes and fencing. In addition, in accordance with the Design Review Board recommendations for the project (further discussed below), existing trees be preserved and maintained in conformance with the City's Tree Management Guidelines.

3. *Consistency of Architectural Style: All buildings or structures shall be harmonious and consistent with the proposed architectural style regarding roofing, exterior materials, windows, doors, textures, colors, and other exterior treatments.*

The Gobbi Commons Project includes three floor plans, along with their mirrored versions, for the eight proposed dwellings. Elevations vary in roof pitches, finishes and colors, providing variety while maintaining continuity throughout the development. Elevations and color palettes are available in the application materials included in **Attachment 1**.

4. *Balance and Integration with the Neighborhood: The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of the surrounding built environment.*

The proposed dwellings are both one and two story structures. The height of surrounding structures was taken into account during the design phase to ensure compatibility with the surrounding neighborhood.

5. *Building Design: The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solutions. All architectural elevations shall be designed to eliminate the appearance of flat facades and box like construction.*

The dwellings are designed in the craftsman style architecture, with a variety of roof pitches and architectural details, to provide variety and creativity while maintaining a harmony of design.

6. *Density: For residential projects, every effort shall be made to achieve the maximum density possible pursuant to the underlying zoning district.*

The General Plan and Zoning designations of Medium Density Residential allows up to 14 units per acre of gross land. At 0.94 acres (gross), the site would allow for up to 13 dwellings. According

to the Applicant, "*At 8 units the site has a net density of 9.26 units and a gross density of 8.48, which is at the higher end of the Density range for the R2 District. In order to increase potential Density at the site, variances from code or concessions in development standards would need to be expanded upon. Such concessions, like parking or landscaped areas, could result in a project that has unintended consequences in a design that lacks quality and cohesiveness while also having impacts upon the surrounding roads and neighborhood*."

Major Site Development Permit. Per UCC §9263, a Major Site Development Permit is required for development of the eight dwellings. Findings required for approval of Site Development Permits per UCC Section 9263(e) are included in **Attachment 3**.

Design Review Board. Per UCC §1169, the Design Review Board (DRB) shall review proposed site development permit applications, planned development applications and precise development plans, work with staff and the applicants to ensure design consistency with the Ukiah General Plan, Zoning Code, and Design Review Guidelines, and make recommendations concerning architecture, site design layout, landscaping, parking, signage, exterior lighting, and other aspects of urban design to City staff, Zoning Administrator, Planning Commission and City Council as appropriate. The Gobbi Commons Project was reviewed by the DRB on August 28, 2019. The recommendation to approve the project was unanimous, with two recommendations:

1) The Applicant should make an effort to preserve trees on-site in accordance with the City's Tree Management Guidelines; and
2) The proposed monument sign design should be reconsidered to a more organic design, in accordance with fire and building safety codes.

The Draft Minutes of the DRB Meeting and a letter from the Applicant dated October 11, 2019 indicating agreement with both recommendations are included as **Attachment 6**.

ENVIRONMENTAL DOCUMENTATION

The project is subject to the California Environmental Quality Act (CEQA). The proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 §15332, Class 32, In-Fill Development Projects and §15304, Minor Alterations to Land for the following reasons.

a) *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.*

   The proposal is consistent with the Medium Density Residential General Plan designation and applicable General Plan policies. The project proposes single family dwellings which are permitted within the R2zoning district. In addition, the project proposes a Precise Plan of Development, Site Development Permit and Subdivision in compliance with all applicable zoning codes.

b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

   The proposal is within the Ukiah City limits on a property that is less than one acre in size. The site is surrounded on all sides by existing urban uses, both commercial and residential in nature.

c) *The project site has no value as habitat for endangered, rare or threated species.*

The site is currently vacant, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Existing vegetation includes grasses, shrubs, one fruit tree, and established oak trees. Minimal grading is proposed which will not substantially alter the natural grade. The project has been designed with consideration of existing trees and driplines. The Oak trees will remain to the extent feasible, with the exception of one that is recommended for removal by the City's Electric Utility Department.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The proposed eight single family residences would be similar to the existing land uses in the immediate area. The project would not generate a significant amount of traffic or noise. The site is in a walkable area of town, on-site parking is provided and the site is located along Mendocino Transit Authority Route 7. There are no wetlands or creeks on-site. The general drainage pattern for the site is in a north-western and southeastern direction. A Preliminary Standard Urban Storm Water Mitigation Plan was prepared for the project with Low Impact Development features incorporated into the design to reduce impacts from storm water run-off and water quality. Lastly, the project has been reviewed and conditioned by several departments and agencies to reduce potential impacts from traffic, noise, air quality and water quality.

e) *The site can be adequately served by all required utilities and public services.*

The project site is within the City limits and is already served by City utilities and public safety agencies.

In addition, CEQA §15183 states, *"CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."*

The Project includes a proposed rezone to R2-PD. The General Plan allows up to 14 units per acre of gross land. At 0.94 acres (gross), the site would allow for up to 13 dwellings. No amendment to the General Plan designation for the project site is proposed or required, as the proposal is within the allowed density and the parcel will retain its MDR General Plan designation. As described above, the project would be consistent with the General Plan Goals and Policies. A Cultural Resources Survey was preformed and found no signs of archaeological resources on-site. Recommendations for construction activities have been included as Conditions of Approval.

NOTICE

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262(C):

- Published in the Ukiah Daily Journal on October 12, 2019
- Posted on the Project site on October 10, 2019
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Mailed to property owners within 300 feet of the project parcels on October 10, 2019

RECOMMENDATION

The Ukiah Municipal Code places the authority for approval of the Tentative Major Subdivision Map, Precise Plan of Development and Rezone with the City Council. The Planning Commission has the authority to consider the Tentative Subdivision Map, Precise Plan of Development, Rezone and Major Site Development Permit to make recommendations to the City Council.

Staff recommends Planning Commission 1) conduct a public hearing; 2) provide recommendation of approval to the City Council regarding the Tentative Subdivision Map, as conditioned by the City Engineer; 3) provide City Council a recommendation of approval of the Rezone and to Planned Development with Precise Development Plan; and 4) provide City Council with a recommendation of approval of the Gobbi Commons Site Development Permit, as conditioned.

ATTACHMENTS

1. Application Materials
2. Agency Comments
3. Draft Findings for Tentative Major Subdivision Map, Rezone to Planned Development with Precise Development Plan, and Major Site Development Permit
4. Draft Conditions of Approval
5. UCC Chapter 2, Article 14, Regulations in Planned Development Combining Zone/Districts
6. Draft Minutes of Design Review Board Meeting on August 28, 2019 and Applicant responses to recommendations.
7. Draft Ordinance Establishing the Medium Density Residential-Planned Development Combining District (R2-PD) at 250 West Gobbi Street

City of Ukiah

Planning & Community Development Department
300 Seminary Avenue
Ukiah, CA 95482
Email: planning@cityofukiah.com
Web: www.cityofukiah.com

Planning Services
Phone: (707) 463 -6203
Fax: (707) 463-6204

Planning Permit Application

PROJECT NAME: Gobbi COMMONS			
PROJECT ADDRESS/CROSS STREETS: 250 WEST Gobbi / South DORA			AP NUMBER(S): 001-306-06
APPLICANT/AUTHORIZED AGENT:	PHONE NO: 530-513-3626	FAX NO:	E-MAIL ADDRESS: JAKE@GUILLONINC.COM
APPLICANT/AUTHORIZED AGENT ADDRESS: GUILLON INC 2550 LAKEWEST DR #50	CITY: CHICO		STATE/ZIP: CA 95928
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: MR & MS. HENRIE	PHONE NO: 489-0647	FAX NO:	E-MAIL ADDRESS: HENRIEJ@AOL.COM
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT 555 DOOLAN CANYON Dr. UKIAH	CITY: UKIAH		STATE/ZIP: CA 95482
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☐ YES ☒ NO			

☐ AIRPORT LAND USE COMM. DETERMINATION 100.0800.611.003	$	☒ REZONING 100.0800.611.001 PD overlay	$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	$
☐ ANNEXATION 100.0800.611.001	$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	$	☐ USE PERMIT – MAJOR 100.0400.449.001	$
☐ APPEAL 100.0400.449.001	$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	$	☐ USE PERMIT – MINOR 100.0400.449.001	$
☐ BOUNDARY LINE ADJUSTMENT 100.0800.610.001	$	☒ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	$	☐ VARIANCE – MAJOR 100.0400.449.001	$
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	$	☐ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	$	☐ VARIANCE – MINOR 100.0400.449.001	$
☐ MURAL PERMIT 100.0400.449.001	$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	$	☐ ZONING AMENDMENT – MAP 100.0800.611.001	$
☐ PRELIMINARY REVIEW (PC) 100.0800.611.003	$	☐ SUBDIVISION EXCEPTION 100.0800.610.001	$	☐ ZONING AMENDMENT– TEXT 100.0800.611.001	$
☐ PRELIMINARY REVIEW (PRC) 100.0800.611.003	$	☐ TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	$	☐ OTHER	$
☐ PRELIMINARY REVIEW (STAFF) 100.0800.611.003	$	☒ TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	$	☐ OTHER	$

COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	$	MAJOR PERMIT DEPOSIT:	$	FILING DATE:
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	$	MINOR PERMIT FEE:	$	TOTAL AMOUNT PAID: $
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	$	TOTAL FEE:	$	RECEIPT NUMBER:

APPLICATION NUMBER(S):

Recommendation: Prior to submitting an application, discuss your project with Staff to discover what fees (sewer, water, in-lieu park fees, traffic impact fees, etc.) may be required for your project. Also, ask about street tree requirements, required sidewalk repairs, drainage issues, frontage improvements, etc.

Project Description

The purpose of the project description is to assist Staff in understanding the project. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

8 LOT SINGLE FAMILY SUBDIVISION

Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

Use Information

Please provide the following information related to the use of the site and building:

0.863 NET / 0.943 Description of Building & Site			
Parcel Size: ~~.92 Net / 1 Gross~~	Building Size: VARIES		Number of Floors: 2
Use of Building (check all that apply)	**Description**	**Square Footage**	**Number of Units/Suites**
☐ Office (business/professional)			
☐ Office (medical/dental)			
☐ Retail			
☐ Light Industrial			
☒ Residential	SINGLE FAMILY HOMES	VARIES	8
☐ Other:			

Operating Characteristics			
Days and Hours of Operation: N/A			
Number of Shifts: N/A	Days and Hours of Shifts: N/A		
Number of Employees/Shift:			
Loading Facilities: ☐ Yes ☒ No	Type/Vehicle Size: N/A		
Deliveries: ☐ Yes ☒ No	Type: N/A	Number (day/week/month): N/A	Time(s) of Day: N/A
Outdoor areas associated with use? (check all that apply) ☐ Yes ☐ No N/A	Sales area: ☐ Yes ☐ No Square Footage:	Unloading of deliveries: ☐ Yes ☒ No Square Footage:	Storage: ☐ Yes ☐ No Square Footage: N/A
Noise Generating Use? ☐ Yes	☒ No	Description:	

To Be Completed by Staff

General Plan Designation:	Zoning District:	Airport Land Use Designation:
City's Architectural & Historic Inventory: ☐ YES ☐ NO	Age of Building:	Demolition Policy:
Hillside: ☐ YES ☐ NO	Flood Designation FIRM Map:	Flood Designation Floodway Map:

Tree Policies	
General Plan Open Space Conservation ☐ NO ☐ YES GOAL/POLICY #:	Community Forest Management Plan ☐ NO ☐ YES GOAL/POLICY #:
Landscaping and Streetscape Design Guidelines ☐ NO ☐ YES GUIDELINE #:	Commercial Development Design Guidelines ☐ NO ☐ YES GUIDELINE #:
Tree Protection and Enhancement Policy ☐ NO ☐ YES NOTES:	Tree Planting and Maintenance Policy ☐ NO ☐ YES NOTES:
UCC: Street Tree Policy, Purpose and Intent ☐ NO ☐ YES NOTES:	Other:

Notes

Submittal Requirements

1. Items marked (X) are required for a complete application unless their deletion is approved by staff.
2. Other information may be required at the discretion of staff in order to fully evaluate the project and/or to conduct required environmental review for the project.
3. Please review the application packet prior to submittal to the City. Application packets that do not include the required materials may not be accepted for processing.

Submittal Document	Application Type									
	LLA	GPA	PRELIM	REZ	REZ-PD	SDP	TPM	TSM	UP	VAR
Project Description	X	X	X	X	X	X	X	X	X	X
Building Elevations (1)			X		X	X			X	X
Floor Plan			X		X	X			X	X
Grading Plan					X	X	X	X		
Landscape Plan (2)			X CONCEPT		X	X			X	X
Site Plan (3)	X	X	X	X	X	X			X	X
Details – Architectural						X				
Details – Fence					X	X			X	
Details – Sign					X	X			X	
Site Contours (4)					X	X	X	X	X	
Street Sections							X	X		
Tentative Map (6)							X	X		
Preliminary Title Report	X			X			X	X		
Colors & Materials Board			X CONCEPT		X	X			X	
Number of Plan Sets – Initial Submittal (5)										

(1) **Building Elevations.** Drawing must include all elevations (front, rear, and sides). One set of colored drawings is required.
(2) **Landscape Plan.** Plan must show all proposed trees, shrubs, and ground covers. Location, size and species must be indicated.
(3) **Site Plan.** Must be prepared to scale and include: a north arrow, all property lines, adjoining streets, creeks, ponds, drainage ditches, existing curb, gutter, and sidewalk, existing and proposed buildings (with square footage noted), parking spaces, all existing trees, existing and proposed fences, buildings on adjacent parcels, existing fire hydrants within 600- feet, access and utility easements (with widths), location an d width of all easements (access, drainage, utility, etc.) location of existing and proposed trash enclosures, and the percentage of average slope of the property. Site contours may also be required (see table above).
(4) **Site Contours.** When required, site contours should be indicated on the site plan and grading plan. A separate site contour plan is not required.
(5) Staff will determine the number of plans needed for the initial submittal. Once the application is complete, the number of plans sets required for the public hearing will be determined by staff. Plans are required to be provided prior to the hearing.
(6) See Minor Subdivision Submittal Requirements or Major Subdivision Submittal Requirements handout for Tentative Map requirements.

BLA – Boundary Line Adjustment
GPA- General Plan Amendment
Prelim – Preliminary Review
REZ – Rezoning
REZ-PD- Rezoning to Planned Development
SDP – Site Development Permit
TPM – Tentative Parcel Map/Minor Subdivision
TSM- Tentative Subdivision Map/Major Subdivision
UP – Use Permit
VAR - Variance

SEE ENCLUSED AUTHORIZATION LETTER

I,_____, owner authorize _____ to act on my behalf for this project and I have read and agree with all of the above. (Application must be signed by owner).

PROPERTY OWNER SIGNATURE **DATE**

I, JACOB MORLEY, am the ☐owner / ☒ authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.
I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices, and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to fully understand the conditions and ask questions about them before action is taken on my planning permit.

J. Morley

☐ **OWNER** / ☒ **AUTHORIZED AGENT** **DATE**

INDEMNIFICATION AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Ukiah, its agents, officers, council members, employees, boards, commissions or Council from any claim, action or proceeding brought against any of the foregoing n individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption or certification of any environmental documents or negative declaration which relates to its approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of it or in connection with the approval of the application or related decision, whether or not there is concurrent, passive, or active negligence on the part of the City, its agents, officers, council members, employees, boards, commissions of Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Ukiah shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney of the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

Jacob Morley

☐ **PROPERTY OWNER** / ☒ **AUTHORIZED AGENT**
(PLEASE PRINT NAME)

J. Morley 6/24/19

☐ **PROPERTY OWNER** / ☒ **AUTHORIZED AGENT** **DATE**
(SIGNATURE)

Revised 12/3/2012

Revised July 29, 2019

RECEIVED

AUG 0 1 2019

CITY OF UKIAH
DEVELOPMENT

Gobbi Commons
250 West Gobbi Street, City of Ukiah, Ca
APN: 001-306-06-00

Proposal:
The request involves subdividing an 0.863-acre net (0.943-acre gross) parcel into 8 individual lots for the construction of 8 detached single-family homes.

Single-Family Residential Units:	8
Net Density:	9.26 units per net acre
Gross Density:	8.48 units per gross acre
Total Parking Stalls:	38
Largest Parcel:	4,011 square feet
Smallest Parcel:	3,061 square feet
Average Parcel Size:	3,465 square feet

Requested Entitlements:

Major Site Development Permit
Major Subdivision
Re-Zone to allow a Planned Development Overlay Zone
- A Precise Development Plan pursuant to Planned Development Procedures (9167.E)

Project Location:
Gobbi Commons is located at 250 West Gobbi Street on the north side of the block, between South Dora Street to the west and South Oak Street to the east. The project site is across the street from Court Street.

Surrounding land uses include:

North: Detached single-family
South: West Court Street, professional office and detached single-family
West: Detached single-family and professional office
East: Detached single-family and a multi-family structure

The size is designated Medium Density Residential on the General Plan diagram and is located in the R-2 – Medium Density Residential zoning district. The R-2 district allows a density range of 1 to 14 units per acre.

Site Description:
The subject site is generally flat, with a small grade change from the northwest corner (630 feet) of the property down to the southeast corner (628 feet).

Ground cover consist of invasive weeds and grasses that are routinely mowed for weed abatement purposes. The trees on site are predominantly located along property lines.

Project Description:

Gobbi Commons is an 8-lot subdivision containing both attached and detached single-family homes. Lot sizes range from 3,061 to 4,011 square feet with an average lot size of 3,465 square feet with homes ranging in approximately 1,250 square feet to 1,400 square feet.

Units will be both single and two-stories in height. All homes will contain a 2-car garage and a driveway large enough to accommodate 2 additional vehicles. The proposal includes 6 additional parking stalls located at the terminus of the "T" roadway. The entire proposal accommodates 38 vehicles.

Additional Project Details

Access: Vehicle access is from West Gobbi Street by a 24-foot wide right-of-way that terminates into a "hammer-head". The design of the hammer-head is in compliance with Appendix D Fire Apparatus Access Road in the International Fire Code (D103).

To accommodate the pedestrian access, the hammerhead will contain a 4-foot wide area that is delineated for pedestrians. This area will either be finished with a stamped, stained markings, thermo-plastic or similar materials.

Architecture: The proposal includes 3 different elevations that will also be "mirrored" to one another. Elevations of homes will vary in roof pitches, finishes and colors which will provide visual interest, create internal mixture while still retaining continuity throughout.

All homes are designed in the craftsman style architecture and will contain a front porch and back patio. Details and interest to the elevations are in the form of gable ends, windows in the garage door, cultured stone and brink wainscoting at the patio. Finish material will consist of both stucco and Hardi-board.

Lighting: All lighting will be placed on the front of each single-family residence and will be dark sky compliant with the lighting directed downward.

Common Area: The total common area consists of 9,698 square feet, with approximately 1,090 square feet dedicated as an interior area dedicated to approximately 8 individual raised gardens beds, crushed granite and a water station. This water station will accommodate a dog bowl, leash hook and a hose bib.

Landscaping: Landscaping will be provided throughout the entire project. Front yards will be landscaped to minimize upkeep and water usage. The landscaping will be unified throughout the project with similar plants and trees to be incorporated on each lot. Rear yards will also contain landscaping, with the goal to be zeroscaped and with minimal water and time demand for maintenance. Water needs for the landscaping within the project will be in compliance with the Water and Conservation Act (AB 1881).

Fencing: Internally, fencing between the lots and surrounding the property will consist of 6-foot dog-eared cedar. Along the southern side of Lot 1 and 8, fencing would also consist of cedar, but will be 6 -feet overall, with the top 2-feet as lattice.

Signage: A small sign with no lighting will be installed in the landscaped common area. The copy on the signage will note "Gobbi Commons" and will be constructed of durable materials and at a scale that is pedestrian in character.

Planned Development Combining Zone/District

A site-specific development is proposed, and pursuant to Ukiah City Code (UCC) section 9167.F, a Precise Development Plan is required to be submitted. As noted in the UCC, the following criteria shall be used in determining a precise development plan's consistency with the purpose and intent of this article:

1. *User Impact and Needs: The design of the project shall consider the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, and other design concerns.*

   The design has enough off-street parking, while the road is designed in compliance with international fire standards which can accommodate a fire truck and allow it to turn around on-site prior to exiting onto West Gobbi Street.

   The homes are designed with front and rear patios that allow for both a private setting and allows for neighbors to engage the street. Windows are placed to provide additional "eyes on the street" which help security and crime deterrence. Individual placement and internal layout of each home allows for additional privacy amongst the residential units.

   All homes will be designed and constructed to Title 24 of the California Building Code (CBC). This code section ensures that all related features and equipment that pertains to the construction of the home are structurally, mechanically sufficient, and that electrical and plumbing systems are adequate. The CBC also requires minimum energy efficiently standards, green design, construction and maintence, fire and life safety and accessibility.

2. *Relationship to Physical Features: The location of the buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of existing trees, where feasible.*

   The subject property is generally level and the proposal does not drastically modify the terrain. Existing Oak trees, which are predominately around the boarder of the project site are incorporated into the design, while invasive shrubs and trees will be removed.

   The new road is placed in a manner to minimize any conflicts when there are left hand turn movements from the project site and Court Street at the same time, which takes access to West Gobbi on the southern side.

3. *Consistency of Architectural Style: All buildings or structures shall be harmonious and consistent with the proposed architectural style regarding roofing, exterior materials, windows, doors, textures, colors, and other exterior treatments.*

   The entire project is based upon Craftsman's Architectural Style, which feature a front porch beneath the extension of the main roof that is supported by columns. The roofs are low-pitched with gable or hipped roofs. Exterior finishes are consistent and are from the same color pallet. Exterior colors and textures treatments, add variety and interest throughout the project. Details in gable ends, windows in the front and garage door, and porch lighting furthers a harmonious development.

3. *Balance and Integration with the Neighborhood: The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of the surrounding built environment.*

   The proposal is surrounded by a mix of residential, office and commercial structures, both single and two stories in height.

5. *Building Design: The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solutions. All architectural elevations shall be designed to eliminate the appearance of flat facades and box like construction.*

   The proposal contains 8 distinct elevations that are pedestrian friendly in design, while also providing visual relief. The use of different roof angles and types, front porches, garages that are recessed, and colors all bring together a project that is warm, inviting while not being internally redundant.

6. *Density: For residential projects, every effort shall be made to achieve the maximum density possible pursuant to the underlying zoning district*

   The subject parcel is located in the R2 – Medium Density Residential Zoning District. The R2 District permits a density range of 1 to 14 units per acre. The proposal itself is 8 single family lots on a site that is approximately 0.863 net acres (0.943 gross acres). As such, the site could accommodate up to 12 units net, or 14 units per gross acre. At 8 units the site has a net density of 9.26 units and a gross density of 8.48, which is at the higher end of the Density range for the R2 District.

   In order to increase potential Density at the site, variances from code or concessions in development standards would need to be expanded upon. Such concessions, like parking or landscaped areas, could result in a project that has unintended consequences in a design that lacks quality and cohesiveness while also having impacts upon the surrounding roads and neighborhood.

Goal/Policy Number Goal/Policy Text	Consistency Determination
Goal ED-1: Support a strong local economy.	Having a strong local economy is based on a balance of housing, employment and education opportunities, meeting social needs and creating a well-balanced community. The proposal to construct additional housing aides in the advancement of this goal.
Policy ED 1.1: Take steps to reinforce the valley's economy.	Providing housing for all segments of the population will aid in reinforcing the valley's economy in that it will provide short term construction related benefits, long term housing opportunities and increase property taxes.
Implementation Measure CD-9.2(a): Require that new building designs be complementary to the overall character of the neighborhood in which a project is located.	The proposal is surrounded by a mix of residential, office and commercial structures, both single and two stories in height.
Goal CT-2: Maximize the use of existing streets and circulation patterns.	The project utilizes the existing street pattern and is designed to allow vehicle to enter into the public right-of-way in a forward-facing fashion.
Policy CT-2.2: Encourage development along existing roads with available capacity and appropriate zoning prior to locating development in areas which require new transportation facilities.	The proposal is located within a portion of town that would encourage tenants to walk and bike to nearby facilities.
Goal CT-3: Design new development and redevelopment projects to be as accessible by foot, bicycle and transit as they are by auto.	The development is in an area that is currently served by mass transit, is located to major employment centers, an elementary school and is walkable. The project site is also bicycle friendly with a Class II bicycle path along West Gobbi.
Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	The proposal includes 8 single-family dwelling units in the center of Ukiah. The California Building Code will require the structure to be built to specific energy efficient standards and thresholds. The Building Code will also ensure that the structure is safe and adequate for occupancy.
Goal H-2: Provide housing for all economic segments of the community.	The proposal will provide 8 single-family market rate ownership opportunities.
Goal H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.	The proposal will provide 8 single-family market rate ownership opportunities.

Goal H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.	The project is in the center of town, on a parcel that is considered infill and surrounded by urban uses. The site is currently vacant.
H-5.1: Housing Design: Assure that new housing is well-designed to enhance Ukiah's neighborhoods and the community as a whole.	The subject site is located within an area mixed with residential, office and commercial uses, with a variety of building heights and styles. The design has a variety of finished materials, colors and details which add interest.
H-5.6: Infill Development. Support careful well-designed infill housing development in areas currently served by City services.	The project site is approximately 0.863 acres within the core of the city, meeting the definition of infill development.
H-5.7: Sustainable Development. Encourage and support sustainable site planning and development.	The project is subject to Low Impact Development (LID) which requires the management of stormwater runoff as part of green infrastructure. The California Building Code will ensure each structure is built with energy efficiency standards. Landscaping will be installed with drip bubblers, timers and mulch to minimize water usage. Shade trees will be provided within the project to minimize the urban heat island effect.
Implementation Measure H-5.h: Promote stormwater management systems for multi-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.	The project will have to meet the Low Impact Development (LID), which require the management of stormwater runoff as part of green infrastructure. LID emphasizes conservation and use of on-site natural features to protect water quality. These features are designed into the project.
Implementation Measure H-5. j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, safety, and connectivity to schools, neighborhoods, and commerce.	The proposal is within an existing neighborhood that contains both residential and commercial uses. The project contains common areas to promote neighborhood interactions. The site is well situated in that it is walkable to a variety of facilities, employment, goods and services.

October 8, 2019 ***Sent via email***

Mireya G Turner, MPA
Associate Planner
City of Ukiah
3000 Seminary Avenue
Ukiah, CA 95482

RE: Landscape – Reduction in Percentage Request

Dear Ms. Turner;

Regarding the Gobbi Commons Planned Development – Tentative Subdivision Map (File no. 19-4625), we respectfully request leniency from the requirement found in the Ukiah City Code (UCC) section 9.167.E.10.i which states:

> *All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.*

Some lots will contain a Private Storm Drain System (PSDS) for Low Impact Development (LID) standards. These PSDS will have to contain live plant material to "bio-filter" storm run-off prior to the water entering the City's storm drain system. These PSDS systems will be disclosed to buyers and have covenants running with the land.

However, since the proposed project includes lots that are smaller in size than traditional single-family requirements, we are anticipating the inability to fully comply with the above code section on some lots. Although we will make every attempt to complying with this requirement, we do expect future buyers will want to incorporate personal desires into their private back yards, which could include additional paved areas, crush granite, pavers and other features that require little to no maintenance (zero-scape).

Front yard areas will contain live plant materials, including shrubs, ground cover and trees. The front yards will also contain a private irrigation system for each lot.

If you have any questions, please do not hesitate to contact me at 530-513-3626 or by email at jake@guilloninc.com. Thank you for your time and consideration.

Sincerely,

Jake Morley
Project Manager

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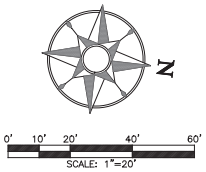
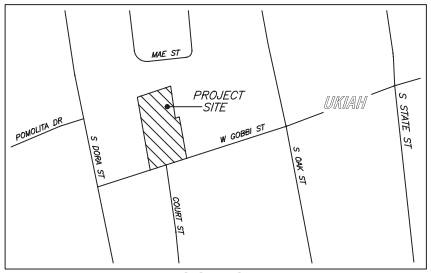
TENTATIVE SUBDIVISION MAP

GOBBI COMMONS

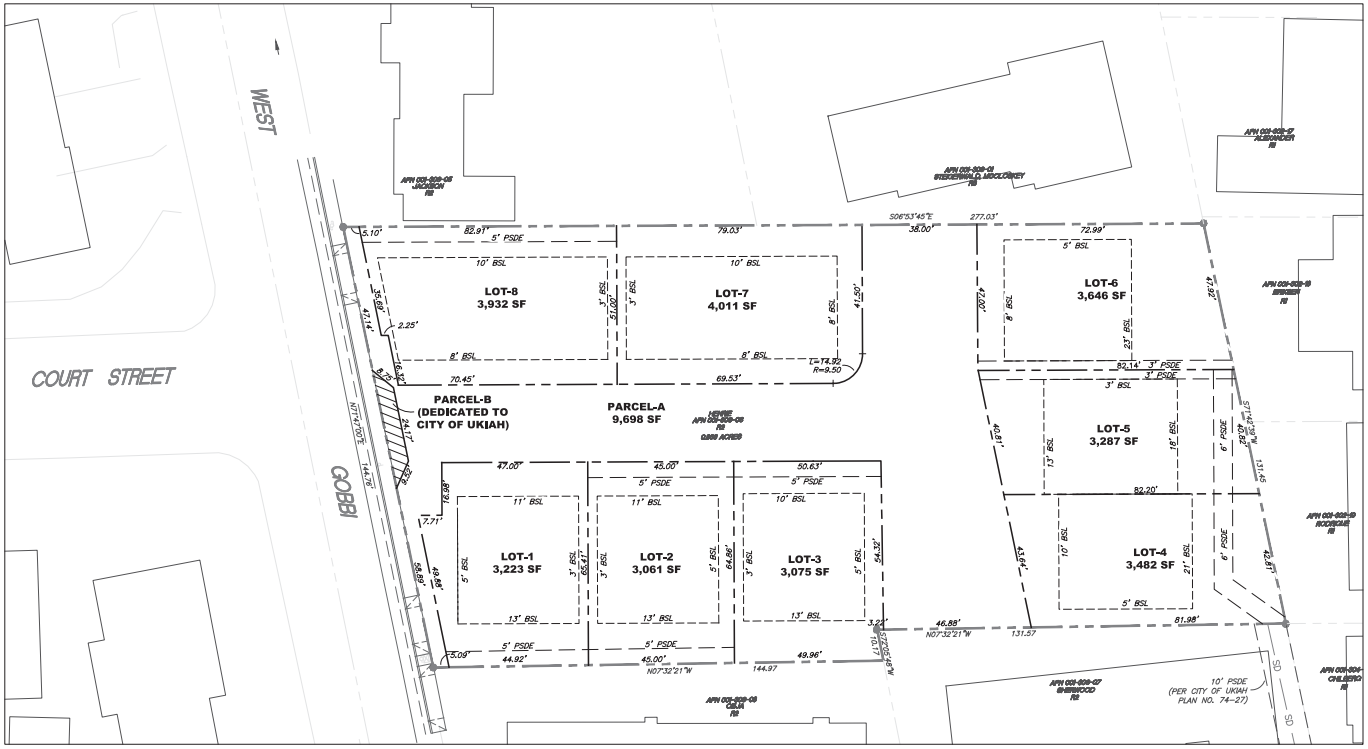
A PLANNED DEVELOPMENT

WEST GOBBI STREET
UKIAH, MENDOCINO COUNTY
CALIFORNIA
APN: 001-306-06





LOCATION MAP NO SCALE



PREPARED UNDER THE SUPERVISION OF:

BRADLEY A. THOMAS PLS 5520 DATE

SHEET INDEX

SHEET 1.0 TENTATIVE MAP
SHEET 2.0 SITE PLAN
SHEET 3.0 PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 4.0 PRELIMINARY UTILITY PLAN

PROJECT DATA

PROPERTY OWNER: GUILLON INC.
1117 COMMERCE DRIVE
UKIAH, CA 95482

SURVEYOR/CIVIL ENGINEER: LACO ASSOCIATES
776 S. STATE ST., SUITE 102A
UKIAH, CA 95482

EXISTING LAND USE:	VACANT
EXISTING ZONING:	MEDIUM DENSITY RESIDENTIAL (R-2)
PROPOSED ZONING:	RESIDENTIAL PLANNED DEVELOPMENT
NUMBER OF LOTS:	8 LOTS & COMMON AREA LOT
PARCEL A:	9,698 SFT (PRIVATE ACCESS & P.U.E.)
MINIMUM LOT SIZE:	3,061 SFT
MAXIMUM LOT SIZE:	4,011 SFT
AVERAGE LOT SIZE:	3,465 SFT
EXISTING ACREAGE:	0.863 ACRES

LEGEND/ABBREVIATIONS

EXISTING FEATURES SHOWN 50% SCREENED

- PROPOSED PARCEL LINE
- EXISTING BOUNDARY LINE
- NEW EASEMENT
- FENCE LINE
- A.C PAVING
- CONCRETE
- TREE DRIPLINE
- BUILDING LINE

INV	INVERT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE
UP	UTILITY POLE
SCP	SURVEY CONTROL POINT
IP	IRON PIPE MONUMENT
EL	ELEVATION
(E)	EXISTING
BSL	BUILDING SETBACK LINE
PSDE	PRIVATE STORM DRAIN EASEMENT

NOTES

BOUNDARY LINES / LOT LINES SHOWN ON THIS MAP DERIVED FROM FOUND MONUMENTS AND RECORD DATA

BENCH MARK.
SURVEY CONTROL POINT #14 $\frac{3}{4}$" REBAR TAGGED "LACO"
ELEVATION=629.64

LACO
EUREKA • UKIAH • SANTA ROSA
1-800-315-3054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
TENTATIVE MAP

GUILLON INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	1.0

Jul 25,2019-10:23am
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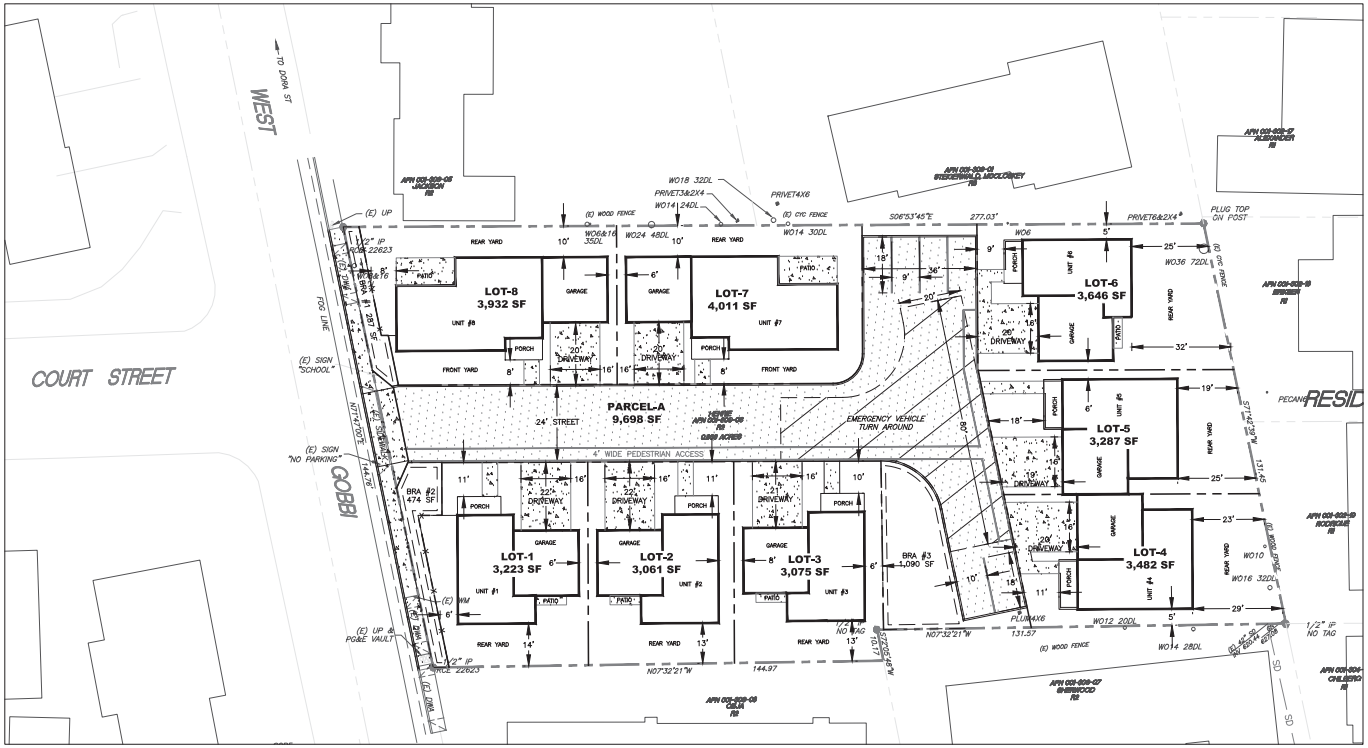
LEGEND/ABBREVIATIONS

EXISTING FEATURES SHOWN 50% SCREENED

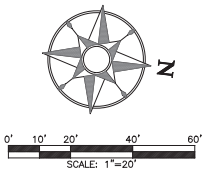
- PROPOSED PARCEL LINE
- EXISTING BOUNDARY LINE
- NEW EASEMENT
- FENCE LINE
- AC PAVING
- CONCRETE
- TREE DRIPLINE
- BUILDING LINE
- INV — INVERT
- WM — WATER METER
- SSMH — SANITARY SEWER MANHOLE
- FL — FLOW LINE
- UP — UTILITY POLE
- SCP — SURVEY CONTROL POINT
- IP — IRON PIPE MONUMENT
- EL — ELEVATION
- (E) — EXISTING
- 475 — CONTOUR LINE
- WO14 30DL — WHITE OAK / DIA / DRIPLINE
- PLUMB — PLUMB TREE
- PRIVET — PRIVET TREE



SCALE: 1"=20'

NOTES

1. SEE LANDSCAPE PLAN SHEET L1 FOR LANDSCAPE DETAILS



REGISTERED PROFESSIONAL ENGINEER — MICHAEL L. WILBURN — No. 69386 — STATE OF CALIFORNIA

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NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
SITE PLAN

GUILLON INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	2.0

Jul 25,2019-12:58pm
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LEGEND/ABBREVIATIONS

- PROPOSED PARCEL LINE
- EXISTING BOUNDARY LINE
- NEW EASEMENT
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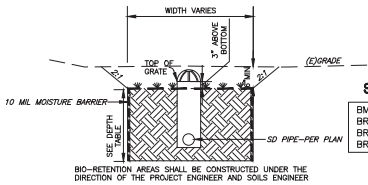
- AC PAVING
- CONCRETE
- TREE DRIPLINE
- BUILDING LINE
- 475 — CONTOUR LINE
- W014 30DL — WHITE OAK / DIA / DRIPLINE
- PLUMB — PLUMB TREE
- PRIVET — PRIVET TREE

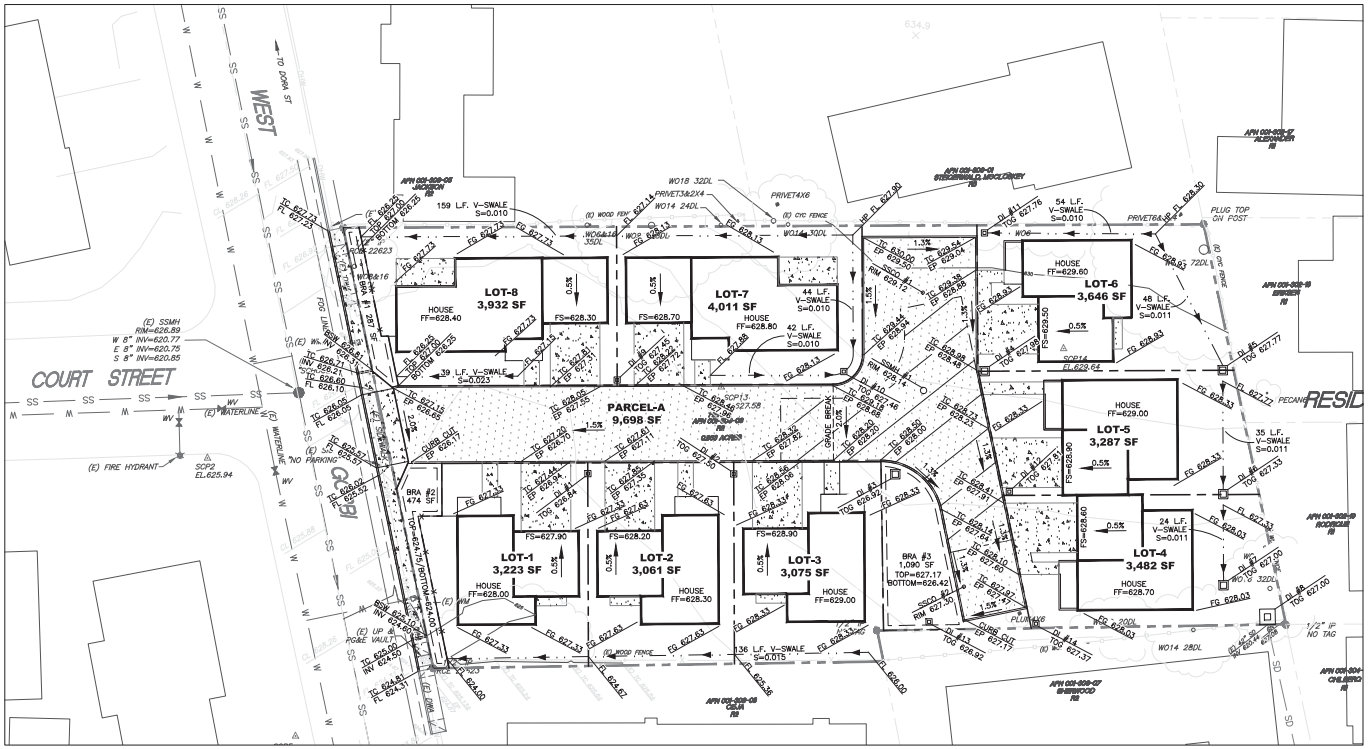
INV	INVERT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE
UP	UTILITY POLE
SCP	SURVEY CONTROL POINT
IP	IRON PIPE MONUMENT
EL	ELEVATION
(E)	EXISTING
FF	FINISH FLOOR
FS	FINISH SLAB

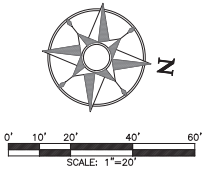


BIO-RETENTION AREA
TYPICAL SECTION NO SCALE

SOIL DEPTH TABLE

BMP ID.	SOIL DEPTH	SF
BRA#1	2.0'	287
BRA#2	2.0'	474
BRA#3	2.0'	1,092





REGISTERED PROFESSIONAL ENGINEER — KEITH L. WILBURN — No. 69386 — CIVIL — STATE OF CALIFORNIA

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NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
PRELIMINARY IMPROVEMENT PLAN

GUILLON INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	3.0

Jul 25,2019-1:11pm
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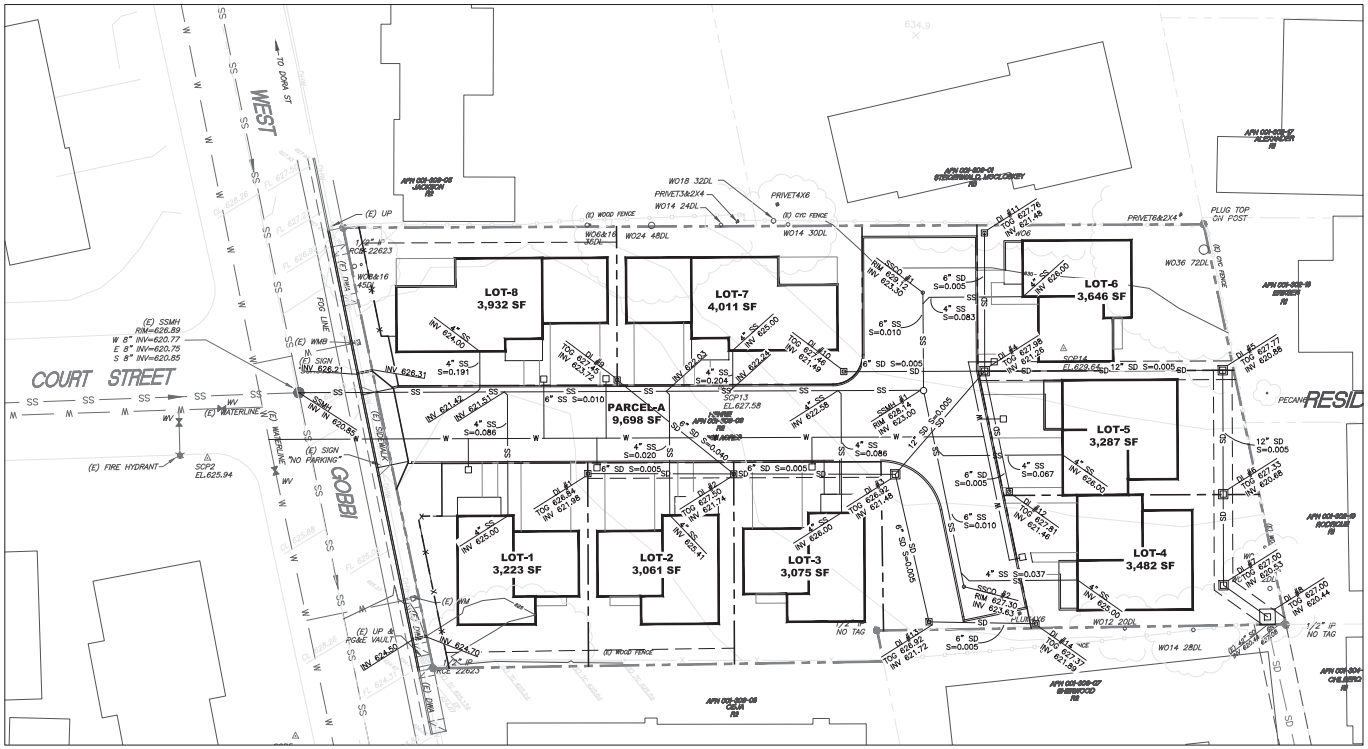
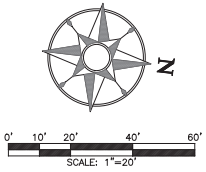
LEGEND/ABBREVIATIONS

EXISTING FEATURES SHOWN 50% SCREENED

- PROPOSED PARCEL LINE
- EXISTING BOUNDARY LINE
- NEW EASEMENT
- FENCE LINE
- AC PAVING
- CONCRETE
- TREE DRIPLINE
- BUILDING LINE
- 475 — CONTOUR LINE
- SS — SANITARY SEWER
- SD — STORM DRAIN
- W — DOMESTIC WATER
- W014 30DL — 14" DIAMETER WHITE OAK WITH 30' DIAMETER DRIPLINE

INV	INVERT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE
UP	UTILITY POLE
SCP	SURVEY CONTROL POINT
IP	IRON PIPE MONUMENT
EL	ELEVATION
(E)	EXISTING





REGISTERED PROFESSIONAL ENGINEER — MICHAEL L. WILBURN — No. 69286 — CIVIL — STATE OF CALIFORNIA

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NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
PRELIMINARY UTILITY PLAN

GUILLON INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	4.0

Jul 25,2019-1:28pm
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IRRIGATION NOTES:

A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO)
ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
(A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS
(1) PROJECT INFORMATION:
(A) DATE
(B) PROJECT APPLICANT
(C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
(D) TOTAL LANDSCAPE AREA (SQUARE FEET)
(E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
(F) WATER SUPPLY TYPE (E.G. POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
(G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
(H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
(I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, " I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
(2) WATER EFFICIENT LANDSCAPE WORKSHEET:
(A) HYDRO ZONE INFORMATION TABLE
(B) WATER BUDGET CALCULATIONS
1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
2. ESTIMATED TOTAL WATER USE (ETWU)
(3) SOIL MANAGEMENT REPORT:
(4) LANDSCAPE DESIGN PLAN:
(5) IRRIGATION DESIGN PLAN: AND
(6) GRADING DESIGN PLAN.

NOTE: AUTHORITY CITED: SECTION 65595 GOVERNMENT CODE. REFERENCE: SECTION 65596 GOVERNMENT CODE.

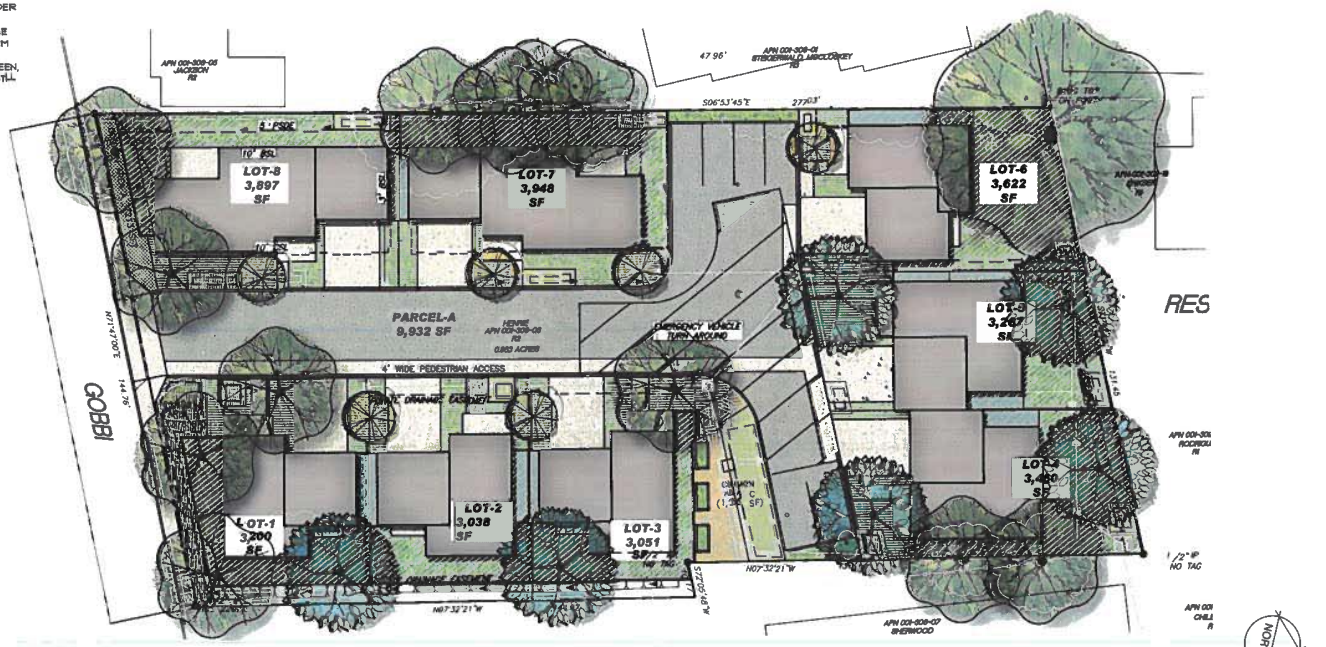
THIS PLAN IS INTENDED TO SATISFY THE SPECIFIC REQUIREMENTS OF ' ORDER NO. R1-2015-0030, NPDES NO. CA0025054 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS.' ADDITIONAL DESIGN REQUIREMENTS IMPOSED BY GOVERNING AGENCIES, SUCH AS LOCAL GRADING ORDINANCES, CAL GREEN, CEQA, 401 PERMITTING, AND HYDRAULIC DESIGN FOR FLOOD CONTROL STILL APPLY AS APPROPRIATE.

CONCEPT PLANT SCHEDULE

2019-07-22 16:34

	EXISTING TREE - LARGE	9
	ACCENT TREE CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	6
	DECIDUOUS SHADE TREE NYSSA SYLVATICA / TUPELO TREE ULMUS PARVIFOLIA 'TRUE GREEN' / CHINESE ELM	8
	NEW EVERGREEN TREE QUERCUS WISLIZENI / INTERIOR LIVE OAK	3
	FRONT YARD LANDSCAPE AREA	3,753 SF
	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	3,833
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	1,369
	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	345
	CISTUS X PURPUREUS / ORCHID ROCKROSE	2,156
	DIETES BICOLOR / FORTNIGHT LILY	2,464
	FESTUCA MAIRE / ATLAS FESCUE	4,381
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	4,381
	MAHONIA REPENS / CREEPING MAHONIA	4,381
	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	4,381
	PENNISETUM ORIENTALE / ORIENTAL FOUNTAIN GRASS	4,381
	SALVIA GREGGII 'DEEP RED' / AUTUMN SAGE	4,381
	TULBAGHIA VIOLACEA 'VARIEGATA' / STRIPED CAPE GARLIC	4,381
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	1,571

	REAR YARD LANDSCAPE AREA	7,088 SF
	COMMON AREA A MIX OF LOW MAINTENANCE PLANTINGS, WITH PASSIVE USE BOULDERS FOR SEATING AND ACCENTS	286 SF
	COMMON AREA B 4 X 8 X 18" HIGH GARDEN BOXES, WITH DECOMPOSED GRANITE PAVING AND A BENCH	1,018 SF
	STORM WATER TREATMENT AREA CAREX TUMULICOLA / BERKELEY SEDGE JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH STIPA PULCHRA / PURPLE NEEDLE GRASS	1,651 SF
	GRAVEL UTILITY AREA 3/4 CRUSHED ROCK SONOMA GOLD OR EQUAL / 2" DEPTH OVER LANDSCAPE FABRIC	1,073 SF
	PASSIVE USE WALK WAY DECOMPOSED GRANITE / 4" DEPTH	453 SF



LANDSCAPE PLAN

THOMAS H. PHELPS
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THPLA, inc
California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
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thphelps@sbcglobal.net

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COMMUNITY DEVELOPMENT

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GUILLON INC. DEVELOPMENT COMPANY
WEST GOBBI STREET
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Sheet Title: LANDSCAPE PLAN

Seal: LICENSED LANDSCAPE ARCHITECT THOMAS H. PHELPS 4122 05/31/19 STATE OF CALIFORNIA

No.	Date	Revision
1		
2		
3		
4		
5		

Project Mgr: THP
Draw By: THP
Scale: 1"=10'
Date: JAN 2019
File Name: M-OBB
Sheet No.: L
of ____ sheets

IRRIGATION NOTES:

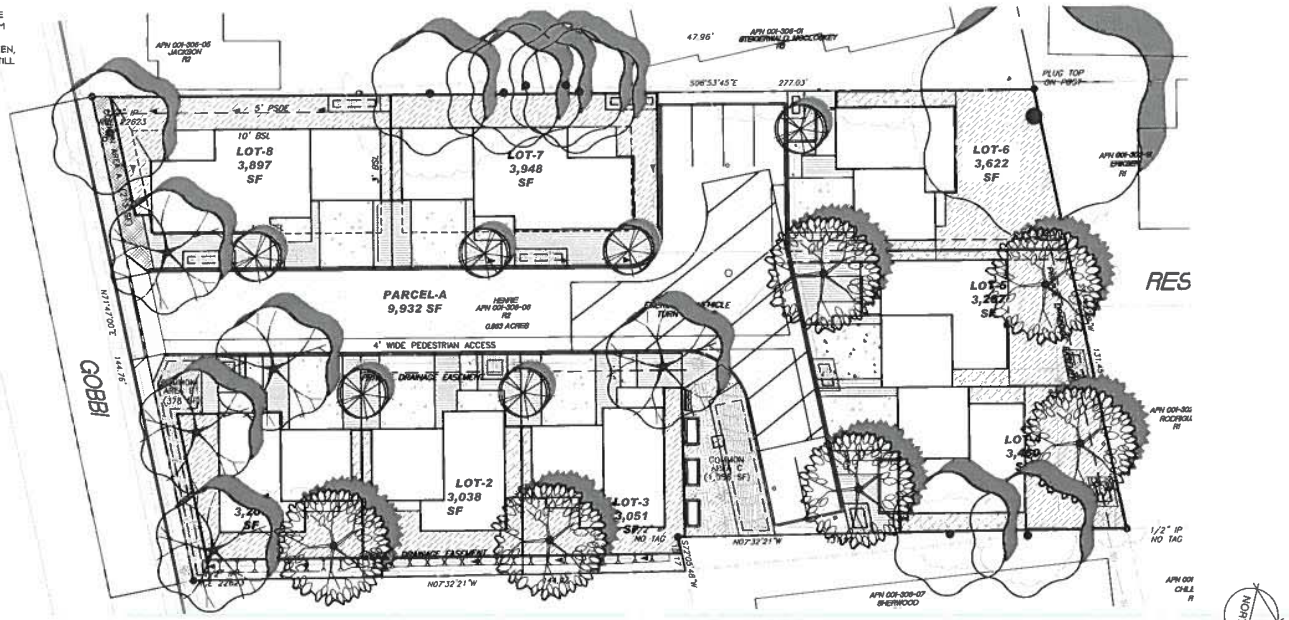
A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO)
ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
(A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
(1) PROJECT INFORMATION:
(A) DATE
(B) PROJECT APPLICANT
(C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
(D) TOTAL LANDSCAPE AREA (SQUARE FEET)
(E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
(F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
(G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
(H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
(I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, " I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
(2) WATER EFFICIENT LANDSCAPE WORKSHEET:
(A) HYDRO ZONE INFORMATION TABLE
(B) WATER BUDGET CALCULATIONS
1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
2. ESTIMATED TOTAL WATER USE (ETWU)
(3) SOIL MANAGEMENT REPORT:
(4) LANDSCAPE DESIGN PLAN:
(5) IRRIGATION DESIGN PLAN: AND
(6) GRADING DESIGN PLAN.

NOTE: AUTHORITY CITED: SECTION 65595, GOVERNMENT CODE.
REFERENCE: SECTION 65596, GOVERNMENT CODE.

THIS PLAN IS INTENDED TO SATISFY THE SPECIFIC REQUIREMENTS OF 'ORDER NO. R1-2015-0030, NPDES NO. CA0025054 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS.' ADDITIONAL DESIGN REQUIREMENTS IMPOSED BY GOVERNING AGENCIES, SUCH AS LOCAL GRADING ORDINANCES, CAL GREEN, CEQA, 401 PERMITTING, AND HYDRAULIC DESIGN FOR FLOOD CONTROL STILL APPLY AS APPROPRIATE.

CONCEPT PLANT SCHEDULE

EXISTING TREE - LARGE		9
ACCENT TREE	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	6
DECIDUOUS SHADE TREE	NYSSA SYLVATICA / TUPELO TREE ULMUS PARVIFOLIA 'TRUE GREEN' / CHINESE ELM	8
NEW EVERGREEN TREE	QUERCUS WISLIZENI / INTERIOR LIVE OAK	3
FRONT YARD LANDSCAPE AREA		3,753 SF
	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	3,933
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMIN' / HOWARD MCMINN MANZANITA	1,380
	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	345
	CISTUS X PURPUREUS / ORCHID ROCKROSE	2,156
	DIETES BICOLOR / FORTNIGHT LILY	2,464
	FESTUCA MAIREI / ATLAS FESCUE	4,381
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	4,381
	MAHONIA REPENS / CREEPING MAHONIA	4,381
	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	4,381
	PENNISETUM ORIENTALE / ORIENTAL FOUNTAIN GRASS	4,381
	SALVIA GREGGII 'DEEP RED' / AUTUMN SAGE	4,381
	TULBAGHIA VIOLACEA 'VARIEGATA' / STRIPED CAPE GARLIC	4,381
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	1,577
REAR YARD LANDSCAPE AREA		7,088 SF
COMMON AREA A	MIX OF LOW MAINTENANCE PLANTINGS, WITH PASSIVE USE BOULDERS FOR SEATING AND ACCENTS	286 SF
COMMON AREA B	4' X 8' X 18" HIGH GARDEN BOXES, WITH DECOMPOSED GRANITE PAVING AND A BENCH	1,018 SF
STORM WATER TREATMENT AREA	CAREX TUMULICOLA / BERKELEY SEDGE JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH STIPA PULCHRA / PURPLE NEEDLE GRASS	1,657 SF
GRAVEL UTILITY AREA	3/4 CRUSHED ROCK, SONOMA GOLD OR EQUAL / 2" DEPTH OVER LANDSCAPE FABRIC	1,013 SF
PASSIVE USE WALK WAY	DECOMPOSED GRANITE / 4" DEPTH	453 SF



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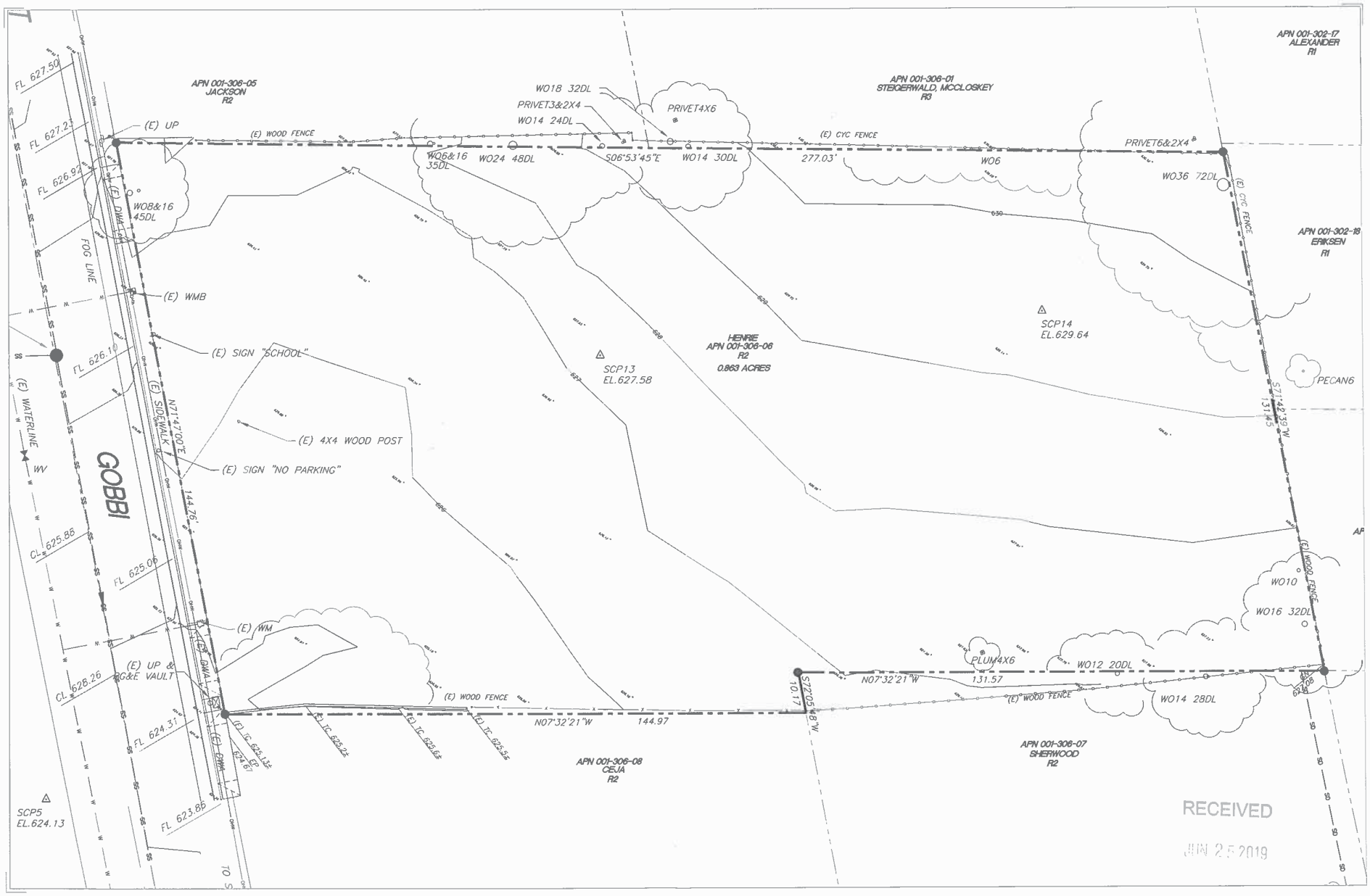
Sheet Title: LANDSCAPE PLAN

Seal: LICENSED LANDSCAPE ARCHITECT THOMAS H. PHELPS 4122 08/31/09 STATE OF CALIFORNIA

No.	Date	Revision

Project Mgr: THP
Drawn By: THP
Scale: 1"=10'
Date: JAN 2019
Sheet No.: L1
File Name: M-GBB
of ____ sheets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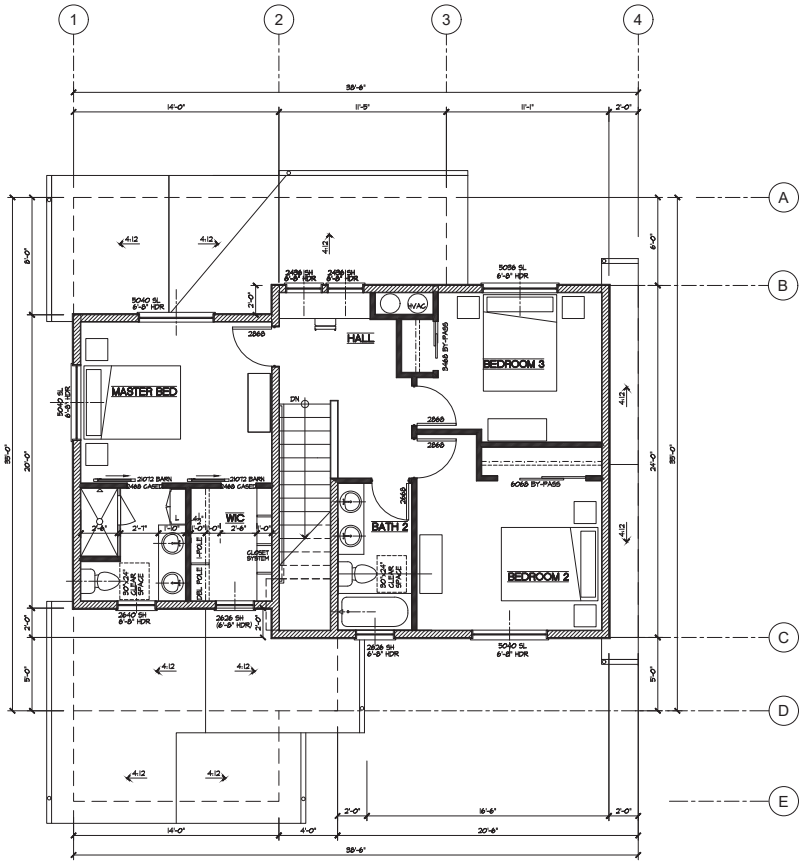
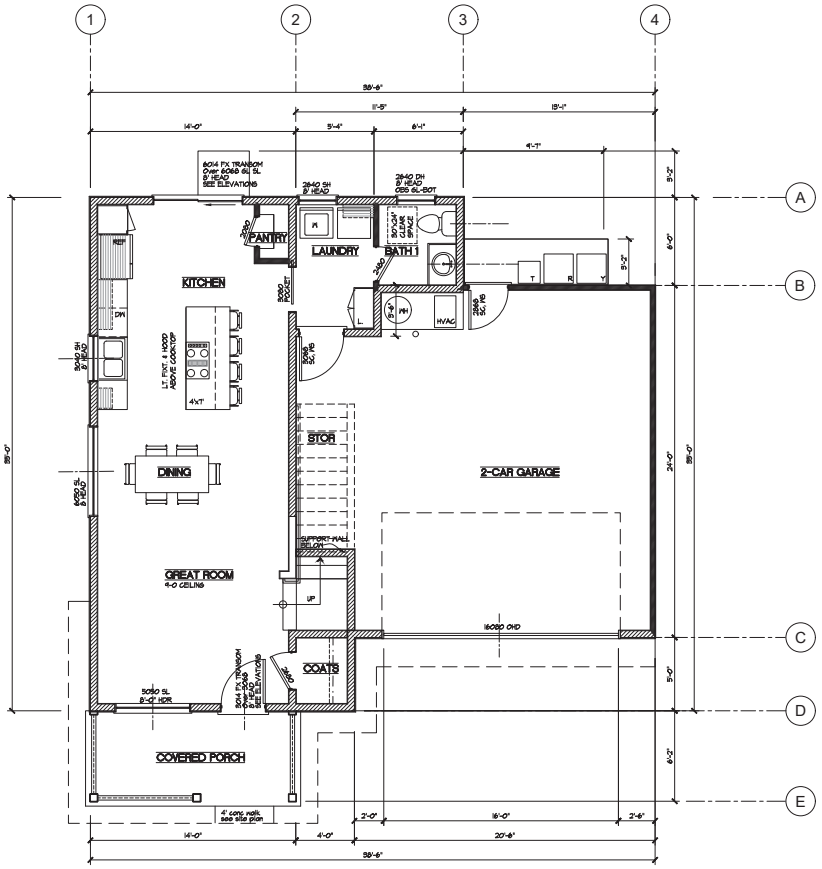
JACKSON
R2
APN 001-306-01
STEIGERWALD, MCCLOSKEY
R3
APN 001-302-17
ALEXANDER
R1
APN 001-302-18
ERIKSEN
R1
HENRIE
APN 001-306-06
R2
0.863 ACRES
APN 001-306-08
CEJA
R2
APN 001-306-07
SHERWOOD
R2
GOBBI
FOG LINE
(E) UP
(E) WOOD FENCE
(E) CYC FENCE
(E) DWA
(E) WMB
(E) SIGN "SCHOOL"
(E) 4X4 WOOD POST
(E) SIGN "NO PARKING"
(E) SIDEWALK
(E) WATERLINE
(E) WM
(E) UP &
PG&E VAULT
W018 32DL
PRIVET3&2X4
W014 24DL
PRIVET4X6
W06&16
35DL
W024 48DL
S06°53'45"E
W014 30DL
277.03'
W06
PRIVET6&2X4
W036 72DL
W08&16
45DL
SCP13
EL.627.58
SCP14
EL.629.64
PECAN6
S71°42'33"W
131.43
N71°47'00"E
144.76'
FL 627.50
FL 627.21
FL 626.94
FL 626.10
CL 625.86
FL 625.06
CL 626.26
FL 624.31
FL 623.86
SCP5
EL.624.13
(E) TC 623.13±
EP
624.6'
(E) TC 623.2±
(E) TC 623.6±
(E) TC 623.5±
N07°32'21"W
144.97
S72°05'48"W
10.17
FLUM4X6
N07°32'21"W
131.57
W012 20DL
W014 28DL
(E) WOOD FENCE
W010
W016 32DL
RECEIVED
JUN 25 2019



Second Floor Plan

8-0 CEILING



First Floor Plan

9-0 CEILING

Area Tabulations

	Floor Areas
House 1st Floor	601
House 2nd Floor	822
Total House Area	1423 SF
Garage	543
Patios	
Front	86
Total Patio Areas	86 SF

PLAN A1

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS | BY

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
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GOBBI COMMONS
APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

FLOOR PLANS

LOTS 2, 3, 6

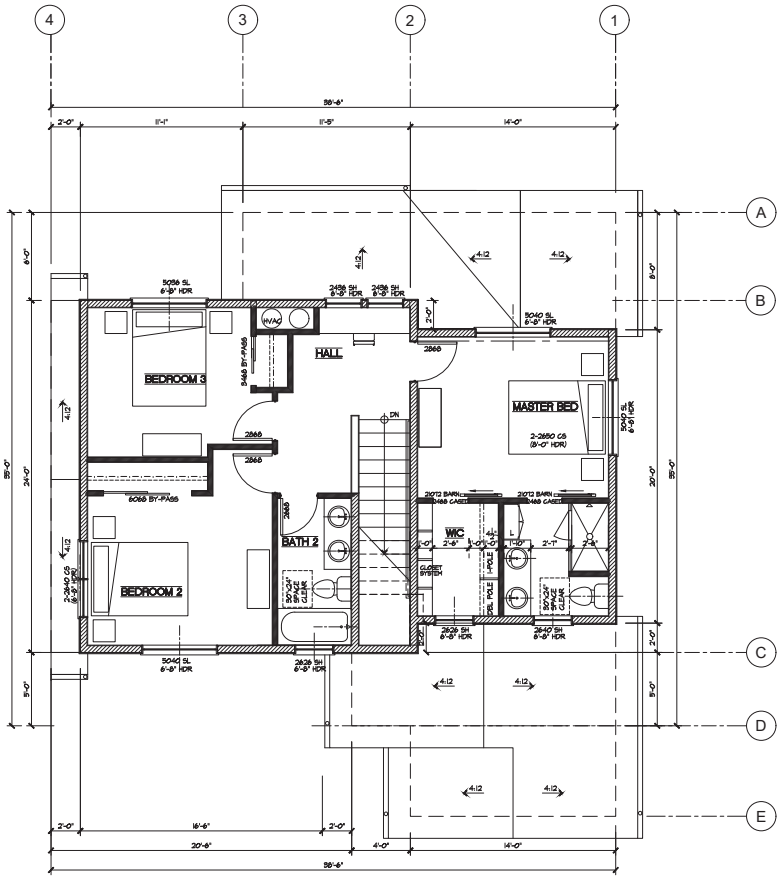
JOB NUMBER
844

DRAWN BY
MG

DATE
JULY 15, 2019

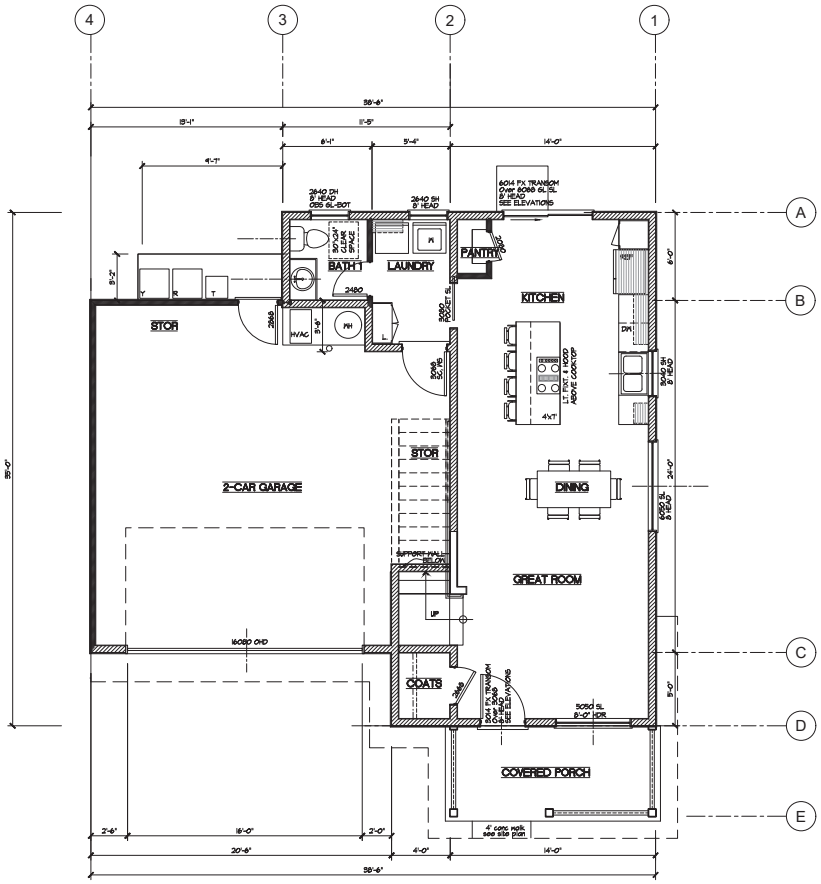
LICENSED ARCHITECT
Katherine A. Austin
NO. C-22389
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A1.1



Second Floor Plan

8-0 CEILING



First Floor Plan

9-0 CEILING

Area Tabulations

	Floor Areas
House 1st Floor	601
House 2nd Floor	822
Total House Area	1423 SF
Garage	543
Patios	
Front	86
Total Patio Areas	86 SF

PLAN A1R

SCALE: 1/4"=1'-0" TYP. U.O.N.

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FLOOR PLANS

LOT 1

JOB NUMBER
844

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JULY 15, 2019

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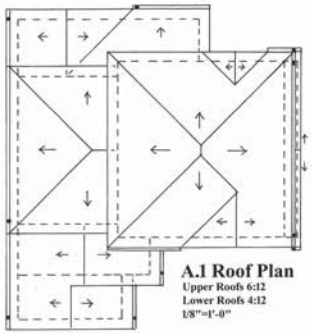
No. C-22389
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A1.1R

A.1 Left

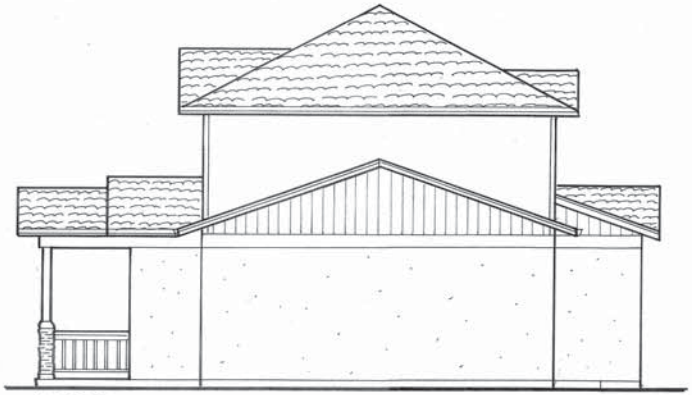
Plan A.1 Front

Lot 3, Reverse Lot 1



A.1 Roof Plan
Upper Roofs 6:12
Lower Roofs 4:12
1/8"=1'-0"

Plan A.1 Rear



A.1 Right

SCALE: 1/4"=1'-0" TYP. U.O.N.

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UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN A1

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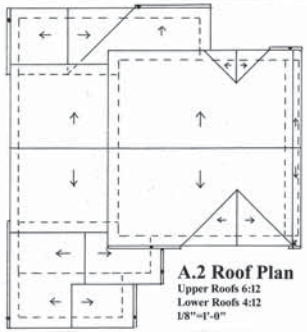
Katherine A. Austin
No. C-22389
STATE OF CALIFORNIA

SHEET
A1.2.1

A.2 Left

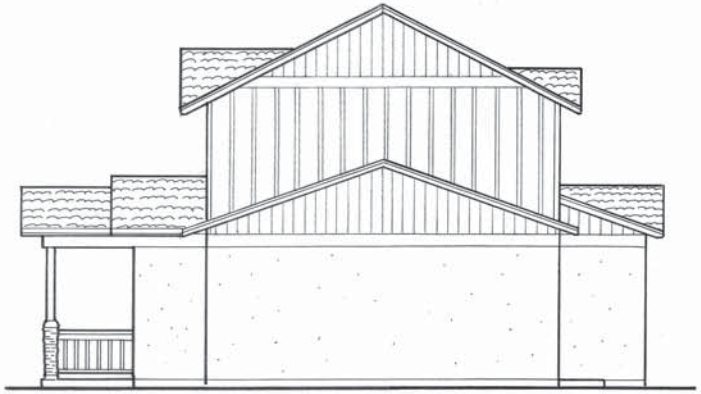
Plan A.2 Front

Lot 2 & 6



A.2 Roof Plan
Upper Roofs 6:12
Lower Roofs 4:12
1/8"=1'-0"

A.2 Rear



A.2 Right

SCALE: 1/8"=1'-0" TYP. U.O.N.

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ELEVATIONS
ROOF PLAN

PLAN A2

JOB NUMBER
844

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KA

DATE
JULY 15, 2019

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Katherine A. Austin
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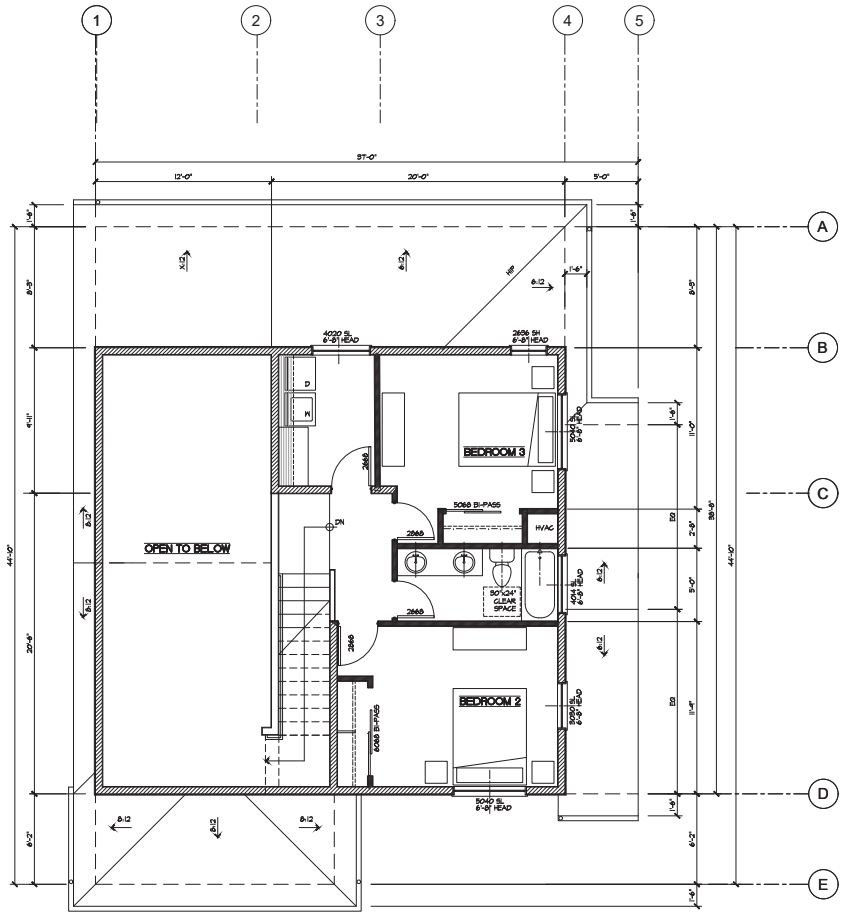
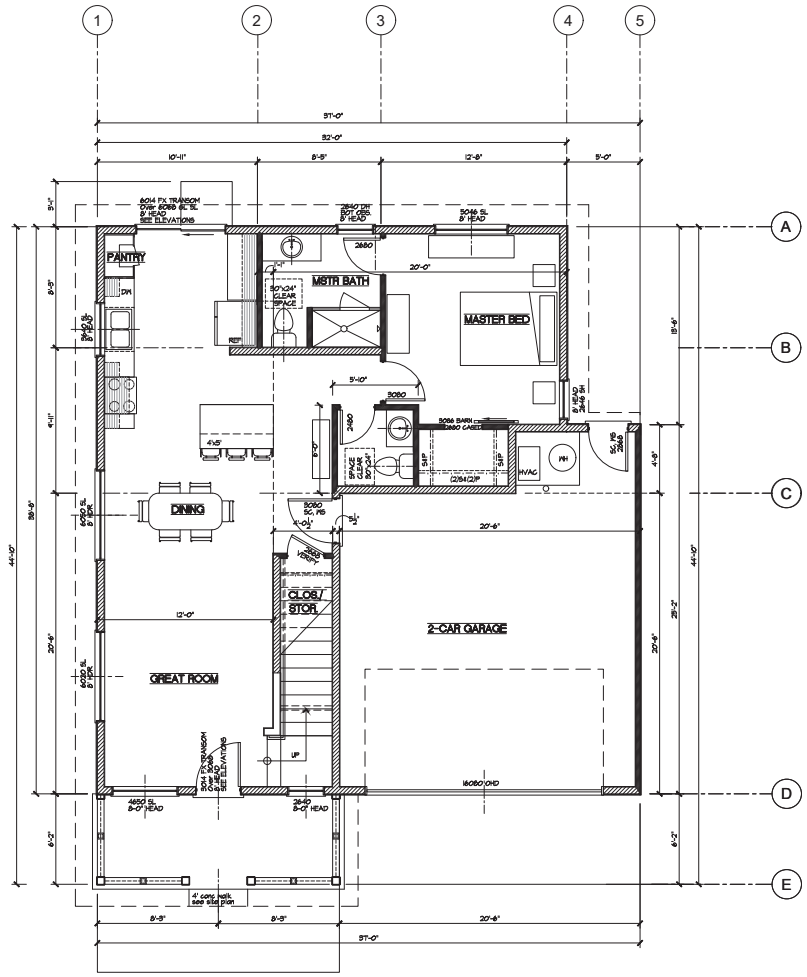
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A1.2.2



Second Floor Plan

8'-0 CEILING



First Floor Plan

9'-0 CEILING

Area Tabulations

	Floor Areas
House 1st Floor	878
House 2nd Floor	610
Total House Area	1488 SF
Garage	459
Patios	
Front	102
Total Patio Areas	102 SF

PLAN B

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS	BY

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UKIAH, CA

FLOOR PLANS

LOT 5

JOB NUMBER
844

DRAWN BY
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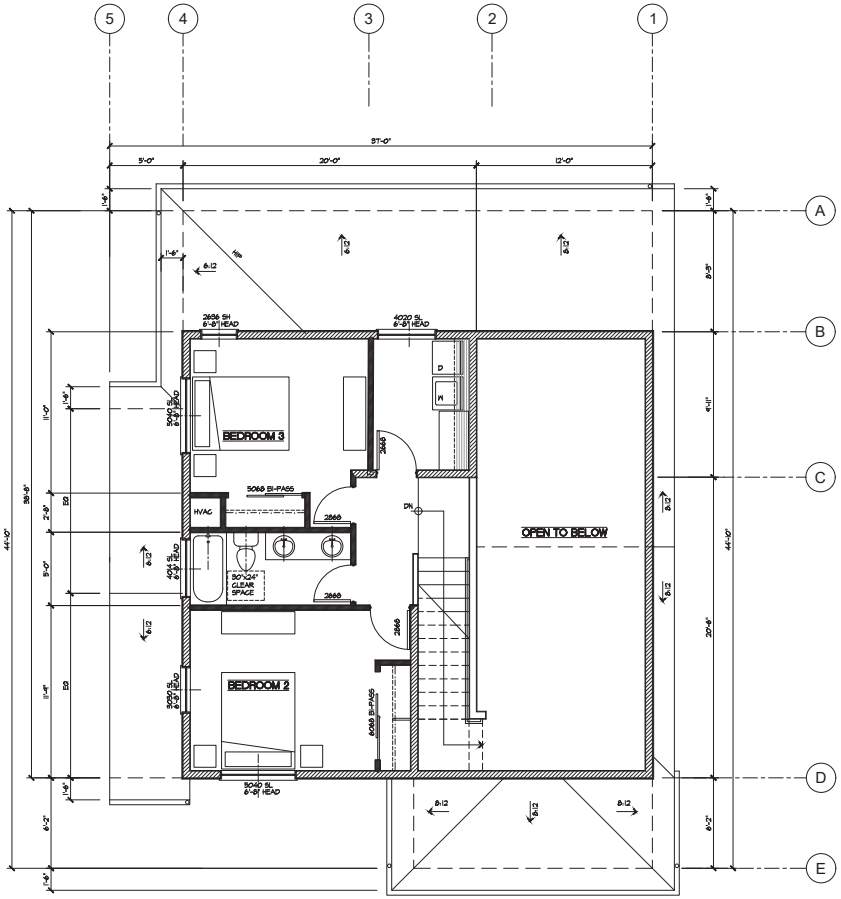
DATE
JULY 15, 2019

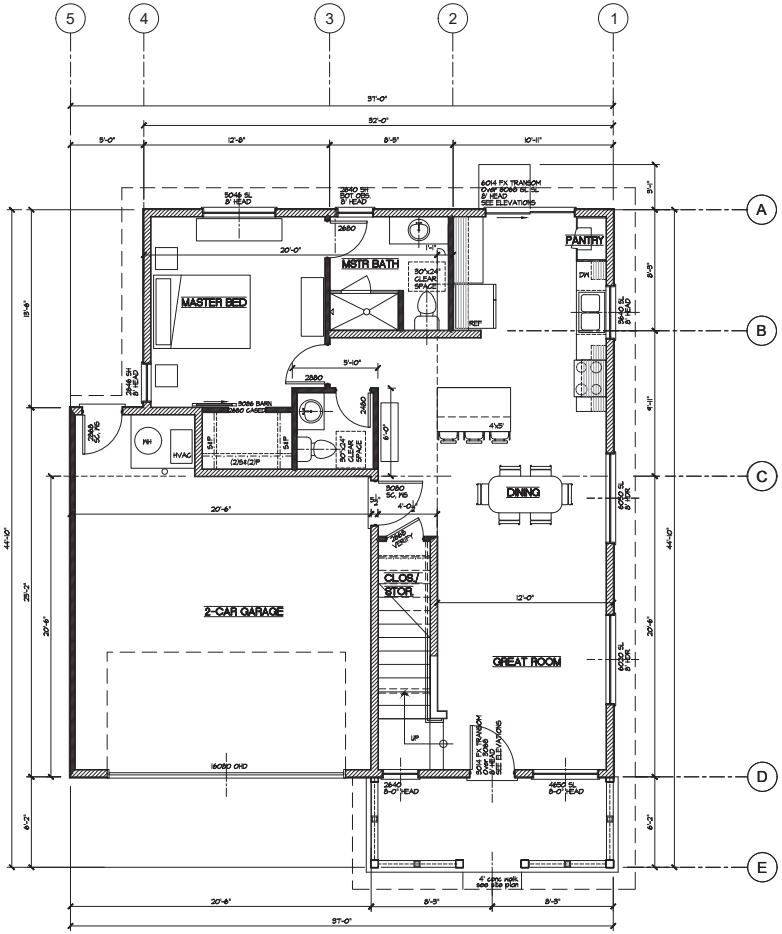
LICENSED ARCHITECT Katherine A. Austin NO. C-22389 EXP. 11-31-19 STATE OF CALIFORNIA

SHEET
A2.1



Second Floor Plan

8'-0 CEILING



First Floor Plan

9'-0 CEILING

Area Tabulations

	Floor Areas
House 1st Floor	878
House 2nd Floor	610
Total House Area	1488 SF
Garage	459
Patios	
Front	102
Total Patio Areas	102 SF

PLAN BR

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS | BY

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UKIAH, CA

FLOOR PLANS

LOT 4

JOB NUMBER
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DATE
JULY 15, 2019

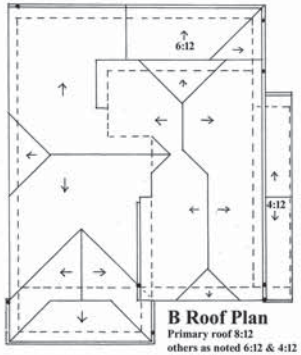
LICENSED ARCHITECT Katherine A. Austin NO. C-22389 EXP. 11-31-19 STATE OF CALIFORNIA

SHEET
A2.1R

B Left

Plan B Front

Lot 5, Lot 4 Reverse



B Roof Plan
Primary roof 8:12
others as noted 6:12 & 4:12
1/8"-1'-0"

Plan B Rear

Plan B Right

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS	BY

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UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN B

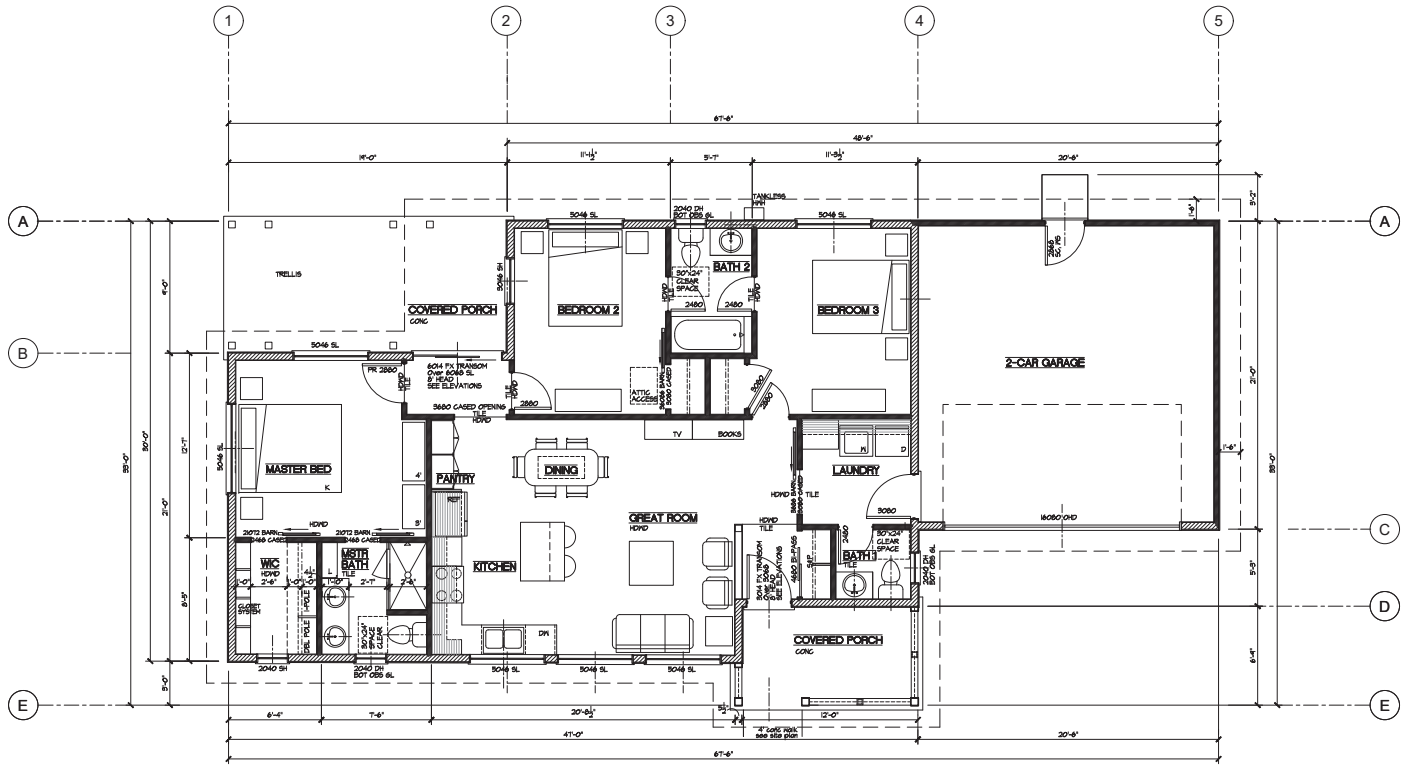
JOB NUMBER
844

DRAWN BY
KA

DATE
JULY 15, 2019

LICENSED ARCHITECT
Katherine A. Austin
No. C-22389
STATE OF CALIFORNIA

SHEET
A2.2



First Floor Plan

Area Tabulations

	Floor Areas
House 1st Floor	1195
Total House Area	1195 SF
Garage	431
Patios	
Front	82
Rear	171
Total Patio Areas	253 SF

PLAN C

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS	BY

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UKIAH, CA

FLOOR PLANS

LOT 8

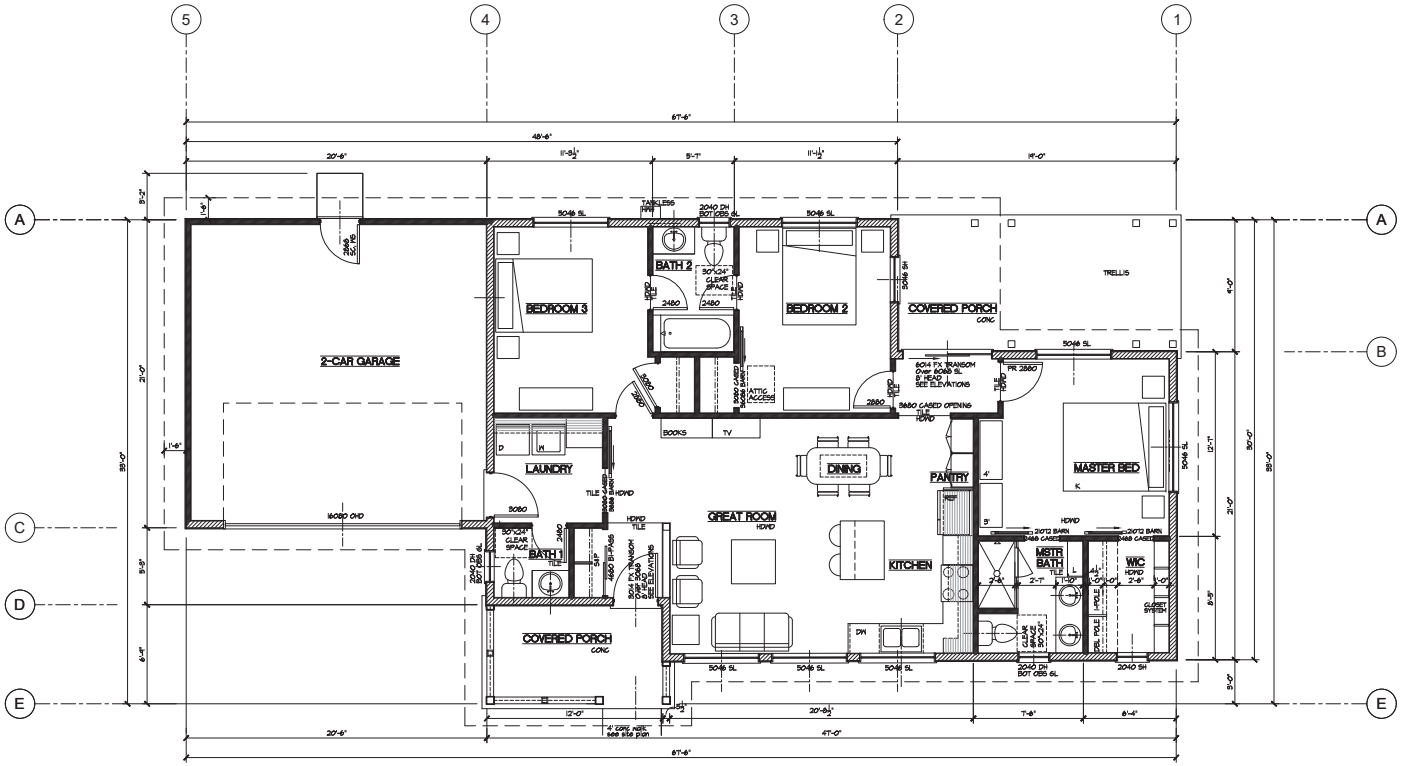
JOB NUMBER
844

DRAWN BY
MG

DATE
JULY 15, 2019

LICENSED ARCHITECT
Katherine A. Austin
No. C-22389
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A3.1



First Floor Plan

Area Tabulations

	Floor Areas
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Garage	431
Patios	
Front	82
Rear	171
Total Patio Areas	253 SF

PLAN CR

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS | BY

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

GOBBI COMMONS
APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

FLOOR PLANS

LOT 7

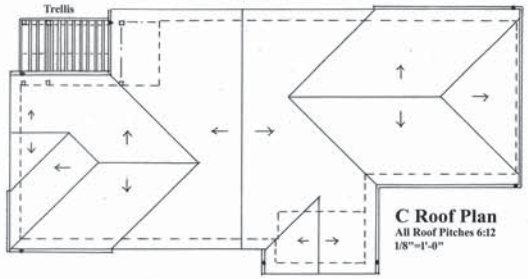
JOB NUMBER
844

DRAWN BY
MG

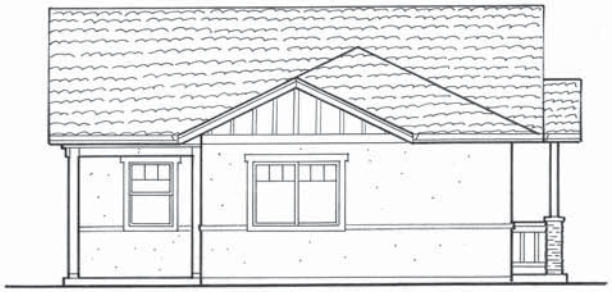
DATE
JULY 15, 2019

LICENSED ARCHITECT
Katherine A. Austin
No. C-22389
Exp. 11-31-19
STATE OF CALIFORNIA

SHEET
A3.1R



C Roof Plan
All Roof Pitches 6:12
1/8"=1'-0"

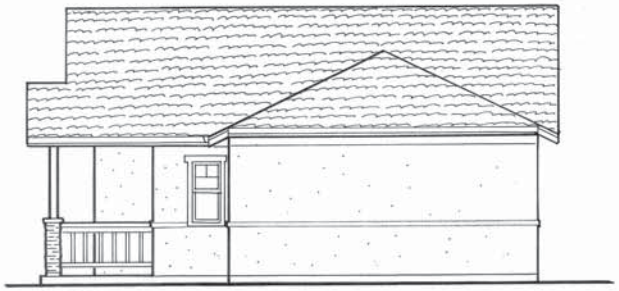


C Left

Plan C Front

Lot 8, Lot 7 Reverse

C Rear



C Right

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

GOBBI COMMONS
APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN C

JOB NUMBER
844

DRAWN BY
KA

DATE
JULY 15, 2019

SHEET
A3.2

REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

GOBBI COMMONS

APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

STREET ELEVATIONS

JOB NUMBER
844

DRAWN BY
KA

DATE
JULY 15, 2019

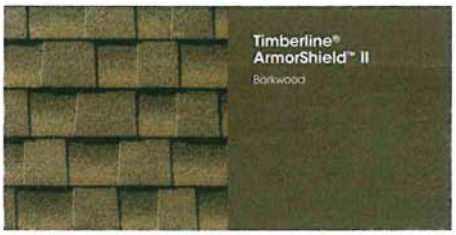
SHEET

STREET VIEW 1

Gobbi Commons Color and Materials by Lot

All Paint Colors reference Benjamin Moore, All Roofs are GAF Timberline HD

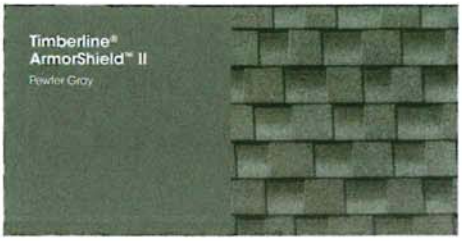
Lots 1 and 4

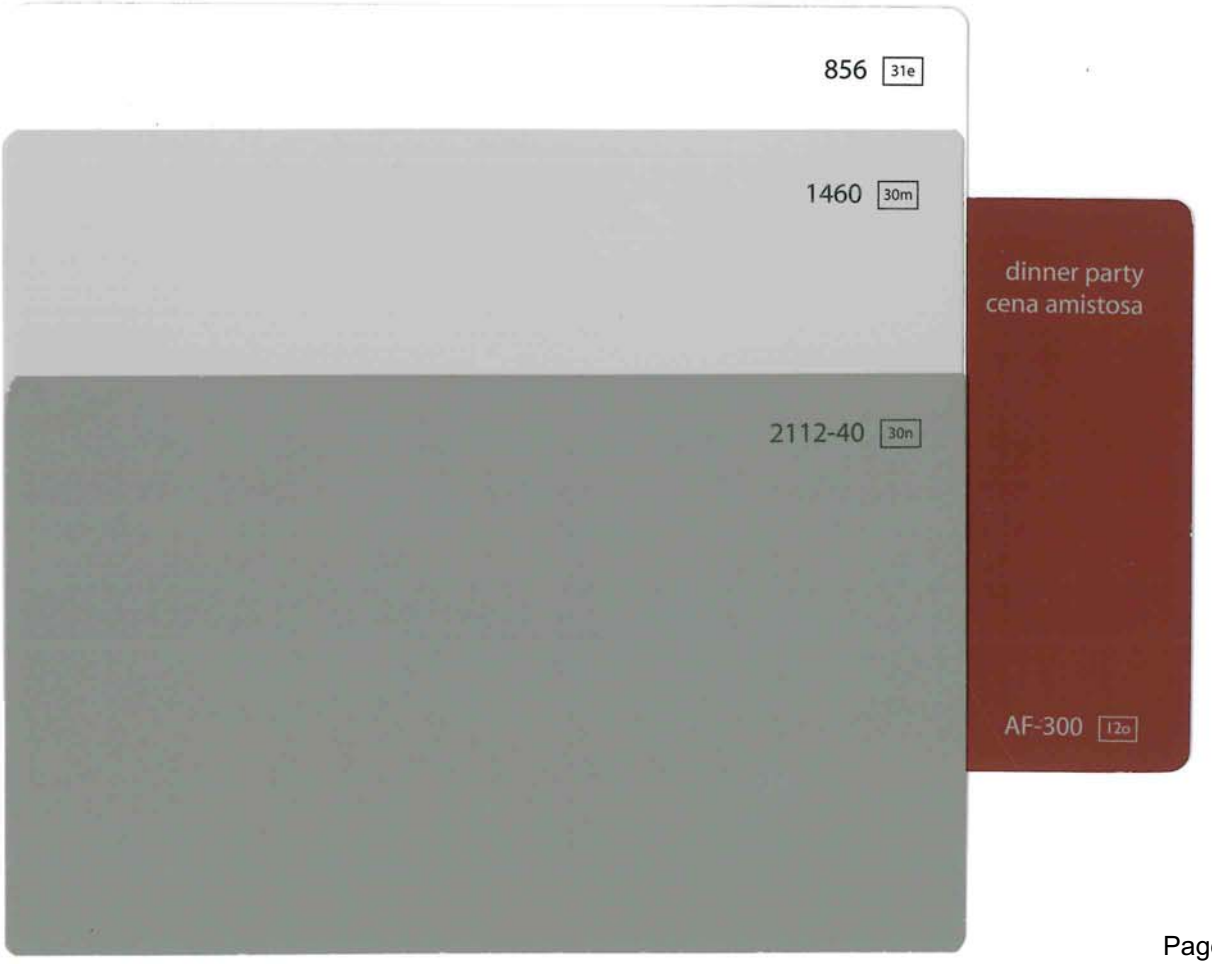


Roof: Barkwood
Upper Walls: Brookline Beige HC-47
Lower Walls: Jackson Tan HC-46
Trim and Garage Door: Putnam Ivory HC-39
Accent on Gutters, Barge Boards: Etruscan AF-355
Front Door: Rolling Hills 1497
Vinyl Windows: Almond

Lots 2 and 5

Roof: Pewter Gray
Upper Walls: Silver Dollar 1460
Lower Walls: Stone 211-40
Trim and Garage Door: Silver Satin 856
Accent on Gutters, Barge Boards: Silver Satin 856
Front Door: Dinner Party AF-300 (Red)
Vinyl Windows: Dark Grey





Lot 3

Roof: Barkwood

Upper Walls: Rich Clay Brown 2164-30

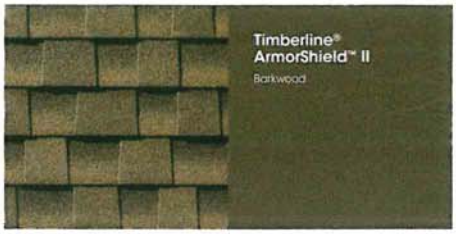
Lower Walls: Rich Clay Brown 2164-30

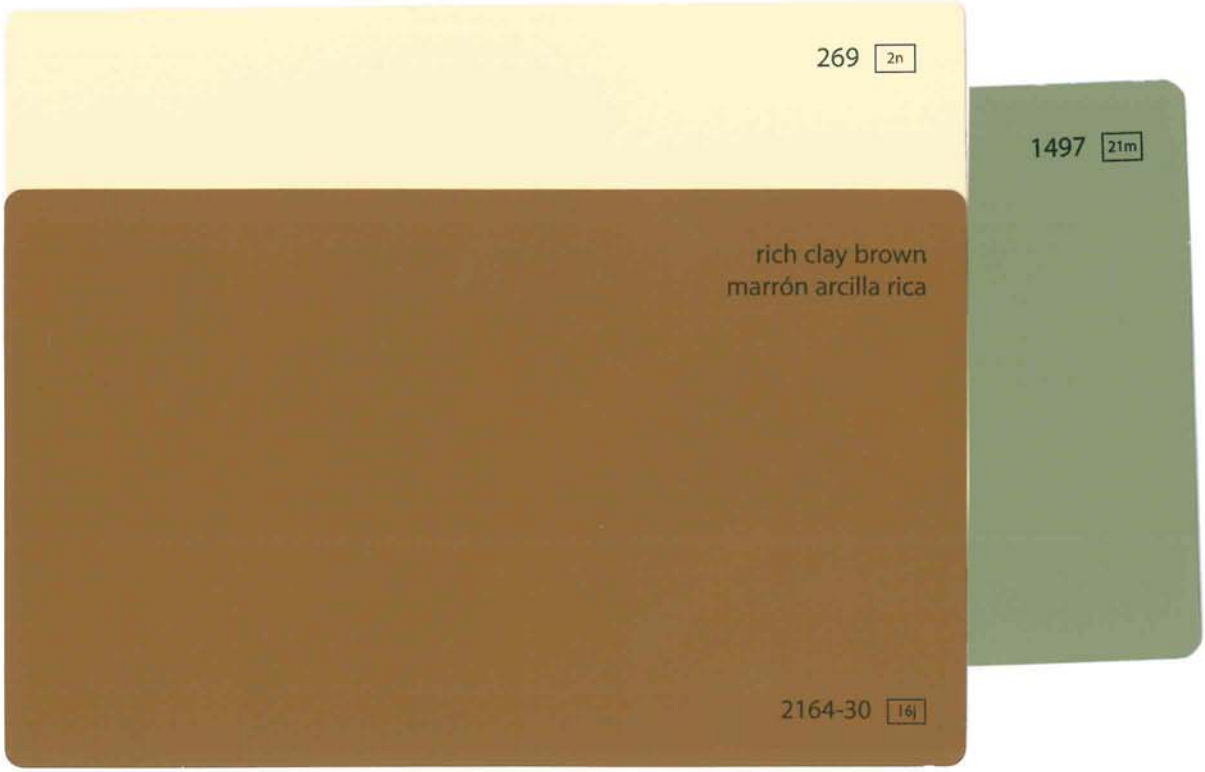
Trim and Garage Door: Almond Bisque 269

Accent on Gutters, Barge Boards, Vent: Almond Bisque 269

Front Door: Rolling Hills 1497

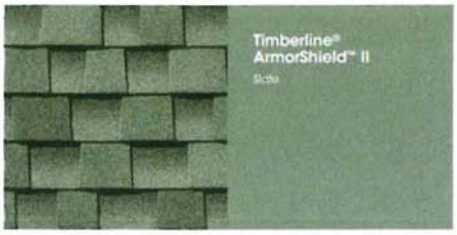
Vinyl Windows: Almond

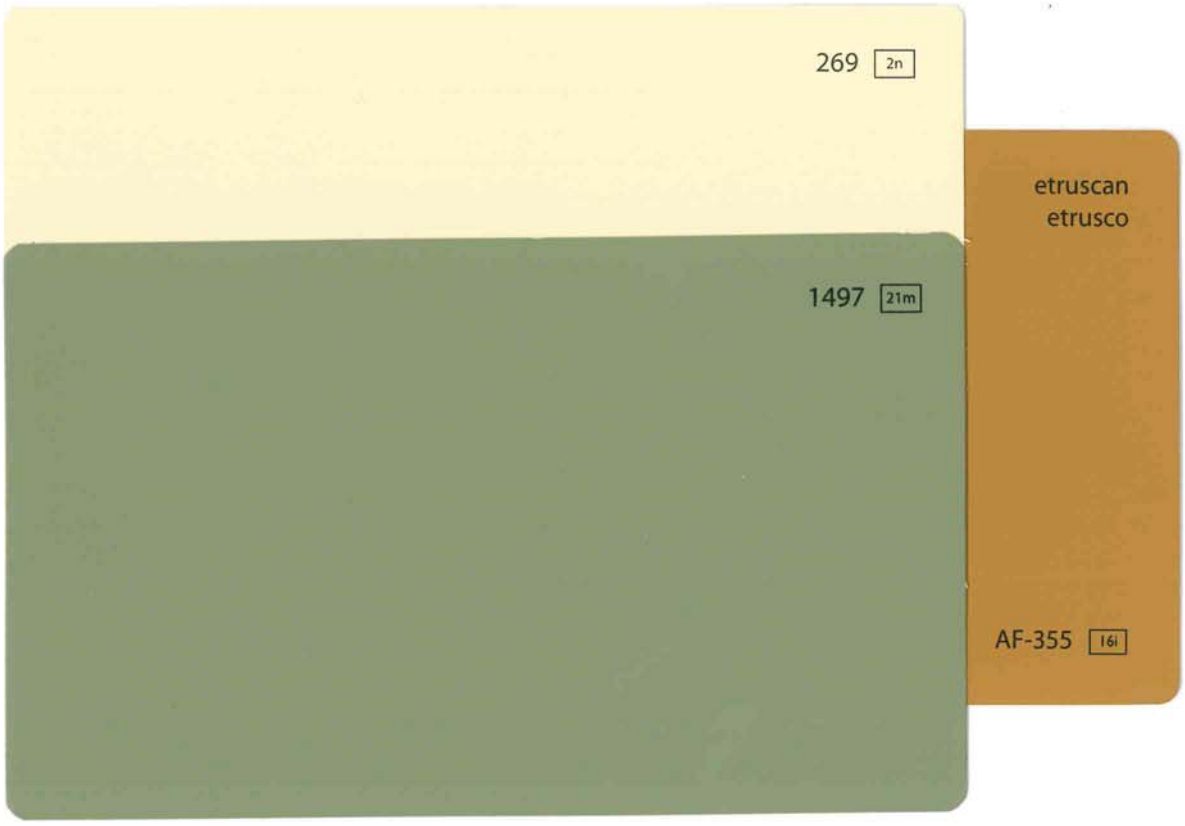




Lot 6

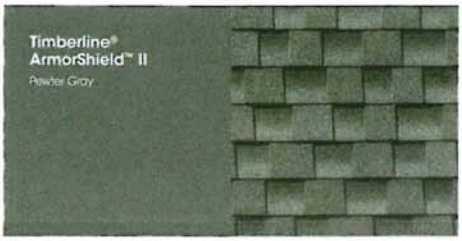
Roof: Slate
Upper Walls: Rolling Hills 1497
Lower Walls: Rolling Hills 1497
Trim and Garage Door: Almond Bisque 269
Accent on Gutters, Barge Boards: Almond Bisque 269
Front Door, Vent, Planter Box: Etruscan AF-355
Vinyl Windows: Almond





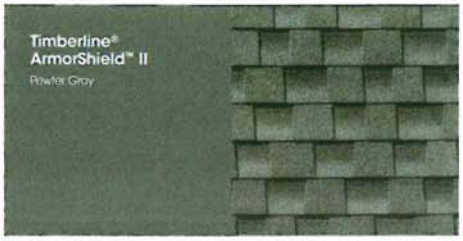
Lot 7

Roof: Pewter Gray
Upper Walls: Westminster Gold 200
Lower Walls: Westminster Gold 200
Trim and Garage Door: Ivory White 925
Accent on Gutters, Barge Boards: Ivory White 925
Front Door, Vent, Rear Trellis: Etruscan AF-355
Vinyl Windows: White



LOT 7

Lot 8



Roof: Pewter Gray
Upper Walls: Silver Satin 856
Lower Walls: Apparition 860
Trim and Garage Door: Apparition 860
Accent on Gutters, Barge Boards: Silver Satin 856
Front Door: Dinner Party AF-300(Red)
Vent: Overcoat CC-544
Rear Trellis: Etruscan AF-355
Vinyl Windows: Dark Grey

400 Series Double-Hung Window

Interior Exterior

EXTERIOR OPTIONS

Exterior Window Color

White

Sandtone

Canvas

Terratone

Forest Green

Dark Bronze

Black

Black and dark bronze interior only available with matching exterior color.

Now you can have the superior energy-efficiency and maintenance-free performance of vinyl, with more color flexibility, allowing you to enhance the look of your home.

Eight premium exterior colors in addition to white, tan and clay*, means you can coordinate colors with your exterior trim, siding and stucco. All windows with Milgard Premium Exterior Vinyl Finishes have a white interior. Exterior Standard colors are available with matching white, tan or clay interiors.

Our premium colors bring out the clean lines and angles of the window frame. Each color suits a neutral look, whether in light and dark variety, and can blend in with the surrounding wall color and create a smooth, contemporary look in your home.

Make a Statement with New Exterior Colors for Vinyl Windows and Doors

Create a signature look with stylish finishes.

If you're looking to boost your curb appeal, new vinyl colors for Pella® 250 Series and Pella® 350 Series windows and doors will surely do the trick. Our low-maintenance vinyl products are now available in 11 eye-catching exterior colors to help you design a signature look for your home.

Pella 350 Series and Pella 250 Series Vinyl Frame Colors

DOG·ON·IT PARKS

DOG-ON-IT-PARKS.COM

7214 DELUXE DOG WATERING STATION

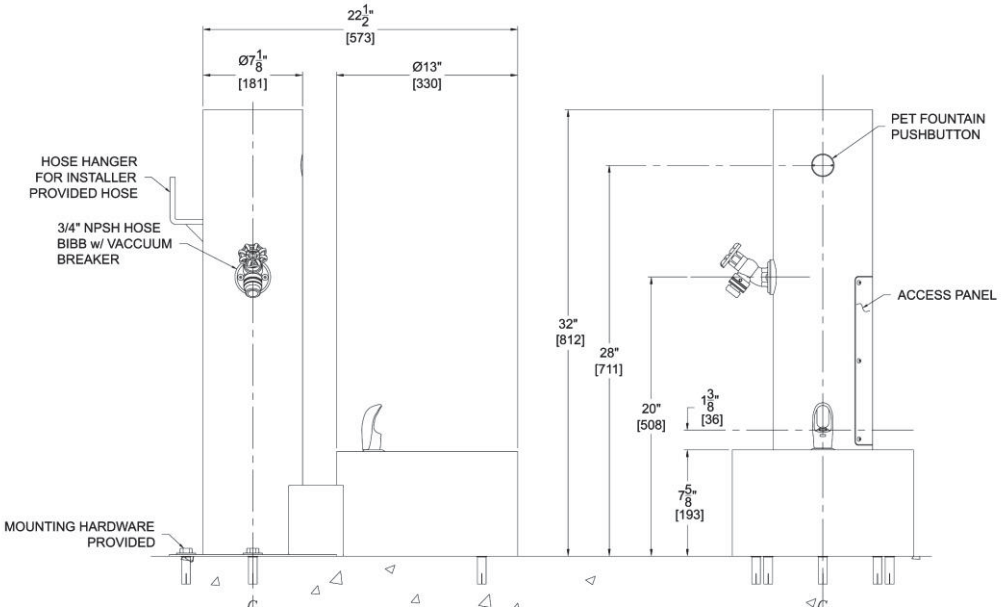
The Deluxe Dog Watering Station features all 14 gauge, 304 stainless steel construction and easy push button operation requiring less than 5 pounds of force to operate. The 18 gauge pet bowl has a slow drain, allowing the dog to quench its thirst while helping to prevent unsafe standing water. The fountain includes a leash hook and hose bibb with vacuum breaker for both pet washing and park maintenance.

Heavy 14 gauge, 304 stainless steel pedestal with welded 18 gauge dog bowl

15 different powder coat color options available

ADA Accessible button height

Views:



DOG-ON-IT-PARKS

4818 Evergreen Way
Ste 250
Everett, WA 98203
P: 877-348-3647

www.dog-on-it-parks.com

Refer to installation manual for more detailed specifications

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City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

PROJECT REVIEW REFERRAL

Please provide comments by: July 12, 2019

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. You are invited to comment on any aspect of the proposed project, including information required before you can finalize your comments and recommended conditions of approval for the project.

TO:

	Craig Schlatter, Director		Mendocino County Planning and Building
X	Michelle Irace, Planning Manager		Mendocino County Public Health
X	Matt Keiser, City Building Official	X	Mendocino Transit Authority
X	Rick Seanor, City Public Works Dept.		US Army Corps of Engineers
X	Kevin Jennings, Fire Marshall		Regional Water Quality Control Board
X	Sean Kaeser, Ukiah Police Dept.		CA Dept. of Fish and Wildlife
X	Nancy Sawyer, Community Service Officer		CA Dept. of Transportation
X	Jimmy Lozano & Scott Bozzoli, Electrical	X	Sonoma State Northwest Information Center
X	Ukiah Municipal Airport Operations Manager, Greg Owen		AT & T
	Airport Land Use Commission		PG & E (gas)
X	Mendocino County Air Quality		PG & E (Land Rights)
	Mendocino County Environmental Health		

FROM PROJECT PLANNER: Mireya G. Turner, Associate Planner
Mturner@cityofukiah.com
707.463.6203

PROJECT INFORMATION:

Date Filed:	June 25, 2019	Date Referred:	6/28/2019
Prev. Projects on Site:	None, vacant land	Resubmittal:	
File #(s)	**19-4625**	Agent:	Guillon, Inc.
Project Name:	Gobbi Commons	Address:	2550 Lakewest Dr., Ste 50 Chico, CA 95928
Site Location:	250 West Gobbi Street		
APN:	001-306-06		
Zoning:	R2 – Medium Density Residential	Phone:	(530) 513-3626
General Plan:	Medium Density Residential	Email:	Jake@guilloninc.com

DESCRIPTION: Rezone/General Plan Amendment to Planned Development, Tentative Subdivision Map, Major Use Permit & Major Site Development Permit for the creation of eight parcels for dwelling group of eight single family dwellings

ATTACHMENTS: Application, Project Description, Tentative Subdivision Map, Example of community garden boxes and dog watering station for common area, Fire Code Standards, Zoning and Location Maps, Contour Map.

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Jimmy Lozano Ukiah Electric Utility Department

☐ No Comment

☒ Comments / Conditions of Approval Attached

Jimmy Lozano 7/2/2019

Signature **Da**

City of Ukiah

COMMUNITY DEVELOPMENT DEPARTMENT

Comments / Conditions of Approval:

Hi Mireya,

At this time, the City of Ukiah Electric Utility Department has the following comments/requirements for the project:

The Electric Utility has the reviewed the proposed Rezone/General Plan Amendment to Planned Development, Tentative Subdivision Map, Major Use Permit & Major Site Development Permit for the creation of eight parcels for dwelling group of eight single family dwellings at 250 W. Gobbi Street and do have concerns related to our existing electric distribution in the immediate area of the parcel/s in question.

1) The COUE Utility Department currently does not have any underground electric utility infrastructure installed into the proposed lot at 250 W. Gobbi Street. The Developer/Customer will need to install all necesary infrastructure that may include, primary & secondary conduits, transformer pads, vaults and primary & secondary pull boxes per COUEUD specifications.

2) All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.

3) The main switchboard/service panel, pull section, and CT cabinet must be in accord with current EUSERC standards. The contractor shall submit service equipment specification sheets with appropriate EUSERC references for City approval prior to purchase and installation.

4) Developer shall provide projected load calculations, site plan/electrical drawings to the COUEUD, in order to determine the size of transformer for their project.

5) Developer/customer shall incur all costs of this future project to include (labor, materials, equipment) .

6) The COU Electric Department will require a 10' utility easement for any underground distribution extended into the parcel beyond the existing PUE. Easements must be surveyed and deeded or defined on the subdivision map recorded with the County Recorder Office of Mendocino County.

Should they have any questions please call Jim Lozano at 707-467-5774 or Scott Bozzoli at 707-467-5775.

Mireya Turner

From: Jimmy Lozano
Sent: Monday, October 7, 2019 10:21 AM
To: Mireya Turner
Subject: RE: Guillon's response to agency comments

Mireya,

Jake w/Guillon and I had discussed recording the easements, after all the electrical utility conduits/equipment/substructures are in place, because of the compact site and constraints The 10' wide easement was not going to be achievable in some areas.

Pending review of the proposed easements before they surveyed/recorded, we need to make sure it's a condition to be satisfied prior to final and recordation of the tentative subdivision map or prior to issuance of certificate of occupancy.

Thank you, jimmy

Jim Lozano
City of Ukiah Electric Utility
1320 Airport Road
Ukiah, Ca. 95482
PH: (707) 467-5774
FX: (707) 467-2811
jlozano@cityofukiah.com

From: Mireya Turner <mturner@cityofukiah.com>
Sent: Monday, October 7, 2019 10:03 AM
To: Jimmy Lozano <jlozano@cityofukiah.com>
Subject: RE: Guillon's response to agency comments

Good morning Jimmy,
I am working on the Gobbi Commons subdivision project and noted that we are requiring a 10' utility easement, surveyed and recorded.
Have you received a revised subdivision map showing these easements yet? I am just confirming if its done, or if I need to make sure it's a condition to be satisfied prior to final and recordation of the tentative subdivision map.
Thanks much.

City of Ukiah

Mireya G. Turner, MPA
Associate Planner
300 Seminary Avenue

Mireya Turner

From: Matthew Keizer
Sent: Friday, June 28, 2019 2:17 PM
To: Mireya Turner
Subject: RE: Project Review Request - Gobbi Commons - 250 W. Gobbi St.

1. A building permit will be required please submit plans and building permit application. Please submit 4 complete plan sets, two wet stamped and signed.

2. The design and construction of all site alterations shall comply with the 2016 California Building Code, 2016 Plumbing Code, 2016 Electrical Code, 2016 California Mechanical Code, 2016 California Fire Code, 2016 California Energy Code, 2016 Title 24 California Energy Efficiency Standards, 2016 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

City of Ukiah

Matt Keizer, Building Official
Email: mkeizer@cityofukiah.com
300 Seminary Ave
Ukiah, CA 95482
Office 707-467-5718
Fax 707-463-6204

3.

From: Mireya Turner <mturner@cityofukiah.com>
Sent: Friday, June 28, 2019 1:59 PM
To: Michelle Irace <mirace@cityofukiah.com>; Matthew Keizer <mkeizer@cityofukiah.com>; Rick Seanor <rseanor@cityofukiah.com>; Kevin Jennings <kjennings@cityofukiah.com>; Sean Kaeser <skaeser@cityofukiah.com>; Nancy Sawyer <nsawyer@cityofukiah.com>; Jimmy Lozano <jlozano@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Greg Owen <gowen@cityofukiah.com>; mcaqmd@mendocinocounty.org; jacob@mendocinotransit.org; nwic@sonoma.edu
Subject: Project Review Request - Gobbi Commons - 250 W. Gobbi St.

Hello,
Attached please find a review request for Gobbi Commons, a proposed major subdivision (8 resulting lots), rezone & general plan amendment to Planned Development Residential, Major Use Permit for dwelling group, and major site development permit. The project location is 250 W. Gobbi Street.
Your consideration and reply no later than July 12, 2019, is greatly appreciated.
Please let me know if you have any difficulty accessing the attachments.
Cordially,

Interoffice Memorandum

City of Ukiah

To: Mireya Turner, Associate Planner
From: Jarod Thiele, Public Works Management Analyst JT
Date: July 11, 2019
Re: Project Review Committee Referral, Guillon Inc., 250 West Gobbi Street- Gobbi Commons

---

The Department of Public Works has reviewed the above referenced project and requests the following additional information:

1. Please provide a utility plan for water and sewer connections

2. Please provide a Preliminary Title Report

3. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be $45 plus 3% of estimated construction costs.

4. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or other alternative surfacing, subject to approval by the City Engineer.

5. Driveway approach into the project shall be an ADA standard residential driveway with no curb returns.

6. 10-foot setback requirements on 2-story buildings are not being met per Code Section 9150.K.2 on Lots 3, 4, and 6.

7. Prior to construction of site improvements, a grading and drainage plan, and an erosion and sediment control plan, prepared by a Civil Engineer, shall be submitted for review and approval by the Department of Public Works. The plan shall include the detailed design of post-construction storm water best management practices (BMPs) in compliance with the City of Ukiah's Phase I Storm Water Permit and the Low Impact Development Technical Design Manual (LID Manual), in effect at the time of development. A Standard Urban Storm Water Mitigation Plan (SUSMP) shall be provided to support the design of the proposed drainage system.

8. Maintenance and inspection of all post-construction best management practices (BMPs) are the responsibility of the property owner. In accordance with the LID Manual, a legally binding, signed maintenance agreement approved by the City of Ukiah is required for the proposed

Stormwater treatment areas and all post-construction BMPs, and shall be recorded prior to final approval of the building permit.

9. Applicable City water & sewer connection fees shall be paid at the time of building permit issuance

10. Street Trees will be required every 30 feet along the frontage. It is assumed this will be included with your Landscape Plan

11. All parcels of the proposed subdivision are subject to the payment of park fees pursuant to City Code Section 8400 et seq. Note that park fees are applicable to residential development.

12. Based on the lack of parking, we imagine pedestrian use will be heavy, Public Works prefers 6 foot sidewalks along Gobbi Street.

13. Upon receipt of the requested information, specific conditions will be applied

14. A road maintenance agreement and CC&R's will be required for this project.

15. Agreement for Subdivision improvements may be required depending on the timing of construction and timing of map recordation

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

ORIGINAL

PROJECT REVIEW REFERRAL

Please provide comments by: July 12, 2019

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X	Michelle Irace, Planning Manager		Mendocino County Public Health
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X	Rick Seanor, City Public Works Dept.		US Army Corps of Engineers
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X	Sean Kaeser, Ukiah Police Dept.		CA Dept. of Fish and Wildlife
X	Nancy Sawyer, Community Service Officer		CA Dept. of Transportation
X	Jimmy Lozano & Scott Bozzoli, Electrical	X	Sonoma State Northwest Information Center
X	Ukiah Municipal Airport Operations Manager, Greg Owen		AT & T
	Airport Land Use Commission		PG & E (gas)
X	Mendocino County Air Quality		PG & E (Land Rights)
	Mendocino County Environmental Health		

To:

FROM PROJECT PLANNER: Mireya G. Turner, Associate Planner
Mturner@cityofukiah.com
707.463.6203

PROJECT INFORMATION:

Date Filed:	June 25, 2019	Date Referred:	6/28/2019
Prev. Projects on Site:	None, vacant land	Resubmittal:	
File #(s)	**19-4625**	Agent:	Guillon, Inc.
Project Name:	Gobbi Commons	Address:	2550 Lakewest Dr., Ste 50
Site Location:	250 West Gobbi Street		Chico, CA 95928
APN:	001-306-06		
Zoning:	R2 – Medium Density Residential	Phone:	(530) 513-3626
General Plan:	Medium Density Residential	Email:	Jake@guilloninc.com

DESCRIPTION: Rezone/General Plan Amendment to Planned Development, Tentative Subdivision Map, Major Use Permit & Major Site Development Permit for the creation of eight parcels for dwelling group of eight single family dwellings

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Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Nancy Sawyer, Ukiah P.D.

☐ No Comment

☒ Comments / Conditions of Approval Attached

Nancy J. Sawyer — **Signature**

8/21/19 — **Date**

Ukiah Police Department
Safety, Professionalism, Community Service

Justin Wyatt
Chief of Police

To: Mireya Turner, Associate Planner
CC: Lt. S. Kaeser, Chief J. Wyatt
From: CSO N. Sawyer

Project Review Address: 250 West Gobbi Street (Based on plan provided & site visit)
File #: 19-4625 Major Use Permit & Major Site Development Permit
Project Name: Gobbi Commons
Crime Prevention through Environmental Design (CPTED) Site Survey: August 14, 2019

Disclaimer

The recommendations provided are strictly suggestions to help reduce the chances of a crime being committed against the property. This survey is intended to assist you in improving the overall level of security and includes opportunities to reduce potential crime, improve safety and security measures. The information contained herein is based on guidelines set by the California Crime Prevention Training Institute and the observations of the individual officer(s) conducting the survey. It is not intended to imply the existing security measures, or proposed security measures are absolute or perfect.

All new construction or retrofits should comply with existing building codes, zoning laws and fire codes. Prior to installation or modifications, the proper licenses and variances should be obtained and inspections should be conducted by the appropriate agency. It is the responsibility of the owner/operator to ensure compliance with all Federal, State, and Local laws.

Confidentiality

Portions of this CPTED report may contain confidential information that may be privileged pursuant to California Evidence Code section 1040. Such privileged information may be potentially withheld pursuant to California Government Code section 6255

Introduction

250 West Gobbi Street, Gobbi Commons- Site is vacant land. The proposed project will include 8 single family residences with driveway, parking, and common area. Site driveway will connect with W. Gobbi St. which runs east and west and connects to major artery State St. on the east and Dora St. to the west. Both State St. and Dora St. run north and south. North of the site is a single-family residence. South of the site is Court Street, a professional office and single-family residences. East of the site is single family residence and a multi-family residence. West of the site is a single-family residence and professional office.

Ukiah Police Department
Safety, Professionalism, Community Service

Justin Wyatt
Chief of Police

CPTED Principles/Key Concepts

Crime Prevention through Environmental Design (CPTED) is a proactive crime-fighting technique in which the proper design and effective use of parks, open spaces, building(s) and their surroundings lead to a reduction in crime as well as an improvement in the quality of life for citizens of the community.

Access Control:
Properly located entrances, exits, fencing, landscaping and lighting to direct foot and motor traffic in ways that discourage crime.

Surveillance:
Generally, criminals do not want to be seen. Placing physical features, activities and people in ways that minimize the ability to see what is going on discourages crime. Landscaping and lighting are two methods used to provide natural surveillance. The three main types of surveillance are natural, organized (security), and mechanical (alarms, video surveillance).

Territorial Reinforcement:
Define the boundary between private and public areas to send a message to illegitimate users that they are not to be there and provide a sense of ownership to legitimate users.

Lighting:
Minimum maintained lighting standards providing nighttime illumination of parking lots, walkways, entrances, exits and related areas to promote a safe environment.

Maintenance:
Well maintained landscaping, lighting and property cleanliness shows a property is well-cared for and someone is responsible for the upkeep. A property that is not maintained may indicate the management is not concerned about the property and be willing to overlook criminal activity. See the "broken window theory".

CPTED-suggested for 250 West Gobbi Street-Gobbi Commons

Access Control:
-Place address numbers displayed in accordance with building and zoning codes to facilitate/expedite public safety responses.
-Keep proposed fencing and gates in good repair.

Surveillance:
-Keep windows free and clear of any obstructions for natural surveillance from interior to exterior.

300 Seminary Avenue | Ukiah, California 95482
Telephone: 463-6262 | Fax: (707) 462-6068 | www.cityofukiah.com

Ukiah Police Department
Safety, Professionalism, Community Service

Justin Wyatt
Chief of Police

Territorial Reinforcement:
-Install signage at entrance to define location with designation and address.
-Install locking mechanism for water faucet for the proposed dog watering station.

Lighting:
-Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
-Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
-All building exterior lighting and parking lot lighting should be functioning and kept in good repair. (Consult with Planning Department to meet Illumination Engineering Society (IES) minimum standard for open parking and buildings.)

Maintenance:
-Report any graffiti to UPD @ 463-6262. After reporting, clean-up/paint over as soon as possible. Spray on graffiti remover can be purchased at hardware supply stores.
-Keep property free of debris/garbage.
-Weekly and/or inspection of exterior building and property to limit unauthorized usage of property.
-If any rooftop entrances to building, place locking mechanism to limit illegal entrance from rooftop.
-Any exterior electrical outlets can have locking plates or decommission for non-use to limit illegal usage.
-Any exterior water faucets should have a locking box cover or decommission for non-use to limit illegal usage.

Landscaping:
-All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape.
-Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.
-If landscaping for screening is desired, this shall be accomplished by hostile vegetation such as holly.

Respectfully submitted,
Nancy Sawyer, ICPS, CPD
Community Service Officer
Ukiah Police Department
Phone: 707-467-5708
nsawyer@cityofukiah.com
8/20/19: njs

UKIAH VALLEY FIRE AUTHORITY

1500 SOUTH STATE STREET
UKIAH, CA 95482-6709
Phone: (707)463-7921 ♦ Fax: (707)462-2938 ♦ Email kjennings@cityofukukiah.com

Comments: Gobbi Commons
250 West Gobbi St.

8 July 2019

1. One fire hydrant shall be required at the entrance to this development. Either side of main entrance will be appropriate. Associated "Red" curb is appropriate. Closest current hydrant is located across Gobbi St., and would require closure of street if put into use.

2. Parking may be a concern with only a 24-foot wide roadway. Signage and curb markings may be needed or restrict parking to one side of the roadway should be reviewed and discussed. Fire Departments largest apparatus, Ladder Truck, takes up 16-feet (width) when fully deployed.

3. Each residence shall be clearly addressed, either lighted or affixed lettering.

4. Each residence shall be required to have a residential fire sprinkler system.

Division Chief – Fire Marshal

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

July 9, 2019

File No.: 19-0014

Mireya Turner, Planner
City of Ukiah
Department of Planning & Community Development
300 Seminary Avenue
Ukiah, CA 95482

re: City File Number 19-4625 / 250 West Gobbi Street, Ukiah / Guillon, Inc.

Dear Ms. Turner:

Records at this office were reviewed to determine if this project could adversely affect cultural resources. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

Project Description: The proposed project entails the subdivision of a 0.863-acre net (0.943-acre gross) parcel into eight individual lots for the construction of eight detached single-family homes and associated landscaping. The project will also include development to accommodate parking for 38 vehicles, as well as a common area with raised garden beds, crushed granite, and a water station.

Previous Studies:

_XX_ Study #S-33268 (Boghosian 1985), an architectural study covering approximately 100% of the proposed project area, identified no architectural resources within the proposed project area (see recommendations below).

_XX_ This office has no record of any previous archaeological studies for the proposed project area (see recommendations below).

Archaeological and Native American Resources Recommendations:

_XX_ Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Mendocino County have been found in XXXXX, XXXXX, XXXX (list environmental settings and features). The proposed project area is located on a flat terrace on a valley floor, near a hilly, wooded area. The project area is situated less than 1 mile from Gibson Creek and approximately 1.25 miles from the Russian River. Given the similarity of one or more of these

environmental factors, there is a moderate potential for unrecorded Native American resources in the proposed project area.

We therefore recommend that a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

XX We recommend that the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916) 373-3710.

Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Mendocino County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at http://www.chrisinfo.org. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions, please contact our office at nwic@sonoma.edu or at (707) 588-8455.

Sincerely,

Jessika Akmenkalns, Ph.D.
Researcher

Mendocino county Air Quality Management District

Planning Referral or Building Permit Application Quick Response List

Project # Ukiah # 19-4625 - Gobbi Commons (85038)

The District's response to the above project is indicated by the items checked below:

☑ **Projects Subject to Permitting by the Air Quality Management District:**

☐ This project is subject to District Regulation 1 regarding air quality permits. The applicant is required to obtain an Authority to Construct permit from the District prior to beginning construction and/or installation of the equipment.

☐ The Applicant currently holds a valid Air Quality Permit to Operate. The applicant is required to obtain an Authority to Construct permit from the District prior to beginning any modifications to the operation.

☑ This project may be subject to one or more of the following requirements as indicated:

☑ **Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:**

- Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.
- Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
- Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate.
- Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.

☐ **Demolition / Renovation Projects:**

☐ **All Commercial Buildings, Government Buildings, Schools, Multi-Family Dwellings are subject the requirements of Mendocino County Air Quality Management District Regulation 1, Rule 492, National Emission Standards for Hazardous Air Pollutants (NESHAPS) for Asbestos.**

- Prior to receiving a Demolition/ Renovation Permit from the Planning & Building Agency the applicant is required to:

(1) Have an Asbestos Survey conducted by a licensed Asbestos contractor for the presence of asbestos containing materials,

(2) Submit a completed Asbestos Demolition/Renovation form, all test results and applicable notification fees to the District at least 10 days prior to beginning the project,

(3) Have any Asbestos containing materials abated by a licensed abatement contractor prior to beginning any demolition or renovation activities.

(4) Obtain written authorization from the District indicating that all requirements have been met prior to receiving.

☐ **Single Family Dwellings Less Than Four (4) Units**

- Prior to receiving a Demolition/ Renovation Permit from the Planning & Building Agency the applicant is required to:

(1) Submit a completed Asbestos Demolition/Renovation form to the District and obtain written authorization from the District.

☑ **Grading Projects:**

- **All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1- 430:**
  - **(1)** All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions
  - **(2)** All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 miles per hour**.**
  - **(3)** Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed.
  - **(4)** Asphalt, oil, water or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise to airborne dusts.
  - **(5)** All earthmoving activities shall cease when sustained winds exceed 15 miles per hour.
  - **(6)** The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.
  - **(7)** The operator shall keep a daily log of activities to control fugitive dust.

☐ **Projects Less Than One (1) Acre or One (1) Mile of Road Located in NOA areas:**

- **(1)** Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less.
- **(2)** Prior to any ground disturbance, sufficient water must be applied to the area to be disturbed to prevent visible emissions from crossing the property line;
- **(3)** Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line
- **(4)** All storage piles must be kept adequately wet or treated with a chemical dust suppressant or covered when not being added to or removed
- **(5)** Equipment must be washed down before moving from the property onto paved public roads
- **(6)** Visible track-out onto paved public roads must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within 24 hours.

☑ **Large Area Grading Projects Greater Than One (1) Acre or One (1) Mile of Road:**

☑ **Not Located in Naturally Occurring Asbestos (NOA) areas:**

- Prior to starting any construction the applicant is required to:
  - **(1)** Submit a Large Area Grading permit application to the District.
  - **(2)** Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos.
  - **(3)** Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos.

☐ **Located in Naturally Occurring Asbestos (NOA) areas:**

- Prior to starting any construction the applicant is required to:
  - **(1)** Submit a Large Area Grading permit application to the District.
  - **(2)** Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos, or
  - **(3)** Submit an Asbestos Dust Mitigation Plan and/or Geologic Survey to the District in compliance with California Code of Regulations (CCR), Sections 93106 and 93105 relating to Naturally Occurring Asbestos.
  - **(4)** Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos.

✔ **Property Development:**

- Prior to starting any construction the applicant is required to:

  (1) Obtain a Property Development Permit from the District for any open outdoor burning.
  (2) Obtain a Large Area Grading Permit, if applicable
- The District recommends that the applicant consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning.

✔ **Installation of Wood Burning Devices:**

- **Installation of wood burning devices is prohibited by District Regulation 4 with the following exceptions:**

  (1) Wood burning appliances in existing residential, commercial or public buildings designated as a historical site.

  (2) The installation of wood burning appliances on display at a retail business whose purpose is the sale of wood burning appliances to the public.

  (3) Fireplaces and wood burning appliances installed on railroad equipment that is owned and/or operated by an active railroad or public museum.

  (4) Wood burning appliances used primarily in the preparation of food.

  (5) Wood burning appliances used in compliance with all other local, state and District regulations for recreational outdoor heating.
- **Building officials are prohibited from issuing a Certificate of Occupancy or approving a final building inspection until one of the following has been documented;**

  (1) The authorized local building official observes and documents that no wood burning appliances have been installed, or;

  (2) The project is a residential dwelling of three units or less and not part of a new major subdivision subject to Rule 4.1-400 (e) and;

  (A) The authorized local building official observes and documents the presence of EPA certification labels on all installed wood burning appliances on the premises, or;

  (B) The authorized local building official observes and documents that only pellet fueled wood burning appliances have been installed, or;

  (3) The Air Pollution Control Officer has issued a statement, in writing, that the project is exempt from this Regulation, or

  (4) The Air Pollution Control Officer has issued a statement, in writing, that the project is in compliance with this Regulation.

✔ **New Commercial Development Mitigation Recommendations:**

- New Road Construction: The District recommends that at a bare minimum all roads be covered with a sealant or rocked to prevent fugitive dust emissions.
- Parking Lot Tree Planting: The District recommends that commercial parking lot tree planting be defined as no less than 1 tree per 4 parking spaces to provide a beneficial reduction in summer heat gain.
- Mass Transit: The District recommends that applicant work in conjunction with the local Transit Authority (MTA) to provide a shelter in addition to the concrete pad so that the benefits and incentives to use mass transit would be immediately available.
- Electric Vehicle Charging: To further mitigate impacts to local air quality, it is recommended that applicant encourage the use of low emission vehicles by providing a minimum of 2, AC Level 2, electric vehicle charging stations.

ATTACHMENT 3

DRAFT FINDINGS FOR GOBBI COMMONS TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT REZONE WITH PRECISE DEVELOPMENT PLAN AND MAJOR SITE DEVELOPMENT PERMIT 250 WEST GOBBI STREET (APN 001-306-06) FILE NO. 19-4625

The Community Development Department's recommendation for conditional approval of a Tentative Subdivision Map, Planned Development Rezoning with Precise Development Plan, and Major Site Development Permit for a project that would include 1) subdivision of one ±0.943 acre (gross) parcel into nine separate parcels; and 2) development of eight market rate, single-family dwellings, and common areas is based in part on the following findings, in accordance with UCC §8004, §8032, §9168, §9263, and §9265.

Tentative Major Subdivision Map

1. The proposed Tentative Major Subdivision Map is in conformance with the General Plan, and therefore, is consistent with the findings required for approval required by Government Code §65402, and Ukiah City Code §8004.
2. The division of the property into nine parcels is consistent with the requirements outlined for major subdivisions in the California Subdivision Map Act.
3. The division of the existing parcel into nine parcels is consistent with the modified use and development standards of the Medium Density Residential (R2) Zoning District and with the purpose and intent of the Planned Development (PD) Combining Zone criteria established for this parcel, which allows greater flexibility in determining lot areas, lot dimensions, yard/setback areas, and requirements for landscaping with live plantings.
4. The project was evaluated by various departments and agencies including the City Engineer, and conditions have been recommended to ensure safe traffic circulation, parking, fire truck access, storm water management, and road maintenance; similar to a major subdivision with larger minimum parcel size.
5. The proposed single-family residential housing complex is compatible with surrounding land uses and as proposed, will not be detrimental to the public's health, safety, and general welfare.

Planned Development Rezone with Precise Development Plan

6. The proposed Rezone to R2-PD Medium Density Residential-Planned Development Combing Zone with Precise Development Plan for the Gobbi Commons Project, as conditioned, is consistent with the criteria required UCC §9167(F) for the following reasons.

   i. User Impact and Needs: The design of the project shall consider the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, and other design concerns.

   The site is located directly off of West Gobbi Street, an arterial street, designed to be a high-capacity urban road. It can accommodate the circulation demands of eight new households. City services are available to serve the project site. Noise and odor are

anticipated to be typical of residential use and temporary construction. The proposed dwellings face inward toward the shared roadway, with lighting in front of each home, fostering a sense of neighborhood and promoting security. Each parcel has front and rear yard space, and there is a shared common area adjacent to Parcel 3 with proposed raised garden beds for each house and a dog watering station. Six foot dog-eared cedar fencing separates each backyard, with an additional two feet of lattice on the fences along West Gobbi Street, providing privacy for each dwelling, as well as security. All dwellings will be constructed to 2016 Building codes, including specific requirements to reduce energy consumption.

In addition, the project has been reviewed and conditioned, as applicable, by the City of Ukiah Building Division, Public Works Department, Electric Utility Department, Police Department, the Ukiah Valley Fire Authority, etc. to ensure adequate design and compliance with all applicable safety codes.

ii. *Relationship to Physical Features: The location of the buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of the existing trees, where feasible*.

The project area is generally flat, with no significant alteration proposed. The existing trees located along the parcel line are proposed to remain to the extent feasible, with the exception of the oak tree on the southwest corner of the lot, located under the utility lines on West Gobbi Street, which was recommended for removal by the City's Electric Utility Department. Avoidance of tree driplines were considered in the placement of the building envelopes and fencing. In addition, in accordance with the Design Review Board recommendations for the project (further discussed below), existing trees be preserved and maintained in conformance with the City's Tree Management Guidelines.

iii. Consistency of Architectural Style: All buildings or structures shall be harmonious and consistent with the proposed architectural style regarding roofing, exterior materials, windows, doors, textures, colors, and other exterior treatments.

The Gobbi Commons Project includes three floor plans, along with their mirrored versions, for the eight proposed dwellings. Elevations vary in roof pitches, finishes and colors, providing variety while maintaining continuity throughout the development.

iv. Balance and Integration with the Neighborhood: The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of the surrounding built environment.

The proposed dwellings are both one and two story structures. The height of surrounding structures was taken into account during the design phase to ensure compatibility with the surrounding neighborhood.

v. Building Design: The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solutions. All architectural elevations shall be designed to eliminate the appearance of flat facades and box like construction.

The dwellings are designed in the craftsman style architecture, with a variety of roof pitches and architectural details, to provide variety and creativity while maintaining a harmony of design.

vi. Density: For residential projects, every effort shall be made to achieve the maximum density possible pursuant to the underlying zoning district.

The General Plan and Zoning designations of Medium Density Residential allows up to 14 units per acre of gross land. At 0.94 acres (gross), the site would allow for up to 13 dwellings. According to the Applicant, "*At 8 units the site has a net density of 9.26 units and a gross density of 8.48, which is at the higher end of the Density range for the R2 District. In order to increase potential Density at the site, variances from code or concessions in development standards would need to be expanded upon. Such concessions, like parking or landscaped areas, could result in a project that has unintended consequences in a design that lacks quality and cohesiveness while also having impacts upon the surrounding roads and neighborhood*."

7. The proposed project meets the purpose and intent of the Planned Development Combining Zoning District required for adoption of an ordinance to establish a Planned Development Combining Zone required by Zoning Ordinance section 9168 as described in the Staff Report and above in Finding 5.

Major Site Development Permit

8. The Gobbi Commons Major Site Development Permit, as conditioned, is based in part on the following findings, in accordance with §9263:

   A. *The proposal is consistent with the goals, objectives, and policies of the City General Plan*.

   The proposed project is consistent with goals, objectives, and policies in the following General Plan Elements: Economic Development, Community Design, Circulation & Transportation, and Housing. The Project would add eight market rate, single-family dwellings to the existing housing stock, enabling more households to reside near local jobs, supporting the local economy (Goal ED-1). The proposed dwellings are designed to be complementary with the overall character of the surrounding neighborhood (Implementation Measure CD-9.2(a)). Its proximity to local schools and businesses would reduce miles travelled as families go about daily tasks, using existing streets and circulation patterns (Goal CT-2). The project site is currently a vacant lot, located near schools and local businesses, in an area already served by City services (Goal H-5.6). Additionally, the Draft 2019-2027 Housing Element Update strongly encourages the development of infill housing stock, providing housing opportunities for all economic segments of the community, including market rate.

   No amendment to the General Plan designation for the project site is proposed or required, as the proposal is within the allowed density and the parcel will retain its MDR General Plan designation.

   B. *The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.*

   The project would be served via a new driveway from West Gobbi Street, an arterial road designed for high-capacity urban traffic circulation. Access, circulation and traffic patterns have been deemed adequate by the Public Works and Fire Marshal. In addition, the site is in a walkable area of town, on-site parking is provided and the site is located along Mendocino Transit Authority Route 7.

   C. *The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.*

The Gobbi Commons Project proposes thirty-eight (38) parking spaces; sixteen (16) within the attached garages, sixteen (16) spaces on the on-site driveways, and six (6) at either end of the terminus of the shared "T" roadway. Parking is not proposed along Gobbi Street. All of the proposed parking spaces are located in such a manner that will not create a hazardous or inconvenient condition to adjacent or surrounding uses.

D. *Sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites, and breaking up and screening large expanses of paved areas.*

The project site is proposed to be surrounded on all sides by a six-foot dog-eared cedar fence, with additional fencing along the rear side lot lines of each individual parcel. An additional two feet of lattice is proposed for the fencing along Gobbi Street. Landscaping is proposed in the area between the Gobbi Street fence and the public right of way. This fencing creates a boundary between private and public areas, to promote residential security, as well as creates a visual screening of the on-site parking areas from the road.

E. *The proposed development will not restrict or cut out light and air on the property, or on the property in the neighborhood; nor will it hinder the development or use of buildings in the neighborhood, or impair the value thereof.*

Lighting is proposed in front of each residence, directed downward, and dark sky compliant. The site is surrounded by other buildings similar in size and scale. The project would not cut out light or air on the property or neighborhood, nor would it hinder development or use of buildings within the neighborhood.

F. *The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent residential zoning district.*

Not applicable. The Gobbi Commons Project is residential, and the parcel is vacant.

G. *The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site*.

The site is currently vacant, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Existing vegetation includes grasses, shrubs, one fruit tree, and established oak trees. Minimal grading is proposed which will not substantially alter the natural grade. The project has been designed with consideration of existing trees and driplines. The Oak trees will remain to the extent feasible, with the exception of one that is recommended for removal by the City's Electric Utility Department. Trees will be maintained in accordance with the City's Tree Management Guidelines. Avoidance of tree driplines were considered in placement of the proposed building envelopes. Low Impact Development design features and private storm drain easements with landscaped storm water treatment areas are integrated into the project to provide adequate site drainage.

H. *There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.*

The Gobbi Commons Project includes three floor plans, along with their mirrored versions, for the eight proposed dwellings. Elevations vary in roof pitches, finishes and colors, providing variety while maintaining continuity throughout the development.

These features are intended to provide articulation and variety in the building design. The project was reviewed by the Design Review Board (DRB) on August 28, 2019; the DRB did not have any recommended changes regarding architectural style of the proposal.

California Environmental Quality Act

9. The project is subject to the California Environmental Quality Act (CEQA). The proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 §15332, Class 32, In-Fill Development Projects and §15304, Minor Alterations to Land for the reasons described in the staff report.

   In addition, the project is consistent with CEQA §15183 which states, *"CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."*

10. The Notice of Public Hearing was provided in the following manner, in accordance with UCC §9262(C):
    - Published in the Ukiah Daily Journal on October 12, 2019
    - Posted on the Project site on October 10, 2019
    - Posted at the Civic Center (glass case) 72 hours prior to the public hearing
    - Mailed to property owners within 300 feet of the project parcels on October 10, 2019

DRAFT

ATTACHMENT 4

DRAFT CONDITIONS OF APPROVAL FOR GOBBI COMMONS TENTATIVE MAJOR SUBDIVISION MAP, PLANNED DEVELOPMENT REZONE WITH PRECISE DEVELOPMENT PLAN, AND MAJOR SITE DEVELOPMENT PERMIT AT 250 WEST GOBBI STREET (APN 001-306-06); FILE NO. 19-4625

The following Conditions of Approval shall be made a permanent part of the Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit, shall remain in force regardless of property ownership, and shall be implemented in order for this entitlement to remain valid.

Project Description. An application was received from Guillon, Inc. for approval of a Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit that would allow 1) subdivision of one ±0.943 acre (gross) parcel into nine parcels, and 2) the development of eight single-family dwellings at 250 West Gobbi Street. The project would also comprise the following.

- Lot sizes ranging from 3,061 sf to 4,011 sf, with an average lot size of 3,465 sf.
- Eight market-rate single-story and two-story dwellings, ranging from approximately 1,250 sf to 1,400 sf with two and three bedrooms.
- Two-car attached garages with driveways large enough to accommodate parking for two additional vehicles.
- Six additional common parking spaces at terminus of “T” roadway.
- Vehicle access provided from West Gobbi Street by a 24-foot wide right of way, terminating into a “hammer-head”.
- Four-foot wide pedestrian walkway along the hammerhead.
- Craftsman style architecture offering three different elevations and their mirrored versions, with various roof pitches, finishes and colors.
- Front porch and rear patios on each dwelling.
- Dark sky compliant lighting on the front of each dwelling.
- 1,090 sf interior common area containing approximately eight individual raised garden beds, crushed granite, and a water station.
- Front yard landscaping consisting of assorted trees, shrubs and grasses; rear and side yards would be zero-scaped; all landscaping would be incorporated to have minimal water usage and maintenance demand.
- Monument sign at entrance.
- Six-foot dog-eared cedar fencing separating each backyard, and surrounding the project Parcel.
- Fencing along the southern side of Lot 1 and 8 to consist of 6-foot dog-eared cedar, with additional 2-foot lattice.
- Low Impact Development features have been incorporated into the design of the project to regulate storm water run-off.

The following Conditions of Approval apply to the project.

City of Ukiah Special Conditions

1. A Major Subdivision and Tentative Subdivision Map shall be approved by the City Council. A copy of the final subdivision map shall be provided to the City Engineer, nor later than eighteen (18) months from the date of approval. Submitted final map shall conform to all particulars of the “Map Act” and Division 9, Chapter 1 of the Ukiah Municipal Code.
2. Prior to issuance of building permits, Developer shall submit a copy of the recorded Final Subdivision Map to the Community Development Department.
3. An address assignment application shall be submitted to assign addresses to the proposed dwellings.
4. In the event that prehistoric archaeological features such as a concentration of flaked stone artifacts, or culturally modified soil (midden) or dietary shell are encountered at any time during preparatory grading or underground excavation to remove existing structures, all work should be halted in the vicinity of the discovery. A qualified archaeologist should be contacted immediately to make an evaluation and determine if the discovered material represents a definite cultural resource. If it is determined that a potentially significant feature has been revealed, a temporary suspension of earth disturbing activities should be enforced until an appropriate mitigation program can be developed and implemented to satisfy the Planning Division. An archaeological monitor shall observe all further work during construction activities that are located within or near an archaeological site area, and formal tribal consultation may be required.

City of Ukiah Standard Conditions

5. This approval is not effective until the 10-day appeal period applicable to this Site Development Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
6. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
7. As outlined in Article 20, Administrational and Procedures, of the Zoning Code this planning permit may be revoked through the City’s revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
8. All Conditions of Approval shall be printed on all sets of building permit project plans pertaining to any site preparation work or construction associated with the development of the project and ancillary site improvements approved by the Site Development Permit.
9. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
10. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering

Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.

11. Building permits shall be issued within two years after the effective date of the Site Development Permit or same shall be null and void.
12. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
13. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC. Future tenants shall comply with the adopted sign program for the project.
14. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.

Ukiah Valley Fire Authority

The following must be demonstrated on the Building Plans for approval by the Fire Marshall prior to Building Permit issuance:

15. One fire hydrant will need to be installed per the CFC (locations to be determined on building plans).
16. Access will need to accommodate fire engines for ingress and egress.
17. Each residence shall be clearly addressed, either lighted or affixed lettering.

Department of Public Works

18. Prior to construction of site improvements, a final grading and drainage plan, and an erosion and sediment control plan, prepared by a civil engineer, shall be submitted for review and approval by the Department of Public Works. The plan shall include the detailed design of the proposed storm water best management practices (BMPs). Drainage improvements shall be in compliance with the City of Ukiah's Phase I Storm Water Permit and the Low Impact Development Technical Design Manual (LID Manual). A final Storm Water Low Impact Development Submittal (SWLIDS) shall be provided to support the design of the proposed drainage system.
19. Maintenance and inspection of all post-construction best management practices (BMPs) are the responsibility of the property owner. In accordance with the LID Manual, a legally binding, signed maintenance agreement approved by the City of Ukiah is required for the proposed storm water treatment planters and all post-construction BMPs, and shall be recorded prior to final approval of the building permit.
20. Street trees shall be spaced approximately every 30 ft. along Gobbi Street within a landscape strip or within 5 ft. of the back of sidewalk. Street trees shall be installed in accordance with City Standard Drawing No 601. Tree types shall be approved by the City Engineer. Street trees may be placed on the property instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

21. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be $45 plus 3% of estimated construction costs.
22. Applicable City water and sewer connection fees shall be paid at the time of building permit issuance.
23. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or other alternative surfacing, subject to approval by the City Engineer.
24. Driveway approach into the project shall be an ADA standard residential driveway with no curb returns.
25. All parcels of the proposed subdivision are subject to the payment of park fees pursuant to City Code Section 8400, et seq.
26. A Road Maintenance Agreement, and Covenants, Conditions and Restrictions (CC&R) will be required for this project.
27. An Agreement for Subdivision Improvements may be required depending on the timing of construction and timing of map recordation. Please contact the Public Works Department, at 707.463.6282, for more information.

Electric Utility Department

28. Developer shall install all necessary infrastructure that may include, primary and secondary conduits, transformer pads, vaults and primary and secondary pull boxes per City of Ukiah Electrical Utility Department (COUEUD) specifications.
29. All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
30. The main switchboard/service panel, pull section, and CT cabinet must be in accord with current EUSERC standards. The contractor shall submit service equipment specification sheets with appropriate EUSERC references for City approval prior to purchase and installation.
31. Developer shall provide projected load calculations, site plan. Electrical drawings to the City Electric Utility Dept., in order to determine the size of the transformer for their project.
32. A 10-ft. utility easement for any underground distribution extended into the parcel beyond the existing PUE shall be required. **Prior to recordation of the final map**, easements must be surveyed and deeded or defined on the map. Alterations to the 10-ft. utility easement shall be submitted to the COUEUD for approval prior to recordation of the final map.
33. Developer shall incur all costs of project, to include labor, materials, and equipment.

Building Division

34. Submit plans and building permit application. Please submit four complete plan sets, two wet stamped and signed.
35. The design and construction of all site alterations shall comply with the 2016 California Building Code, 2016 Plumbing Code, 2016 Electrical Code, 2016 California Mechanical Code,

2016 California Fire Code, 2016 California Energy Code, 2016 Title 24 California Energy Efficiency Standards, 2016 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

Mendocino County Air Quality Management District

36. The applicant may be required to obtain an Authority to Construct Permit from the District prior to beginning construction and demolition.

37. Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:
    a. Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.
    b. Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
    c. Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate.
    d. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.

38. Grading Projects- During Construction-All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430:
    a. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.
    b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph.
    c. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed.
    d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts.
    e. All earthmoving activities shall cease when sustained winds exceed 15 mph.
    f. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.
    g. The operator shall keep a daily log of activities to control fugitive dust.

39. Property Development-Prior to starting any construction, the applicant is required to:
    a. Obtain a Property Development Permit from the District for any open outdoor burning.
    b. Obtain a Large Area Grading Permit, if applicable
    c. The District recommends that the applicant consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning.

CITY OF UKIAH
DESIGN REVIEW BOARD
DRAFT MINUTES
Civic Center Annex Conference Room
#5 411 W. Clay
Ukiah, CA 95482
August 28, 2019
3:00 p.m.

1. CALL TO ORDER

Chair Liden called the Design Review Board meeting to order at 3:03 p.m. in Conference Room #5, Civic Center Annex, 411 W. Clay, Ukiah, California.

Chair Tom Liden presiding.

2. ROLL CALL

Present: Members Nicholson, Morrow, and Chair Liden. Member Hawkes was present at 3:05

Staff Present: Shannon Riley, Deputy City Manager; Craig Schlatter, Director of Community Development; Michelle Irace, Planning Manager; Mireya G. Turner, Associate Planner

Others present: Steve Honeycutt, Jake Morley, Wendy Jackson, June and Kerri (last names unknown).

3. CORRESPONDENCE

None was received.

4. APPROVAL OF MINUTES

The Minutes from the May 23, 2019 meeting are available for review and approval.

Motion/Second Morrow/Nicholson to approve May 23, 2019 minutes, with the number of open DRB positions listed in Item 7 corrected from two to one. Motion carried by an all AYE voice vote.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No comments were received.

6. NEW BUSINESS

a. Request for review and recommendation to the Planning Commission regarding an application for Major Site Development Permit, Rezone to Planned Development, and Tentative Subdivision Map to allow the construction of eight single family residences at 250 West Gobbi St. (APN 001-306-0); File No. 19-4625.

Presenter: Associate Planner Mireya Turner

Public Hearing Opened: 3:15 p.m.

Public Comment: Shannon Riley, Steve Honeycutt, Jake Morley, Wendy Jackson, June and Kerri.

Public Hearing Closed: 3:50 p.m.

Motion/Second Nicholson/Morrow to recommend Planning Commission approve a Major Site Development Permit, Rezone to Planned Development, and Tentative Subdivision Map to allow the construction of eight single family residences at 250 West Gobbi St. with the following recommendations:

- The Applicant should make an effort to preserve trees on-site in accordance with the City's Tree Management Guidelines.
- The proposed monument sign design should be reconsidered to a more organic design, in accordance with fire and building safety codes.

Motion carried by an all AYE voice vote of the members.

7. MATTERS FROM THE BOARD

Member Nicholson questioned the low number of DRB meetings this year.

Staff clarified that this is due to the lack of applications received that require DRB review. Staff also mentioned that it is anticipated that DRB will be of great assistance in developing objective design standards if the City is awarded SB2 grant funds.

8. MATTERS FROM STAFF

None.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 4:08 p.m.

GUILLON INC.
BROKERAGE | DEVELOPMENT | CONSTRUCTION | MANAGEMENT
LIC# 651842 WWW.GUILLONINC.COM PH: 530 8976458

October 11, 2019

Sent via Email

Mireya G. Turner, MPA
Associate Planner
City of Ukiah
300 Seminary Avenue
Ukiah, Ca 95482

RE: Design Review Board – Response to Recommendations of the Board

Dear Mr. Turner:

We wanted to take a quick moment and formally respond to the two recommendations that came from the Design Review Board (DRB) meeting that was held on August 28, 2019

Board: The Applicant should make an effort to preserve tree on-site in accordance with the City's Tree Management Guidelines.

Response: We will incorporate the City's Tree Management Guidelines, which are based upon adopted standards from the International Society of Arboriculture and the American National Standards Institute. Some of those standards include educating construction crews, fences around the drip zones, utilization of mulch and minimizing soil compaction and removal of roots.

The design itself has incorporated all existing trees into the project as we view them as bringing value to the setting and future home owners. There are a few invasive trees (mostly Privets) that will be removed, as well as the Arundo at the southeastern corner of the site.

Board: The proposed monument sign design should be reconsidered to a more organic design, in accordance with fire and building safety codes.

Response: During discussion with the Board, they mentioned utilization of a boulder with the sign mounted onto it. We like this idea and have no issue incorporating this design element into the project. Prior to commissioning the sign, we will request that appropriate City Departments review the proposal.

Thank you for the opportunity to comment on the recommendations.

Sincerely,

J. Morley

Jake Morley
Project Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF UKIAH, CALIFORNIA AND ESTABLISHING THE PLANNED DEVELOPMENT COMBINING ZONING (PD) AT 250 WEST GOBBI STREET (APN 001-306-06)

The City Council of the City of Ukiah does hereby ordain as follows:

SECTION ONE- FINDINGS AND DECLARATIONS

The City Council finds and declares as follows:

1. The Planning Commission held a public workshop to provide direction on the location of the proposed zoning map amendment on October 22, 2019. The Planning Commission voted to recommend the City Council approve proposed Zoning Ordinance map amendment rezoning the subject parcel from Medium Density Residential (R2) to Medium Residential Density-Planned Development Combining Zoning District (R2-PD) ("Zoning Map Amendment").

2. The Zoning Map Amendment is consistent with the findings required for adoption of an ordinance to approve a Zoning Ordinance amendment as required by Zoning Ordinance section 9265.

3. General Plan: The Zoning Map Amendment is consistent with General Plan because it implements General Plan, Goal ED-1, Policy ED 1.1, Implementation Measure CD-9.2, Goal CT-2, Policy CT-2.2, Goal CT-3, Goal H-1, Goal H-2, Goal H-4, Goal H-5, Policies, H-5.1, 5.6 & 5.7 and Implementation Measures H-5.h and j.

4. The General Plan allows up to 14 units per acre of gross land. At 0.94 acres (gross), the site would allow for up to 13 dwellings. No amendment to the General Plan designation for the project site is proposed or required, as the proposal is within the allowed density and the parcel will retain its MDR General Plan designation.

5. The proposed planned development combining zone/district and all uses therein are compatible and complementary to the existing and potential development in the general vicinity of the project site, and will result in a more appropriate land use designation given the policy of encouraging housing development in walking distance to stores and other commercial and public services.

6. The City of Ukiah as lead agency has determined the Zoning Ordinance map amendment is consistent with the development density established by the existing zoning and General Plan, and is not subject to further environmental review, according to California Environmental Quality Act (CEQA) §15183.

7. Notice of the proposed Zoning Ordinance Map Amendment was provided in the following manner:

DRAFT

- Mailed to property owners within 300 feet of the project site on October 10, 2019 and _____
- Published in the Ukiah Daily Journal on October 12, 2019 and _____
- Posted at the Civic Center (glass case) on October 17, 2019 and _____
- Posted on the City's Web site October 10, 2019 and _____

5. The City Council has considered the planned development combining zone application and precise development plan, attached hereto as Exhibit A, together with the recommendation of the Planning Commission to approve the ordinance, and the precise development plan.

SECTION TWO – ADOPTION OF ORDINANCE AND PLAN

1. The Official Zoning Map for the City of Ukiah is amended to change the land use designation of 250 West Gobbi Street, APN 001-306-06 from Medium Density Residential (R2) to include the Planned Development Combining Overlay (R2-PD)

2. This Ordinance incorporates the precise development plan attached hereto as Exhibit A.

SECTION FOUR

This ordinance shall be published as required by law in a newspaper of general circulation.

Section FIVE

This ordinance shall become effective thirty (30) days after adoption.

Introduced by title only on _____ by the following roll call vote:

AYES:
NOS:
ABSENT:
ABSTAIN:

Passed and adopted on _____ by the following vote:

AYES:
NOS:
ABSENT:
ABSTAIN:

_____
Maureen Mulheren, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

EXHIBIT A- Precise Development Plan for Gobbi Commons

DRAFT

CITY OF UKIAH
PLANNING COMMISSION MINUTES
Special Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue
Ukiah, CA 95482
October 22, 2019
6:00 p.m.

1. **ROLL CALL AND PLEDGE OF ALLEGIANCE**

The City of Ukiah Planning Commission met at a Special Meeting on October 22, 2019, having been legally noticed on October 21, 2019. Chair Wetzel called the meeting to order at 6:00 p.m.

CHAIR WHETZEL PRESIDING.

Roll was taken with the following **Commissioners Present:** Ruth Van Antwerp, Linda Sanders, Mark Hilliker, Laura Christensen**,** and Mike Whetzel; **Staff Present:** Craig Schlatter, Community Development Director; Mireya Turner, Associate Planner; and Pamela Mathias, Deputy Clerk.

The Pledge of Allegiance was led by Chair Whetzel.

2. **COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS**

No public comment was received.

3. **UNFINISHED BUSINESS**

No unfinished business.

4. **NEW BUSINESS**

a. **Request For Review and Recommendation For a Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit That Would Allow 1) Subdivision of One ±0.943 Acre (Gross) Parcel Into Nine Parcels, and 2) the Development of Eight Single-Family Dwellings at 250 West Gobbi Street; APN 001-306-06. File No: 19-4625.**

Presenter: Craig Schlatter, Community Development Director.

Public Comment: Jake Morley, Guillon Inc, Steve Honeycutt, Guillon, Sara Shepherd, resident of Court St.

Motion/Second: Sanders/Christensen recommends approval of the Project to the City Council, with the following additional recommendations: 1) the Applicant should install Dark Sky compliant, downward pointing, bollard lights at the Project's entry to West Gobbi Street, the turning movement locations and at the guest parking spaces at either end of the terminus of the Common Area Roadway 2) Ongoing management of the existing and future trees should be in compliance with the City of Ukiah Tree Management Guidelines. Motion **carried** by the following roll call vote: AYES Van Antwerp, Christensen, Sanders, Hilliker, and Chair Whetzel. NOES: None. ABSENT: None. ABSTAIN: None.

5. **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:28 p.m.

DRAFT

_____
Pamela Mathias, Deputy Clerk

DRAFT

DRAFT FINDINGS FOR GOBBI COMMONS TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT REZONE WITH PRECISE DEVELOPMENT PLAN AND MAJOR SITE DEVELOPMENT PERMIT 250 WEST GOBBI STREET (APN 001-306-06) FILE NO. 19-4625

The Community Development Department's recommendation for conditional approval of a Tentative Subdivision Map, Planned Development Rezoning with Precise Development Plan, and Major Site Development Permit for a project that would include 1) subdivision of one ±0.943 acre (gross) parcel into nine separate parcels; and 2) development of eight market rate, single-family dwellings, and common areas is based in part on the following findings, in accordance with UCC §8004, §8032, §9168, §9263, and §9265.

Tentative Major Subdivision Map

1. The proposed Tentative Major Subdivision Map is in conformance with the General Plan, and therefore, is consistent with the findings required for approval required by Government Code §65402, and Ukiah City Code §8004.
2. The division of the property into nine parcels is consistent with the requirements outlined for major subdivisions in the California Subdivision Map Act.
3. The division of the existing parcel into nine parcels is consistent with the modified use and development standards of the Medium Density Residential (R2) Zoning District and with the purpose and intent of the Planned Development (PD) Combining Zone criteria established for this parcel, which allows greater flexibility in determining lot areas, lot dimensions, yard/setback areas, and requirements for landscaping with live plantings.
4. The project was evaluated by various departments and agencies including the City Engineer, and conditions have been recommended to ensure safe traffic circulation, parking, fire truck access, storm water management, and road maintenance; similar to a major subdivision with larger minimum parcel size.
5. The proposed single-family residential housing complex is compatible with surrounding land uses and as proposed, will not be detrimental to the public's health, safety, and general welfare.

Planned Development Rezone with Precise Development Plan

6. The proposed Rezone to R2-PD Medium Density Residential-Planned Development Combing Zone with Precise Development Plan for the Gobbi Commons Project, as conditioned, is consistent with the criteria required UCC §9167(F) for the following reasons.

   i. User Impact and Needs: The design of the project shall consider the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, and other design concerns.

   The site is located directly off of West Gobbi Street, an arterial street, designed to be a high-capacity urban road. It can accommodate the circulation demands of eight new households. City services are available to serve the project site. Noise and odor are

anticipated to be typical of residential use and temporary construction. The proposed dwellings face inward toward the shared roadway, with lighting in front of each home, fostering a sense of neighborhood and promoting security. Each parcel has front and rear yard space, and there is a shared common area adjacent to Parcel 3 with proposed raised garden beds for each house and a dog watering station. Six foot dog-eared cedar fencing separates each backyard, with an additional two feet of lattice on the fences along West Gobbi Street, providing privacy for each dwelling, as well as security. All dwellings will be constructed to 2016 Building codes, including specific requirements to reduce energy consumption.

In addition, the project has been reviewed and conditioned, as applicable, by the City of Ukiah Building Division, Public Works Department, Electric Utility Department, Police Department, the Ukiah Valley Fire Authority, etc. to ensure adequate design and compliance with all applicable safety codes.

ii. *Relationship to Physical Features: The location of the buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of the existing trees, where feasible*.

The project area is generally flat, with no significant alteration proposed. The existing trees located along the parcel line are proposed to remain to the extent feasible, with the exception of the oak tree on the southwest corner of the lot, located under the utility lines on West Gobbi Street, which was recommended for removal by the City's Electric Utility Department. Avoidance of tree driplines were considered in the placement of the building envelopes and fencing. In addition, in accordance with the Design Review Board recommendations for the project (further discussed below), existing trees be preserved and maintained in conformance with the City's Tree Management Guidelines.

iii. Consistency of Architectural Style: All buildings or structures shall be harmonious and consistent with the proposed architectural style regarding roofing, exterior materials, windows, doors, textures, colors, and other exterior treatments.

The Gobbi Commons Project includes three floor plans, along with their mirrored versions, for the eight proposed dwellings. Elevations vary in roof pitches, finishes and colors, providing variety while maintaining continuity throughout the development.

iv. Balance and Integration with the Neighborhood: The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of the surrounding built environment.

The proposed dwellings are both one and two story structures. The height of surrounding structures was taken into account during the design phase to ensure compatibility with the surrounding neighborhood.

v. Building Design: The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solutions. All architectural elevations shall be designed to eliminate the appearance of flat facades and box like construction.

The dwellings are designed in the craftsman style architecture, with a variety of roof pitches and architectural details, to provide variety and creativity while maintaining a harmony of design.

vi. Density: For residential projects, every effort shall be made to achieve the maximum density possible pursuant to the underlying zoning district.

The General Plan and Zoning designations of Medium Density Residential allows up to 14 units per acre of gross land. At 0.94 acres (gross), the site would allow for up to 13 dwellings. According to the Applicant, "*At 8 units the site has a net density of 9.26 units and a gross density of 8.48, which is at the higher end of the Density range for the R2 District. In order to increase potential Density at the site, variances from code or concessions in development standards would need to be expanded upon. Such concessions, like parking or landscaped areas, could result in a project that has unintended consequences in a design that lacks quality and cohesiveness while also having impacts upon the surrounding roads and neighborhood*."

7. The proposed project meets the purpose and intent of the Planned Development Combining Zoning District required for adoption of an ordinance to establish a Planned Development Combining Zone required by Zoning Ordinance section 9168 as described in the Staff Report and above in Finding 5.

Major Site Development Permit

8. The Gobbi Commons Major Site Development Permit, as conditioned, is based in part on the following findings, in accordance with §9263:

   A. *The proposal is consistent with the goals, objectives, and policies of the City General Plan*.

   The proposed project is consistent with goals, objectives, and policies in the following General Plan Elements: Economic Development, Community Design, Circulation & Transportation, and Housing. The Project would add eight market rate, single-family dwellings to the existing housing stock, enabling more households to reside near local jobs, supporting the local economy (Goal ED-1). The proposed dwellings are designed to be complementary with the overall character of the surrounding neighborhood (Implementation Measure CD-9.2(a)). Its proximity to local schools and businesses would reduce miles travelled as families go about daily tasks, using existing streets and circulation patterns (Goal CT-2). The project site is currently a vacant lot, located near schools and local businesses, in an area already served by City services (Goal H-5.6). Additionally, the Draft 2019-2027 Housing Element Update strongly encourages the development of infill housing stock, providing housing opportunities for all economic segments of the community, including market rate.

   No amendment to the General Plan designation for the project site is proposed or required, as the proposal is within the allowed density and the parcel will retain its MDR General Plan designation.

   B. *The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.*

   The project would be served via a new driveway from West Gobbi Street, an arterial road designed for high-capacity urban traffic circulation. Access, circulation and traffic patterns have been deemed adequate by the Public Works and Fire Marshal. In addition, the site is in a walkable area of town, on-site parking is provided and the site is located along Mendocino Transit Authority Route 7.

   C. *The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.*

The Gobbi Commons Project proposes thirty-eight (38) parking spaces; sixteen (16) within the attached garages, sixteen (16) spaces on the on-site driveways, and six (6) at either end of the terminus of the shared "T" roadway. Parking is not proposed along Gobbi Street. All of the proposed parking spaces are located in such a manner that will not create a hazardous or inconvenient condition to adjacent or surrounding uses.

D. *Sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites, and breaking up and screening large expanses of paved areas.*

The project site is proposed to be surrounded on all sides by a six-foot dog-eared cedar fence, with additional fencing along the rear side lot lines of each individual parcel. An additional two feet of lattice is proposed for the fencing along Gobbi Street. Landscaping is proposed in the area between the Gobbi Street fence and the public right of way. This fencing creates a boundary between private and public areas, to promote residential security, as well as creates a visual screening of the on-site parking areas from the road.

E. *The proposed development will not restrict or cut out light and air on the property, or on the property in the neighborhood; nor will it hinder the development or use of buildings in the neighborhood, or impair the value thereof.*

Lighting is proposed in front of each residence, directed downward, and dark sky compliant. The site is surrounded by other buildings similar in size and scale. The project would not cut out light or air on the property or neighborhood, nor would it hinder development or use of buildings within the neighborhood.

F. *The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent residential zoning district.*

Not applicable. The Gobbi Commons Project is residential, and the parcel is vacant.

G. *The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site*.

The site is currently vacant, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Existing vegetation includes grasses, shrubs, one fruit tree, and established oak trees. Minimal grading is proposed which will not substantially alter the natural grade. The project has been designed with consideration of existing trees and driplines. The Oak trees will remain to the extent feasible, with the exception of one that is recommended for removal by the City's Electric Utility Department. Trees will be maintained in accordance with the City's Tree Management Guidelines. Avoidance of tree driplines were considered in placement of the proposed building envelopes. Low Impact Development design features and private storm drain easements with landscaped storm water treatment areas are integrated into the project to provide adequate site drainage.

H. *There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.*

The Gobbi Commons Project includes three floor plans, along with their mirrored versions, for the eight proposed dwellings. Elevations vary in roof pitches, finishes and colors, providing variety while maintaining continuity throughout the development.

These features are intended to provide articulation and variety in the building design. The project was reviewed by the Design Review Board (DRB) on August 28, 2019; the DRB did not have any recommended changes regarding architectural style of the proposal.

California Environmental Quality Act

9. The project is subject to the California Environmental Quality Act (CEQA). The proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 §15332, Class 32, In-Fill Development Projects and §15304, Minor Alterations to Land for the reasons described in the staff report.

   In addition, the project is consistent with CEQA §15183 which states, *"CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."*

10. The Notice of Public Hearing was provided in the following manner, in accordance with UCC §9262(C):

    - Mailed to property owners within 300 feet of the project site on October 10, 2019 and October 23, 2019.
    - Published in the Ukiah Daily Journal on October 12, 2019 and October 26, 2019.
    - Posted at the Civic Center (glass case) on October 17, 2019 and November 1, 2019.
    - Posted on site on October 10, 2019 and October 23, 2019.

DRAFT

DRAFT CONDITIONS OF APPROVAL FOR GOBBI COMMONS TENTATIVE MAJOR SUBDIVISION MAP, PLANNED DEVELOPMENT REZONE WITH PRECISE DEVELOPMENT PLAN, AND MAJOR SITE DEVELOPMENT PERMIT AT 250 WEST GOBBI STREET (APN 001-306-06); FILE NO. 19-4625

The following Conditions of Approval shall be made a permanent part of the Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit, shall remain in force regardless of property ownership, and shall be implemented in order for this entitlement to remain valid.

Project Description. An application was received from Guillon, Inc. for approval of a Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit that would allow 1) subdivision of one ±0.943 acre (gross) parcel into nine parcels, and 2) the development of eight single-family dwellings at 250 West Gobbi Street. The project would also comprise the following.

- Parcel sizes ranging from 3,061 sf to 4,011 sf, with an average lot size of 3,465 sf.
- Eight market-rate single-story and two-story dwellings, ranging from approximately 1,250 sf to 1,400 sf with two and three-bedroom floor plans.
- Two-car attached garages with driveways large enough to accommodate parking for two additional vehicles.
- Six additional common parking spaces at terminus of “T” of shared, private roadway.
- Access from West Gobbi Street by a 24-foot wide right of way, terminating into a “hammer-head”.
- Four-foot wide, delineated pedestrian walkway comprised of stamped, stained markings, thermos-plastic, or similar materials.
- Craftsman style architecture offering three different elevations and their mirrored versions, with varied roof pitches, finishes and colors.
- Front porch and rear patios on each dwelling.
- Dark sky compliant lighting on the front of each dwelling.
- 1,090 sf interior common area containing approximately eight individual raised garden beds, crushed granite, and a water station.
- Front yard landscaping consisting of assorted trees, shrubs and grasses; rear and side yards would be zero-scaped; all landscaping would be incorporated to have minimal water usage and maintenance demand.
- Monument sign at entrance.
- Six-foot dog-eared cedar fencing separating each backyard, and surrounding the project Parcel.
- Fencing along the southern side of Lot 1 and 8 to consist of 4-foot dog-eared cedar, with additional 2-foot lattice.
- Low Impact Development features have been incorporated into the design of the project to regulate storm water run-off.
- Future common area maintenance, including the shared roadway, will be the responsibility of the Home Owner’s Association.

The following Conditions of Approval apply to the project.

City of Ukiah Special Conditions

1. A Major Subdivision and Tentative Subdivision Map shall be approved by the City Council. A copy of the final subdivision map shall be provided to the City Engineer, nor later than eighteen (18) months from the date of approval. Submitted final map shall conform to all particulars of the "Map Act" and Division 9, Chapter 1 of the Ukiah Municipal Code.
2. Prior to issuance of building permits, Developer shall submit a copy of the recorded Final Subdivision Map to the Community Development Department.
3. An address assignment application shall be submitted to assign addresses to the proposed dwellings.
4. In the event that prehistoric archaeological features such as a concentration of flaked stone artifacts, or culturally modified soil (midden) or dietary shell are encountered at any time during preparatory grading or underground excavation to remove existing structures, all work should be halted in the vicinity of the discovery. A qualified archaeologist should be contacted immediately to make an evaluation and determine if the discovered material represents a definite cultural resource. If it is determined that a potentially significant feature has been revealed, a temporary suspension of earth disturbing activities should be enforced until an appropriate mitigation program can be developed and implemented to satisfy the Planning Division. An archaeological monitor shall observe all further work during construction activities that are located within or near an archaeological site area, and formal tribal consultation may be required.
5. Future common area maintenance, including the shared roadway, shall be the responsibility of the Home Owner's Association.

City of Ukiah Standard Conditions

6. This approval is not effective until the 10-day appeal period applicable to this Site Development Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
7. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
8. As outlined in Article 20, Administrational and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
9. All Conditions of Approval shall be printed on all sets of building permit project plans pertaining to any site preparation work or construction associated with the development of the project and ancillary site improvements approved by the Site Development Permit.
10. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.

11. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.
12. Building permits shall be issued within two years after the effective date of the Site Development Permit or same shall be null and void.
13. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
14. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC. Future tenants shall comply with the adopted sign program for the project.
15. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.

Ukiah Valley Fire Authority

The following must be demonstrated on the Building Plans for approval by the Fire Marshall prior to Building Permit issuance:

16. One fire hydrant will need to be installed per the CFC (locations to be determined on building plans).
17. Access will need to accommodate fire engines for ingress and egress.
18. Each residence shall be clearly addressed, either lighted or affixed lettering.

Department of Public Works

19. Prior to construction of site improvements, a final grading and drainage plan, and an erosion and sediment control plan, prepared by a civil engineer, shall be submitted for review and approval by the Department of Public Works. The plan shall include the detailed design of the proposed storm water best management practices (BMPs). Drainage improvements shall be in compliance with the City of Ukiah's Phase I Storm Water Permit and the Low Impact Development Technical Design Manual (LID Manual). A final Storm Water Low Impact Development Submittal (SWLIDS) shall be provided to support the design of the proposed drainage system.
20. Maintenance and inspection of all post-construction best management practices (BMPs) are the responsibility of the property owner. In accordance with the LID Manual, a legally binding, signed maintenance agreement approved by the City of Ukiah is required for the proposed storm water treatment planters and all post-construction BMPs, and shall be recorded prior to final approval of the building permit.
21. Street trees shall be spaced approximately every 30 ft. along Gobbi Street within a landscape strip or within 5 ft. of the back of sidewalk. Street trees shall be installed in accordance with City Standard Drawing No 601. Tree types shall be approved by the City Engineer. Street trees may be placed on the property instead of within the public right of

way if the location is approved by the City Engineer, based upon safety and maintenance factors.

22. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be $45 plus 3% of estimated construction costs.
23. Applicable City water and sewer connection fees shall be paid at the time of building permit issuance.
24. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or other alternative surfacing, subject to approval by the City Engineer.
25. Driveway approach into the project shall be an ADA standard residential driveway with no curb returns.
26. All parcels of the proposed subdivision are subject to the payment of park fees pursuant to City Code Section 8400, et seq.
27. A Road Maintenance Agreement, and Covenants, Conditions and Restrictions (CC&R) will be required for this project.
28. An Agreement for Subdivision Improvements may be required depending on the timing of construction and timing of map recordation. Please contact the Public Works Department, at 707.463.6282, for more information.

Electric Utility Department

29. Developer shall install all necessary infrastructure that may include, primary and secondary conduits, transformer pads, vaults and primary and secondary pull boxes per City of Ukiah Electrical Utility Department (COUEUD) specifications.
30. All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
31. The main switchboard/service panel, pull section, and CT cabinet must be in accord with current EUSERC standards. The contractor shall submit service equipment specification sheets with appropriate EUSERC references for City approval prior to purchase and installation.
32. Developer shall provide projected load calculations, site plan. Electrical drawings to the City Electric Utility Dept., in order to determine the size of the transformer for their project.
33. A 10-ft. utility easement for any underground distribution extended into the parcel beyond the existing PUE shall be required. Prior to recordation of the final map, easements must be surveyed and deeded or defined on the map. Alterations to the 10-ft. utility easement shall be submitted to the COUEUD for approval prior to recordation of the final map.
34. Developer shall incur all costs of project, to include labor, materials, and equipment.

Building Division

35. Submit plans and building permit application. Please submit four complete plan sets, two wet stamped and signed.

36. The design and construction of all site alterations shall comply with the 2016 California Building Code, 2016 Plumbing Code, 2016 Electrical Code, 2016 California Mechanical Code, 2016 California Fire Code, 2016 California Energy Code, 2016 Title 24 California Energy Efficiency Standards, 2016 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

Mendocino County Air Quality Management District

37. The applicant may be required to obtain an Authority to Construct Permit from the District prior to beginning construction and demolition.

38. Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:
    a. Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.
    b. Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
    c. Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate.
    d. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.

39. Grading Projects- During Construction-All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430:
    a. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.
    b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph.
    c. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed.
    d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts.
    e. All earthmoving activities shall cease when sustained winds exceed 15 mph.
    f. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.
    g. The operator shall keep a daily log of activities to control fugitive dust.

40. Property Development-Prior to starting any construction, the applicant is required to:
    a. Obtain a Property Development Permit from the District for any open outdoor burning.
    b. Obtain a Large Area Grading Permit, if applicable
    c. The District recommends that the applicant consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF UKIAH, CALIFORNIA AND ESTABLISHING THE PLANNED DEVELOPMENT COMBINING ZONING (PD) AT 250 WEST GOBBI STREET (APN 001-306-06)

The City Council of the City of Ukiah does hereby ordain as follows:

SECTION ONE- FINDINGS AND DECLARATIONS

The City Council finds and declares as follows:

1. The Planning Commission held a public workshop to provide direction on the location of the proposed zoning map amendment on October 22, 2019. The Planning Commission voted to recommend the City Council approve proposed Zoning Ordinance map amendment rezoning the subject parcel from Medium Density Residential (R2) to Medium Residential Density-Planned Development Combining Zoning District (R2-PD) ("Zoning Map Amendment").

2. The Zoning Map Amendment is consistent with the findings required for adoption of an ordinance to approve a Zoning Ordinance amendment as required by Zoning Ordinance section 9265.

3. General Plan: The Zoning Map Amendment is consistent with General Plan because it implements General Plan, Goal ED-1, Policy ED 1.1, Implementation Measure CD-9.2, Goal CT-2, Policy CT-2.2, Goal CT-3, Goal H-1, Goal H-2, Goal H-4, Goal H-5, Policies, H-5.1, 5.6 & 5.7 and Implementation Measures H-5.h and j.

4. The General Plan allows up to 14 units per acre of gross land. At 0.94 acres (gross), the site would allow for up to 13 dwellings. No amendment to the General Plan designation for the project site is proposed or required, as the proposal is within the allowed density and the parcel will retain its MDR General Plan designation.

5. The proposed planned development combining zone/district and all uses therein are compatible and complementary to the existing and potential development in the general vicinity of the project site, and will result in a more appropriate land use designation given the policy of encouraging housing development in walking distance to stores and other commercial and public services.

6. The City of Ukiah as lead agency has determined the Zoning Ordinance map amendment is consistent with the development density established by the existing zoning and General Plan, and is not subject to further environmental review, according to California Environmental Quality Act (CEQA) §15183.

7. Notice of the proposed Zoning Ordinance Map Amendment was provided in the following manner:

- Mailed to property owners within 300 feet of the project site on October 10, 2019 and October 23, 2019.
- Published in the Ukiah Daily Journal on October 12, 2019 and October 26, 2019.
- Posted at the Civic Center (glass case) on October 17, 2019 and November 1, 2019.
- Posted on site on October 10, 2019 and October 23, 2019.

5. The City Council has considered the planned development combining zone application and precise development plan, attached hereto as Exhibit A, together with the recommendation of the Planning Commission to approve the ordinance, and the precise development plan.

SECTION TWO – ADOPTION OF ORDINANCE AND PLAN

1. The Official Zoning Map for the City of Ukiah is amended to change the land use designation of 250 West Gobbi Street, APN 001-306-06 from Medium Density Residential (R2) to include the Planned Development Combining Zoning District (R2-PD)

2. This Ordinance incorporates the precise development plan attached hereto as Exhibit A.

SECTION FOUR

This ordinance shall be published as required by law in a newspaper of general circulation.

Section FIVE

This ordinance shall become effective thirty (30) days after adoption.

Introduced by title only on _____ by the following roll call vote:

AYES:
NOS:
ABSENT:
ABSTAIN:

Passed and adopted on _____ by the following vote:

AYES:
NOS:
ABSENT:
ABSTAIN:

_____
Maureen Mulheren, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

PRECISE PLAN OF DEVELOPMENT FOR GOBBI COMMONS PROJECT

	UCC R2 Requirement	Proposed with Precise Plan of Development
Lot Size	6,000 sf	3,061 sf to 4,011 sf
Setbacks	Front: 15 ft Rear: 15 ft Sides: 10 ft	Front: 6 ft to 16 ft Rear: 10 ft to 25 ft Sides: 0 ft to 6 ft
Landscaping	20% of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum 50% of the landscaped area shall be dedicated to live plantings.	Minimum 20% per lot. Each lot would have front, side and rear yards. The front yards are proposed to be landscaped with a variety of drought-tolerant grasses, shrubs, and trees, selected to minimize upkeep and water consumption. The Applicant proposes gravel utility areas in the side yard and zero-scaping in the rear yards, to allow for individual owner preference and minimize water consumption UCC §9167(E)(10)(l) states the Planning Commission or City Council may modify the required elements of a landscaping plan.
Height	30 ft	Approximately 26 ft max
Parking	2 spaces per dwelling unit	4 spaces per dwelling unit and 6 common spaces (38 total)
Allowed Uses	Listed in UCC §9031 and § 9032	Consistent with UCC §9031 and §9032

Revised July 29, 2019

RECEIVED

AUG 0 1 2019

CITY OF UKIAH
DEVELOPMENT

Gobbi Commons
250 West Gobbi Street, City of Ukiah, Ca
APN: 001-306-06-00

Proposal:
The request involves subdividing an 0.863-acre net (0.943-acre gross) parcel into 8 individual lots for the construction of 8 detached single-family homes.

Single-Family Residential Units:	8
Net Density:	9.26 units per net acre
Gross Density:	8.48 units per gross acre
Total Parking Stalls:	38
Largest Parcel:	4,011 square feet
Smallest Parcel:	3,061 square feet
Average Parcel Size:	3,465 square feet

Requested Entitlements:

Major Site Development Permit
Major Subdivision
Re-Zone to allow a Planned Development Overlay Zone
- A Precise Development Plan pursuant to Planned Development Procedures (9167.E)

Project Location:
Gobbi Commons is located at 250 West Gobbi Street on the north side of the block, between South Dora Street to the west and South Oak Street to the east. The project site is across the street from Court Street.

Surrounding land uses include:

North: Detached single-family
South: West Court Street, professional office and detached single-family
West: Detached single-family and professional office
East: Detached single-family and a multi-family structure

The size is designated Medium Density Residential on the General Plan diagram and is located in the R-2 – Medium Density Residential zoning district. The R-2 district allows a density range of 1 to 14 units per acre.

Site Description:
The subject site is generally flat, with a small grade change from the northwest corner (630 feet) of the property down to the southeast corner (628 feet).

Ground cover consist of invasive weeds and grasses that are routinely mowed for weed abatement purposes. The trees on site are predominantly located along property lines.

Project Description:

Gobbi Commons is an 8-lot subdivision containing both attached and detached single-family homes. Lot sizes range from 3,061 to 4,011 square feet with an average lot size of 3,465 square feet with homes ranging in approximately 1,250 square feet to 1,400 square feet.

Units will be both single and two-stories in height. All homes will contain a 2-car garage and a driveway large enough to accommodate 2 additional vehicles. The proposal includes 6 additional parking stalls located at the terminus of the "T" roadway. The entire proposal accommodates 38 vehicles.

Additional Project Details

Access: Vehicle access is from West Gobbi Street by a 24-foot wide right-of-way that terminates into a "hammer-head". The design of the hammer-head is in compliance with Appendix D Fire Apparatus Access Road in the International Fire Code (D103).

To accommodate the pedestrian access, the hammerhead will contain a 4-foot wide area that is delineated for pedestrians. This area will either be finished with a stamped, stained markings, thermo-plastic or similar materials.

Architecture: The proposal includes 3 different elevations that will also be "mirrored" to one another. Elevations of homes will vary in roof pitches, finishes and colors which will provide visual interest, create internal mixture while still retaining continuity throughout.

All homes are designed in the craftsman style architecture and will contain a front porch and back patio. Details and interest to the elevations are in the form of gable ends, windows in the garage door, cultured stone and brink wainscoting at the patio. Finish material will consist of both stucco and Hardi-board.

Lighting: All lighting will be placed on the front of each single-family residence and will be dark sky compliant with the lighting directed downward.

Common Area: The total common area consists of 9,698 square feet, with approximately 1,090 square feet dedicated as an interior area dedicated to approximately 8 individual raised gardens beds, crushed granite and a water station. This water station will accommodate a dog bowl, leash hook and a hose bib.

Landscaping: Landscaping will be provided throughout the entire project. Front yards will be landscaped to minimize upkeep and water usage. The landscaping will be unified throughout the project with similar plants and trees to be incorporated on each lot. Rear yards will also contain landscaping, with the goal to be zeroscaped and with minimal water and time demand for maintenance. Water needs for the landscaping within the project will be in compliance with the Water and Conservation Act (AB 1881).

Fencing: Internally, fencing between the lots and surrounding the property will consist of 6-foot dog-eared cedar. Along the southern side of Lot 1 and 8, fencing would also consist of cedar, but will be 6 -feet overall, with the top 2-feet as lattice.

Signage: A small sign with no lighting will be installed in the landscaped common area. The copy on the signage will note "Gobbi Commons" and will be constructed of durable materials and at a scale that is pedestrian in character.

Planned Development Combining Zone/District

A site-specific development is proposed, and pursuant to Ukiah City Code (UCC) section 9167.F, a Precise Development Plan is required to be submitted. As noted in the UCC, the following criteria shall be used in determining a precise development plan's consistency with the purpose and intent of this article:

1. *User Impact and Needs: The design of the project shall consider the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, and other design concerns.*

   The design has enough off-street parking, while the road is designed in compliance with international fire standards which can accommodate a fire truck and allow it to turn around on-site prior to exiting onto West Gobbi Street.

   The homes are designed with front and rear patios that allow for both a private setting and allows for neighbors to engage the street. Windows are placed to provide additional "eyes on the street" which help security and crime deterrence. Individual placement and internal layout of each home allows for additional privacy amongst the residential units.

   All homes will be designed and constructed to Title 24 of the California Building Code (CBC). This code section ensures that all related features and equipment that pertains to the construction of the home are structurally, mechanically sufficient, and that electrical and plumbing systems are adequate. The CBC also requires minimum energy efficiently standards, green design, construction and maintence, fire and life safety and accessibility.

2. *Relationship to Physical Features: The location of the buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of existing trees, where feasible.*

   The subject property is generally level and the proposal does not drastically modify the terrain. Existing Oak trees, which are predominately around the boarder of the project site are incorporated into the design, while invasive shrubs and trees will be removed.

   The new road is placed in a manner to minimize any conflicts when there are left hand turn movements from the project site and Court Street at the same time, which takes access to West Gobbi on the southern side.

3. *Consistency of Architectural Style: All buildings or structures shall be harmonious and consistent with the proposed architectural style regarding roofing, exterior materials, windows, doors, textures, colors, and other exterior treatments.*

   The entire project is based upon Craftsman's Architectural Style, which feature a front porch beneath the extension of the main roof that is supported by columns. The roofs are low-pitched with gable or hipped roofs. Exterior finishes are consistent and are from the same color pallet. Exterior colors and textures treatments, add variety and interest throughout the project. Details in gable ends, windows in the front and garage door, and porch lighting furthers a harmonious development.

3. *Balance and Integration with the Neighborhood: The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of the surrounding built environment.*

   The proposal is surrounded by a mix of residential, office and commercial structures, both single and two stories in height.

5. *Building Design: The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solutions. All architectural elevations shall be designed to eliminate the appearance of flat facades and box like construction.*

   The proposal contains 8 distinct elevations that are pedestrian friendly in design, while also providing visual relief. The use of different roof angles and types, front porches, garages that are recessed, and colors all bring together a project that is warm, inviting while not being internally redundant.

6. *Density: For residential projects, every effort shall be made to achieve the maximum density possible pursuant to the underlying zoning district*

   The subject parcel is located in the R2 – Medium Density Residential Zoning District. The R2 District permits a density range of 1 to 14 units per acre. The proposal itself is 8 single family lots on a site that is approximately 0.863 net acres (0.943 gross acres). As such, the site could accommodate up to 12 units net, or 14 units per gross acre. At 8 units the site has a net density of 9.26 units and a gross density of 8.48, which is at the higher end of the Density range for the R2 District.

   In order to increase potential Density at the site, variances from code or concessions in development standards would need to be expanded upon. Such concessions, like parking or landscaped areas, could result in a project that has unintended consequences in a design that lacks quality and cohesiveness while also having impacts upon the surrounding roads and neighborhood.

Goal/Policy Number Goal/Policy Text	Consistency Determination
Goal ED-1: Support a strong local economy.	Having a strong local economy is based on a balance of housing, employment and education opportunities, meeting social needs and creating a well-balanced community. The proposal to construct additional housing aides in the advancement of this goal.
Policy ED 1.1: Take steps to reinforce the valley's economy.	Providing housing for all segments of the population will aid in reinforcing the valley's economy in that it will provide short term construction related benefits, long term housing opportunities and increase property taxes.
Implementation Measure CD-9.2(a): Require that new building designs be complementary to the overall character of the neighborhood in which a project is located.	The proposal is surrounded by a mix of residential, office and commercial structures, both single and two stories in height.
Goal CT-2: Maximize the use of existing streets and circulation patterns.	The project utilizes the existing street pattern and is designed to allow vehicle to enter into the public right-of-way in a forward-facing fashion.
Policy CT-2.2: Encourage development along existing roads with available capacity and appropriate zoning prior to locating development in areas which require new transportation facilities.	The proposal is located within a portion of town that would encourage tenants to walk and bike to nearby facilities.
Goal CT-3: Design new development and redevelopment projects to be as accessible by foot, bicycle and transit as they are by auto.	The development is in an area that is currently served by mass transit, is located to major employment centers, an elementary school and is walkable. The project site is also bicycle friendly with a Class II bicycle path along West Gobbi.
Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	The proposal includes 8 single-family dwelling units in the center of Ukiah. The California Building Code will require the structure to be built to specific energy efficient standards and thresholds. The Building Code will also ensure that the structure is safe and adequate for occupancy.
Goal H-2: Provide housing for all economic segments of the community.	The proposal will provide 8 single-family market rate ownership opportunities.
Goal H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.	The proposal will provide 8 single-family market rate ownership opportunities.

Goal H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.	The project is in the center of town, on a parcel that is considered infill and surrounded by urban uses. The site is currently vacant.
H-5.1: Housing Design: Assure that new housing is well-designed to enhance Ukiah's neighborhoods and the community as a whole.	The subject site is located within an area mixed with residential, office and commercial uses, with a variety of building heights and styles. The design has a variety of finished materials, colors and details which add interest.
H-5.6: Infill Development. Support careful well-designed infill housing development in areas currently served by City services.	The project site is approximately 0.863 acres within the core of the city, meeting the definition of infill development.
H-5.7: Sustainable Development. Encourage and support sustainable site planning and development.	The project is subject to Low Impact Development (LID) which requires the management of stormwater runoff as part of green infrastructure. The California Building Code will ensure each structure is built with energy efficiency standards. Landscaping will be installed with drip bubblers, timers and mulch to minimize water usage. Shade trees will be provided within the project to minimize the urban heat island effect.
Implementation Measure H-5.h: Promote stormwater management systems for multi-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.	The project will have to meet the Low Impact Development (LID), which require the management of stormwater runoff as part of green infrastructure. LID emphasizes conservation and use of on-site natural features to protect water quality. These features are designed into the project.
Implementation Measure H-5. j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, safety, and connectivity to schools, neighborhoods, and commerce.	The proposal is within an existing neighborhood that contains both residential and commercial uses. The project contains common areas to promote neighborhood interactions. The site is well situated in that it is walkable to a variety of facilities, employment, goods and services.

October 8, 2019 ***Sent via email***

Mireya G Turner, MPA
Associate Planner
City of Ukiah
3000 Seminary Avenue
Ukiah, CA 95482

RE: Landscape – Reduction in Percentage Request

Dear Ms. Turner;

Regarding the Gobbi Commons Planned Development – Tentative Subdivision Map (File no. 19-4625), we respectfully request leniency from the requirement found in the Ukiah City Code (UCC) section 9.167.E.10.i which states:

> *All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.*

Some lots will contain a Private Storm Drain System (PSDS) for Low Impact Development (LID) standards. These PSDS will have to contain live plant material to "bio-filter" storm run-off prior to the water entering the City's storm drain system. These PSDS systems will be disclosed to buyers and have covenants running with the land.

However, since the proposed project includes lots that are smaller in size than traditional single-family requirements, we are anticipating the inability to fully comply with the above code section on some lots. Although we will make every attempt to complying with this requirement, we do expect future buyers will want to incorporate personal desires into their private back yards, which could include additional paved areas, crush granite, pavers and other features that require little to no maintenance (zero-scape).

Front yard areas will contain live plant materials, including shrubs, ground cover and trees. The front yards will also contain a private irrigation system for each lot.

If you have any questions, please do not hesitate to contact me at 530-513-3626 or by email at jake@guilloninc.com. Thank you for your time and consideration.

Sincerely,

Jake Morley
Project Manager

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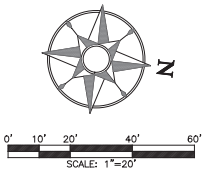
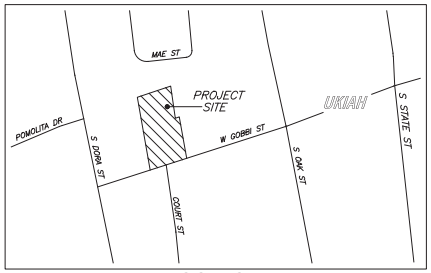
TENTATIVE SUBDIVISION MAP

GOBBI COMMONS

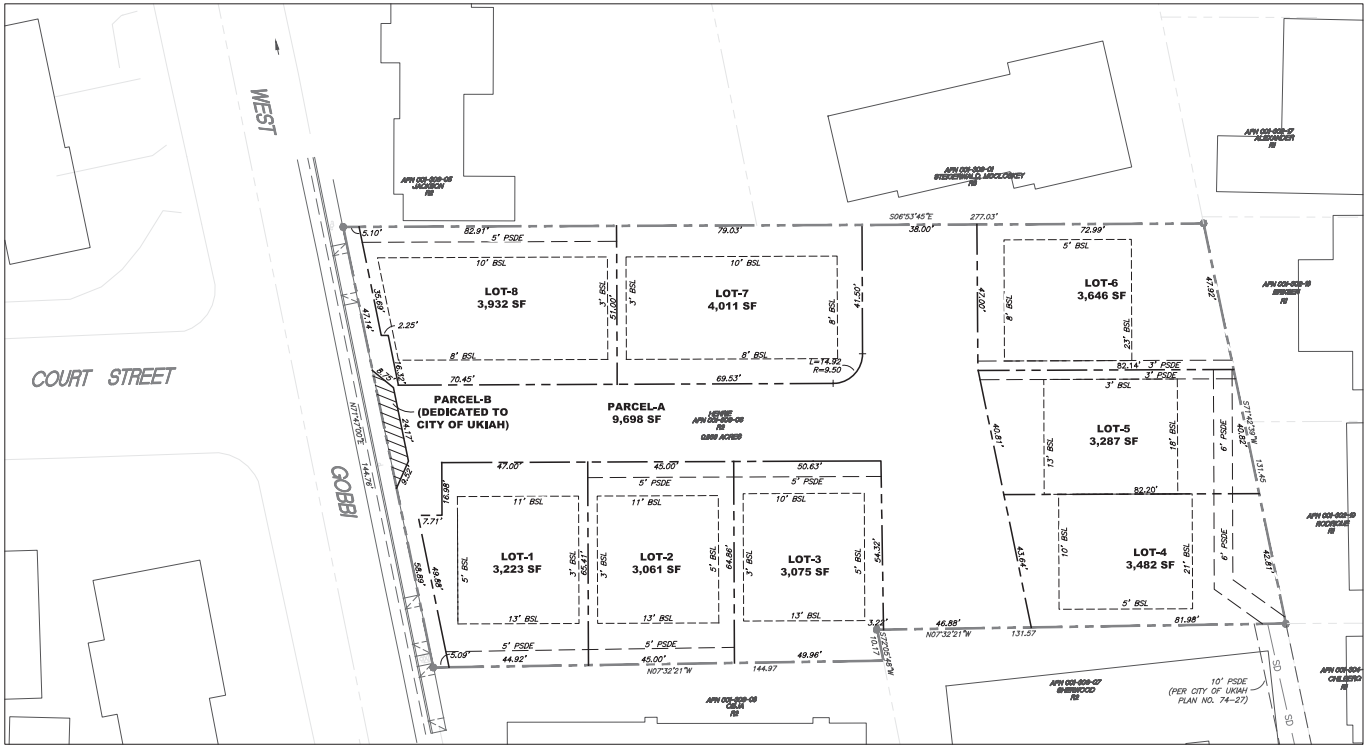
A PLANNED DEVELOPMENT

WEST GOBBI STREET
UKIAH, MENDOCINO COUNTY
CALIFORNIA
APN: 001-306-06





LOCATION MAP NO SCALE



SHEET INDEX

SHEET 1.0 TENTATIVE MAP
SHEET 2.0 SITE PLAN
SHEET 3.0 PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 4.0 PRELIMINARY UTILITY PLAN

PROJECT DATA

PROPERTY OWNER: GUILLON INC.
1117 COMMERCE DRIVE
UKIAH, CA 95482

SURVEYOR/CIVIL ENGINEER: LACO ASSOCIATES
776 S. STATE ST., SUITE 102A
UKIAH, CA 95482

EXISTING LAND USE:	VACANT
EXISTING ZONING:	MEDIUM DENSITY RESIDENTIAL (R-2)
PROPOSED ZONING:	RESIDENTIAL PLANNED DEVELOPMENT
NUMBER OF LOTS:	8 LOTS & COMMON AREA LOT
PARCEL A:	9,698 SFT (PRIVATE ACCESS & P.U.E.)
MINIMUM LOT SIZE:	3,061 SFT
MAXIMUM LOT SIZE:	4,011 SFT
AVERAGE LOT SIZE:	3,465 SFT
EXISTING ACREAGE:	0.863 ACRES

LEGEND/ABBREVIATIONS

EXISTING FEATURES SHOWN 50% SCREENED

- PROPOSED PARCEL LINE
- EXISTING BOUNDARY LINE
- NEW EASEMENT
- FENCE LINE
- A.C. PAVING
- CONCRETE
- TREE DRIPLINE
- BUILDING LINE

INV	INVERT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE
UP	UTILITY POLE
SCP	SURVEY CONTROL POINT
IP	IRON PIPE MONUMENT
EL	ELEVATION
(E)	EXISTING
BSL	BUILDING SETBACK LINE
PSDE	PRIVATE STORM DRAIN EASEMENT

NOTES

BOUNDARY LINES / LOT LINES SHOWN ON THIS MAP DERIVED FROM FOUND MONUMENTS AND RECORD DATA

BENCH MARK.
SURVEY CONTROL POINT #14 $\frac{3}{4}$" REBAR TAGGED "LACO"
ELEVATION=629.64

PREPARED UNDER THE SUPERVISION OF:

BRADLEY A. THOMAS PLS 5520 DATE

PROFESSIONAL LAND SURVEYOR BRADLEY A. THOMAS No. 5520 STATE OF CALIFORNIA

LACO
EUREKA • UKIAH • SANTA ROSA
1-800-315-3054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
TENTATIVE MAP

GUILLON INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	1.0

Jul 25,2019-10:23am
J:\Jobfiles\9100\9100.03 West Gobbi Subdivision\DWG\ Tentative Map-Rev-3.dwg

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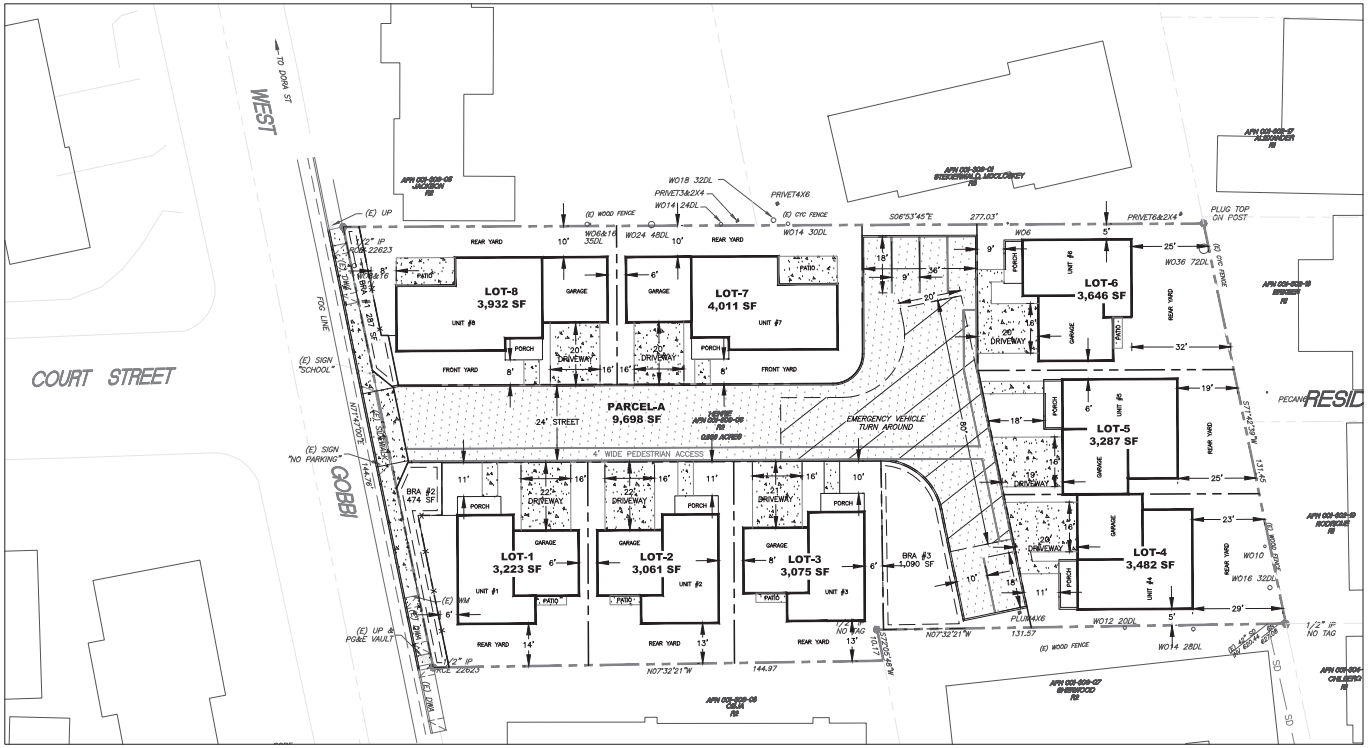
LEGEND/ABBREVIATIONS

EXISTING FEATURES SHOWN 50% SCREENED

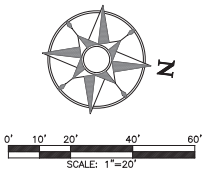
- PROPOSED PARCEL LINE
- EXISTING BOUNDARY LINE
- NEW EASEMENT
- FENCE LINE
- AC PAVING
- CONCRETE
- TREE DRIPLINE
- BUILDING LINE
- INV — INVERT
- WM — WATER METER
- SSMH — SANITARY SEWER MANHOLE
- FL — FLOW LINE
- UP — UTILITY POLE
- SCP — SURVEY CONTROL POINT
- IP — IRON PIPE MONUMENT
- EL — ELEVATION
- (E) — EXISTING
- 475 — CONTOUR LINE
- WO14 30DL — WHITE OAK / DIA / DRIPLINE
- PLUMB — PLUMB TREE
- PRIVET — PRIVET TREE



SCALE: 1"=20'

NOTES

1. SEE LANDSCAPE PLAN SHEET L1 FOR LANDSCAPE DETAILS



REGISTERED PROFESSIONAL ENGINEER — RODNEY L. WILBURN — No. 69386 — STATE OF CALIFORNIA

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

GOBBI COMMONS
A PLANNED DEVELOPMENT
SITE PLAN

GUILLON INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	2.0

Jul 25,2019-12:58pm
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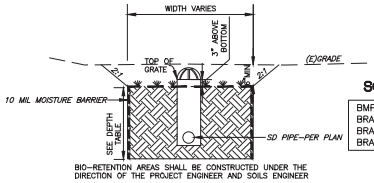
LEGEND/ABBREVIATIONS

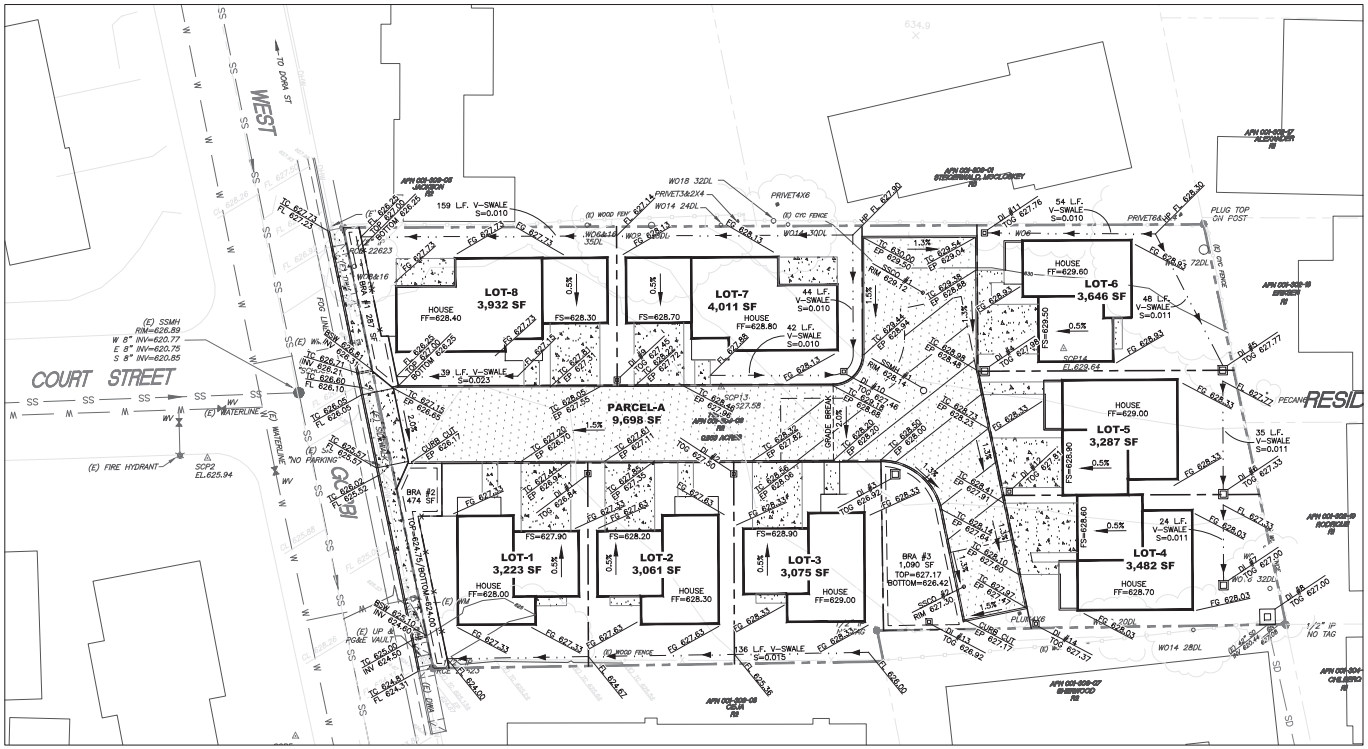
PROPOSED PARCEL LINE	
EXISTING BOUNDARY LINE	
NEW EASEMENT	
FENCE LINE	
AC PAVING	
CONCRETE	
TREE DRIPLINE	
BUILDING LINE	
INV	INVERT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE
UP	UTILITY POLE
SCP	SURVEY CONTROL POINT
IP	IRON PIPE MONUMENT
EL	ELEVATION
(E)	EXISTING
FF	FINISH FLOOR
FS	FINISH SLAB
475	CONTOUR LINE
W014 30DL	WHITE OAK / DIA / DRIPLINE
PLUMB	PLUMB TREE
PRIVET	PRIVET TREE

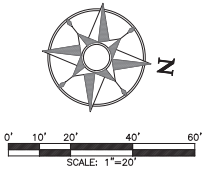


BIO-RETENTION AREA
TYPICAL SECTION NO SCALE

SOIL DEPTH TABLE

BMP ID.	SOIL DEPTH	SF
BRA#1	2.0'	287
BRA#2	2.0'	474
BRA#3	2.0'	1,092





REGISTERED PROFESSIONAL ENGINEER
KEITH L. WILBURN
No. 69386
STATE OF CALIFORNIA

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1-800-315-3054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
PRELIMINARY IMPROVEMENT PLAN

GUILLON INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	3.0

Jul 25,2019-1:11pm
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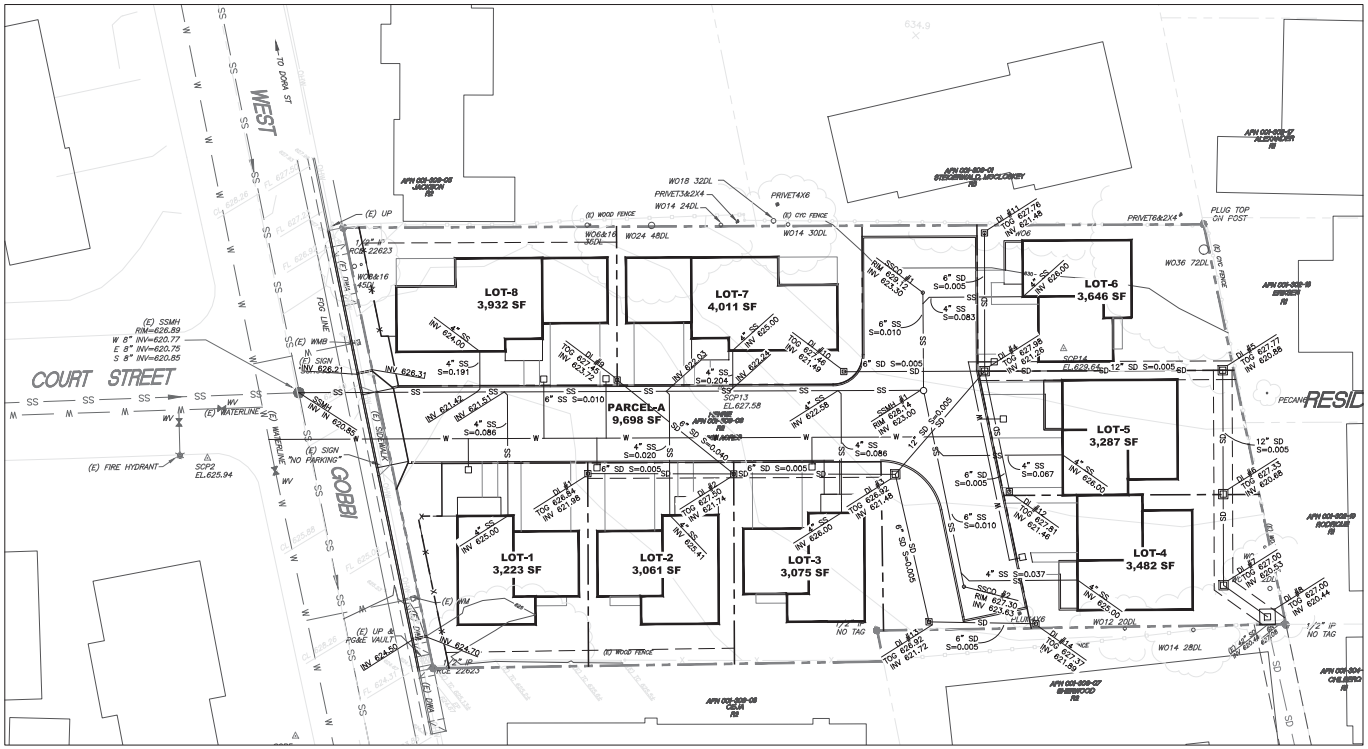
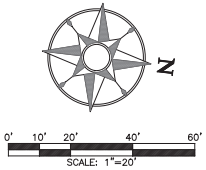
- EXISTING BOUNDARY LINE
- NEW EASEMENT
- FENCE LINE
- AC PAVING
- CONCRETE
- TREE DRIPLINE
- BUILDING LINE
- 475 — CONTOUR LINE
- SS — SANITARY SEWER
- SD — STORM DRAIN
- W — DOMESTIC WATER
- W014 30DL — 14" DIAMETER WHITE OAK WITH 30' DIAMETER DRIPLINE

INV	INVERT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE
UP	UTILITY POLE
SCP	SURVEY CONTROL POINT
IP	IRON PIPE MONUMENT
EL	ELEVATION
(E)	EXISTING





REGISTERED PROFESSIONAL ENGINEER
KODY L. WILBURN
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1-800-315-3054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
PRELIMINARY UTILITY PLAN

GUILLON INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	4.0

Jul 25,2019-1:28pm
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IRRIGATION NOTES:

A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO)
ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
(A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS
(1) PROJECT INFORMATION:
(A) DATE
(B) PROJECT APPLICANT
(C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
(D) TOTAL LANDSCAPE AREA (SQUARE FEET)
(E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
(F) WATER SUPPLY TYPE (E.G. POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
(G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
(H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
(I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, " I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
(2) WATER EFFICIENT LANDSCAPE WORKSHEET:
(A) HYDRO ZONE INFORMATION TABLE
(B) WATER BUDGET CALCULATIONS
1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
2. ESTIMATED TOTAL WATER USE (ETWU)
(3) SOIL MANAGEMENT REPORT:
(4) LANDSCAPE DESIGN PLAN:
(5) IRRIGATION DESIGN PLAN: AND
(6) GRADING DESIGN PLAN.

NOTE: AUTHORITY CITED: SECTION 65595 GOVERNMENT CODE. REFERENCE: SECTION 65596 GOVERNMENT CODE.

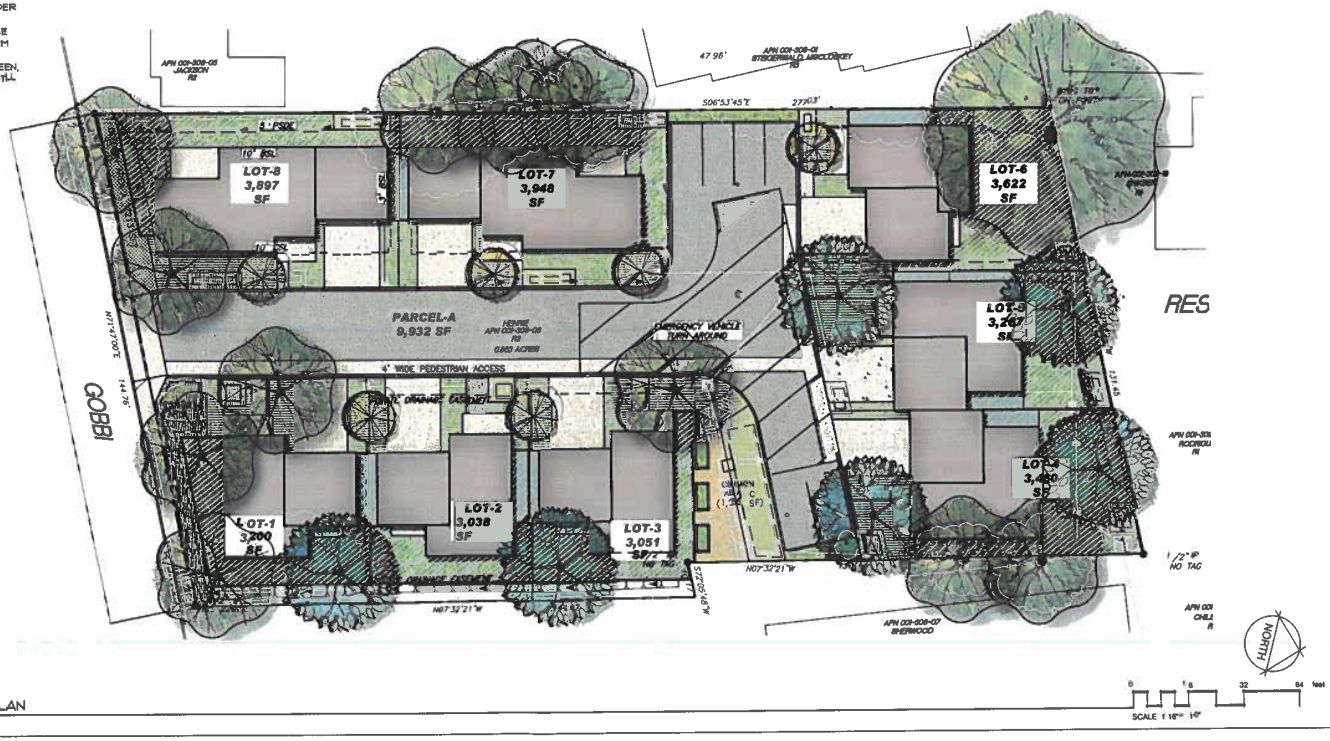
THIS PLAN IS INTENDED TO SATISFY THE SPECIFIC REQUIREMENTS OF " ORDER NO. R1-2015-0030, NPDES NO. CA0025054 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS." ADDITIONAL DESIGN REQUIREMENTS IMPOSED BY GOVERNING AGENCIES, SUCH AS LOCAL GRADING ORDINANCES, CAL GREEN, CEQA, 401 PERMITTING, AND HYDRAULIC DESIGN FOR FLOOD CONTROL STILL APPLY AS APPROPRIATE.

CONCEPT PLANT SCHEDULE

2019-07-22 16:34

	EXISTING TREE - LARGE	9
	ACCENT TREE CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	6
	DECIDUOUS SHADE TREE NYSSA SYLVATICA / TUPELO TREE ULMUS PARVIFOLIA 'TRUE GREEN' / CHINESE ELM	8
	NEW EVERGREEN TREE QUERCUS WISLIZENI / INTERIOR LIVE OAK	3
	FRONT YARD LANDSCAPE AREA	3,753 SF
	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	3,833
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	1,369
	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	345
	CISTUS X PURPUREUS / ORCHID ROCKROSE	2,156
	DIETES BICOLOR / FORTNIGHT LILY	2,464
	FESTUCA MAIRE / ATLAS FESCUE	4,381
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	4,381
	MAHONIA REPENS / CREEPING MAHONIA	4,381
	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	4,381
	PENNISETUM ORIENTALE / ORIENTAL FOUNTAIN GRASS	4,381
	SALVIA GREGGII 'DEEP RED' / AUTUMN SAGE	4,381
	TULBAGHIA VIOLACEA 'VARIEGATA' / STRIPED CAPE GARLIC	4,381
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	1,571

	REAR YARD LANDSCAPE AREA	7,088 SF
	COMMON AREA A MIX OF LOW MAINTENANCE PLANTINGS, WITH PASSIVE USE BOULDERS FOR SEATING AND ACCENTS	286 SF
	COMMON AREA B 4 X 8 X 18" HIGH GARDEN BOXES, WITH DECOMPOSED GRANITE PAVING AND A BENCH	1,018 SF
	STORM WATER TREATMENT AREA CAREX TUMULICOLA / BERKELEY SEDGE JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH STIPA PULCHRA / PURPLE NEEDLE GRASS	1,651 SF
	GRAVEL UTILITY AREA 3/4 CRUSHED ROCK SONOMA GOLD OR EQUAL / 2" DEPTH OVER LANDSCAPE FABRIC	1,073 SF
	PASSIVE USE WALK WAY DECOMPOSED GRANITE / 4" DEPTH	453 SF



LANDSCAPE PLAN

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, inc

California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thphelps@sbcglobal.net

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AUG 22 2019
CITY OF UKIAH
COMMUNITY DEVELOPMENT

GOBBI COMMONS
GUILLON INC. DEVELOPMENT COMPANY
WEST GOBBI STREET
UKIAH, CALIFORNIA

Sheet Title: LANDSCAPE PLAN

Seal: LICENSED LANDSCAPE ARCHITECT THOMAS H. PHELPS 4122 08/21/19 STATE OF CALIFORNIA

No.	Date	Revision
1		
2		
3		
4		
5		

Project Mgr: THP
Draw By: THP
Scale: 1"=10'
Date: JAN 2019
File Name: M-CBS
Sheet No.: L1
of ____ sheets

Gobbi Commons – Location for Common Area Lighting

Represent approximate location of recommended bollard lighting. Final location to be determined in conjunction with the applicant and the City of Ukiah – Electrical Utility Department

Bollard Lighting Example.

IRRIGATION NOTES:

A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO)
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(5) IRRIGATION DESIGN PLAN: AND
(6) GRADING DESIGN PLAN.

NOTE: AUTHORITY CITED: SECTION 65595, GOVERNMENT CODE.
REFERENCE: SECTION 65596, GOVERNMENT CODE.

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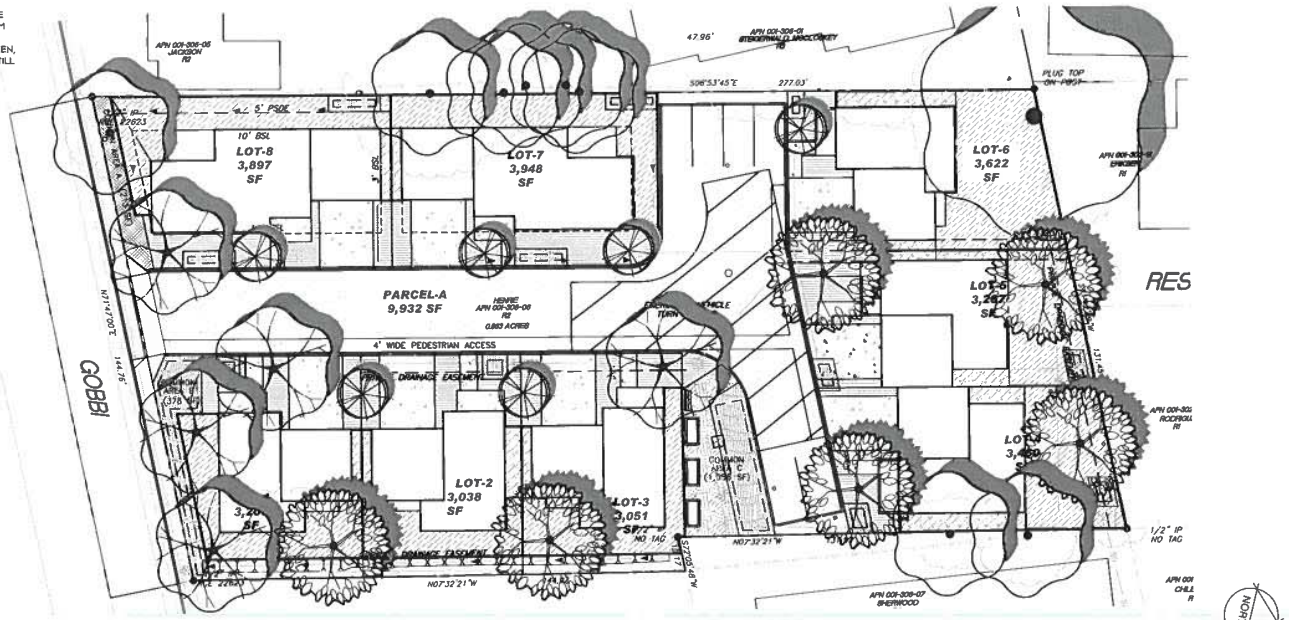
CONCEPT PLANT SCHEDULE

EXISTING TREE - LARGE		9
ACCENT TREE	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	6
DECIDUOUS SHADE TREE	NYSSA SYLVATICA / TUPELO TREE ULMUS PARVIFOLIA 'TRUE GREEN' / CHINESE ELM	8
NEW EVERGREEN TREE	QUERCUS WISLIZENI / INTERIOR LIVE OAK	3
FRONT YARD LANDSCAPE AREA	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	3,733 SF
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	1,380
	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	345
	CISTUS X PURPUREUS / ORCHID ROCKROSE	2,156
	DIETES BICOLOR / FORTNIGHT LILY	2,464
	FESTUCA MAIREI / ATLAS FESCUE	4,381
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	4,381
	MAHONIA REPENS / CREEPING MAHONIA	4,381
	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	4,381
	PENNISETUM ORIENTALE / ORIENTAL FOUNTAIN GRASS	4,381
	SALVIA GREGGII 'DEEP RED' / AUTUMN SAGE	4,381
	TULBAGHIA VIOLACEA 'VARIEGATA' / STRIPED CAPE GARLIC	4,381
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	1,577
REAR YARD LANDSCAPE AREA		7,088 SF
COMMON AREA A	MIX OF LOW MAINTENANCE PLANTINGS, WITH PASSIVE USE BOULDERS FOR SEATING AND ACCENTS	286 SF
COMMON AREA B	4' X 8' X 18" HIGH GARDEN BOXES, WITH DECOMPOSED GRANITE PAVING AND A BENCH	1,018 SF
STORM WATER TREATMENT AREA	CAREX TUMULICOLA / BERKELEY SEDGE JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH STIPA PULCHRA / PURPLE NEEDLE GRASS	1,657 SF
GRAVEL UTILITY AREA	3/4 CRUSHED ROCK, SONOMA GOLD OR EQUAL / 2" DEPTH OVER LANDSCAPE FABRIC	1,013 SF
PASSIVE USE WALK WAY	DECOMPOSED GRANITE / 4" DEPTH	453 SF



LANDSCAPE PLAN

THOMAS H. PHELPS
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COMMUNITY DEVELOPMENT

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GUILLON INC. DEVELOPMENT COMPANY
WEST GOBBI STREET
UKIAH, CALIFORNIA

Sheet Title
LANDSCAPE PLAN

Seal
LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS
08/21/19
STATE OF CALIFORNIA

No.	Date	Revision
△		
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△		
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△		

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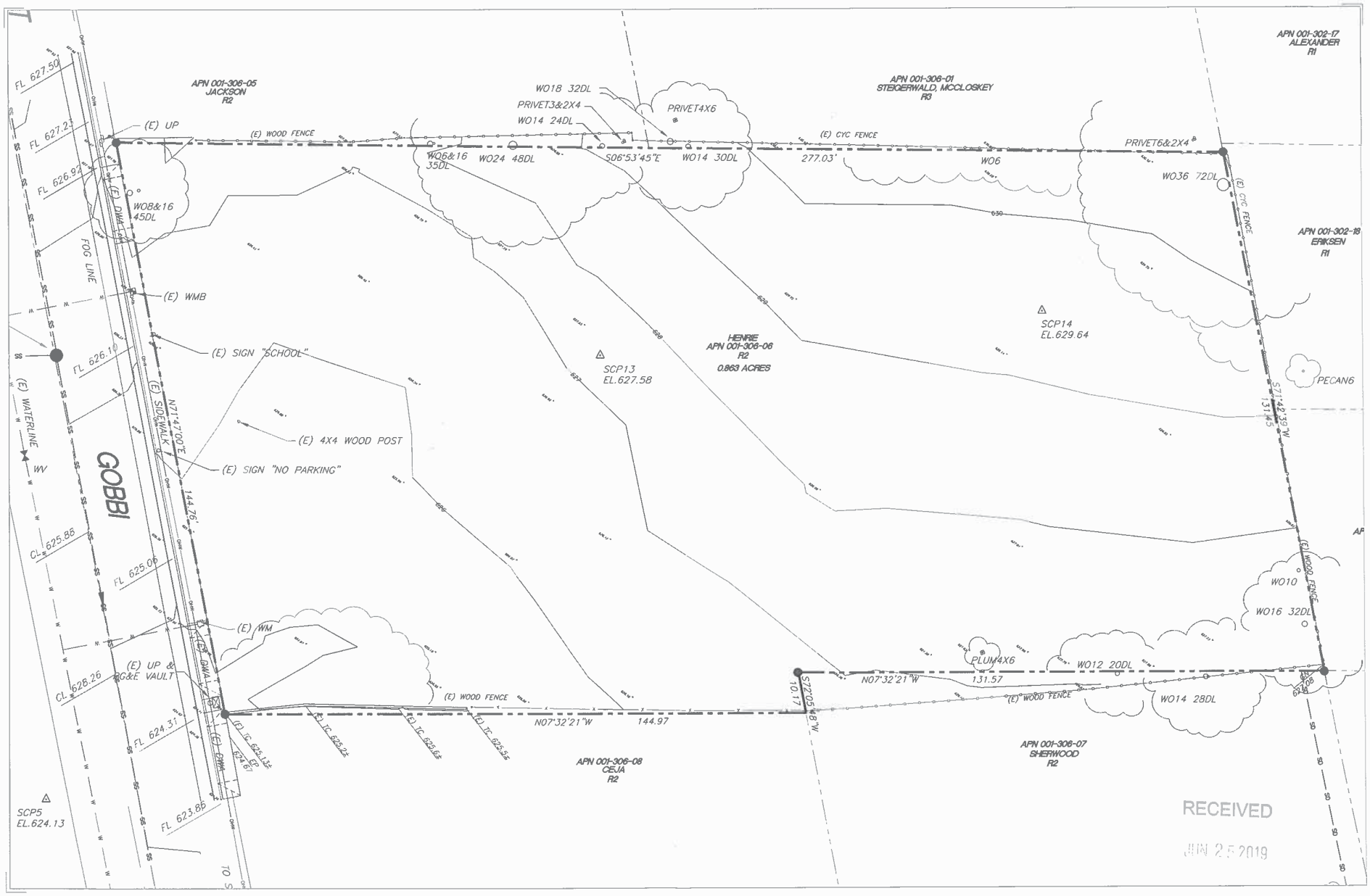
Drawn By: THP
Scale: 1"=10'
Date: JAN 2019
File Name: M-0159
Sheet No: L1
of ____ sheets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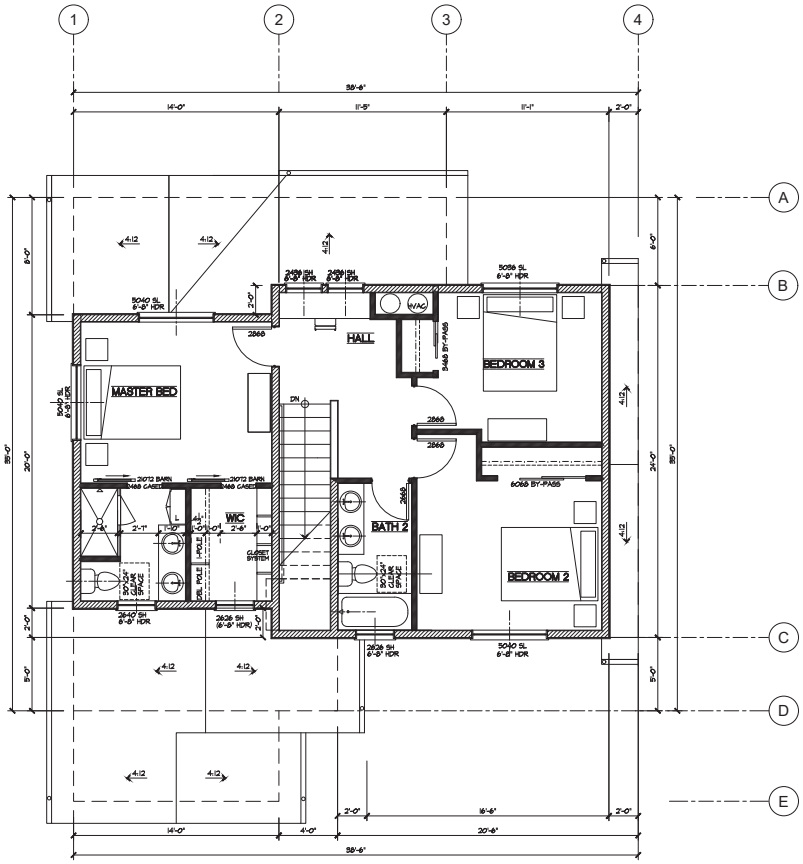
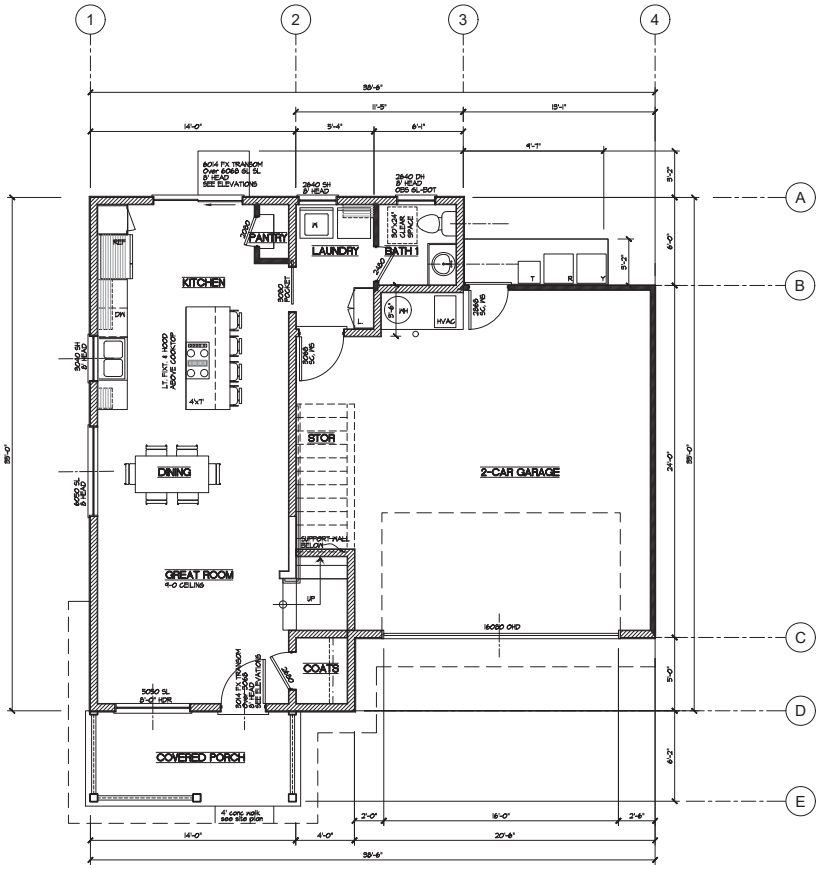
JACKSON
R2
APN 001-306-01
STEIGERWALD, MCCLOSKEY
R3
APN 001-302-17
ALEXANDER
R1
APN 001-302-18
ERIKSEN
R1
APN 001-306-08
CEJA
R2
APN 001-306-07
SHERWOOD
R2
HENRIE
APN 001-306-06
R2
0.863 ACRES
GOBBI
(E) UP
(E) WOOD FENCE
(E) CYC FENCE
(E) WMB
(E) SIGN "SCHOOL"
(E) 4X4 WOOD POST
(E) SIGN "NO PARKING"
(E) SIDEWALK
(E) WATERLINE
(E) WM
(E) UP &
PG&E VAULT
FOG LINE
N71°47'00"E
144.76'
S71°42'33"W
131.43'
S72°05'48"W
10.17'
N07°32'21"W
144.97'
N07°32'21"W
131.57'
S06°53'45"E
277.03'
SCP5
EL.624.13
SCP13
EL.627.58
SCP14
EL.629.64
FL 627.50
FL 627.21
FL 626.94
FL 626.10
CL 625.86
FL 625.06
CL 626.26
FL 624.31
FL 623.86
W018 32DL
PRIVET3&2X4
W014 24DL
PRIVET4X6
W06&16
35DL
W024 48DL
W014 30DL
W06
PRIVET6&2X4
W036 72DL
W08&16
45DL
PECAN6
W010
W016 32DL
PLUM4X6
W012 20DL
W014 28DL
RECEIVED
JUN 25 2019



Second Floor Plan

8-0 CEILING



First Floor Plan

9-0 CEILING

Area Tabulations

	Floor Areas
House 1st Floor	601
House 2nd Floor	822
Total House Area	1423 SF
Garage	543
Patios	
Front	86
Total Patio Areas	86 SF

PLAN A1

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS | BY

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

GOBBI COMMONS
APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

FLOOR PLANS

LOTS 2, 3, 6

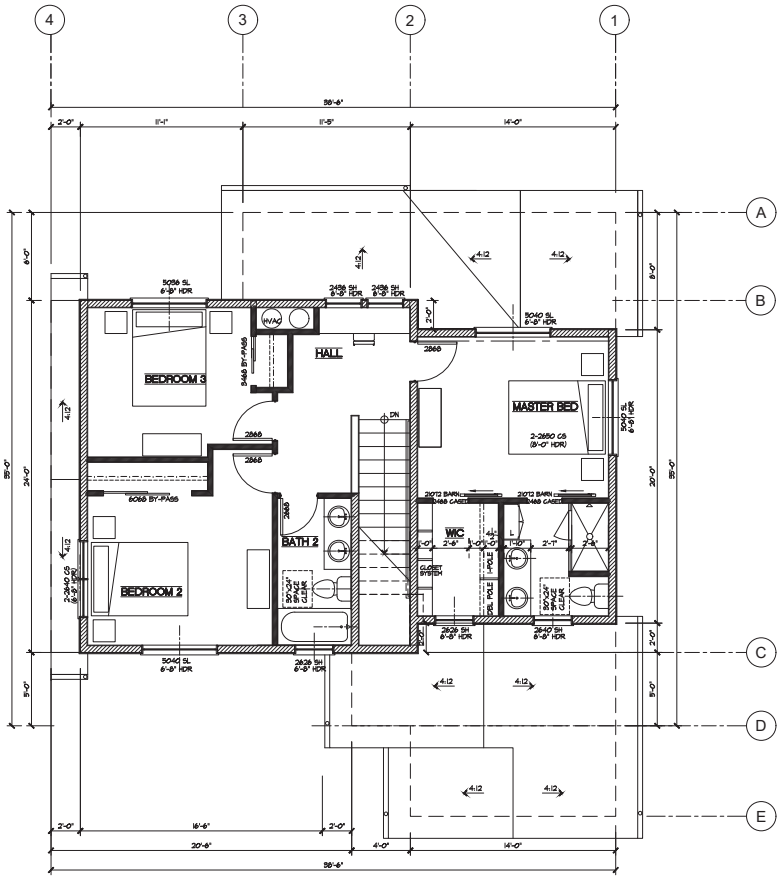
JOB NUMBER
844

DRAWN BY
MG

DATE
JULY 15, 2019

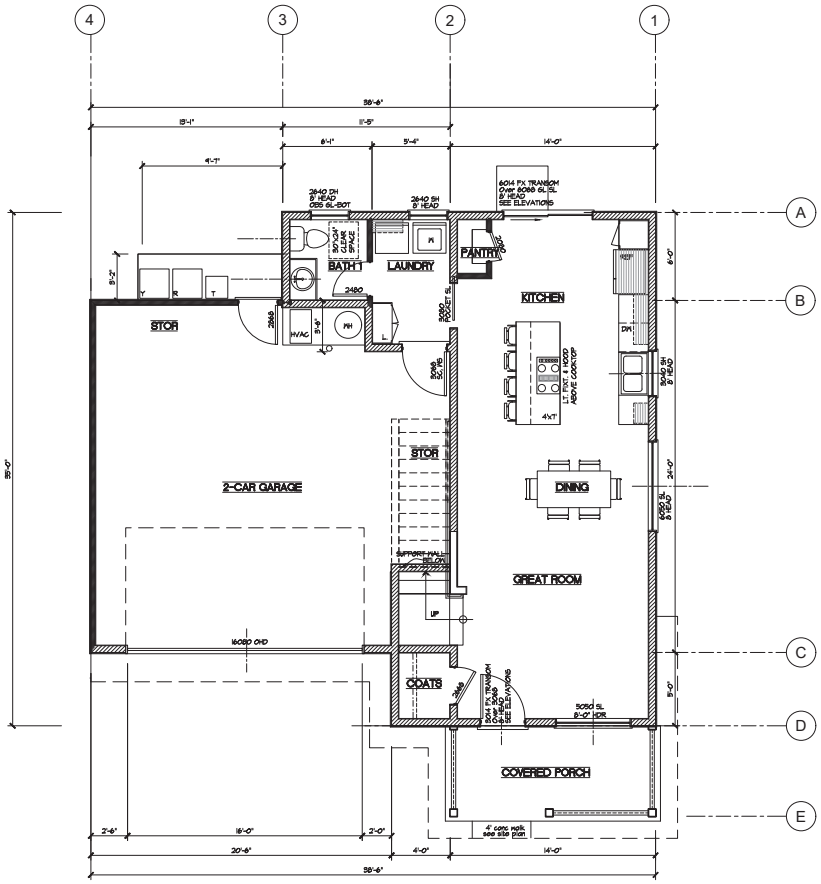
LICENSED ARCHITECT
Katherine A. Austin
No. C-22389
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A1.1



Second Floor Plan

8-0 CEILING



First Floor Plan

9-0 CEILING

Area Tabulations

	Floor Areas
House 1st Floor	601
House 2nd Floor	822
Total House Area	1423 SF
Garage	543
Patios	
Front	86
Total Patio Areas	86 SF

PLAN A1R

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS	BY

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UKIAH, CALIFORNIA

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UKIAH, CA

FLOOR PLANS

LOT 1

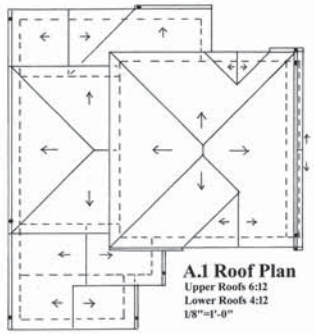
JOB NUMBER
844

DRAWN BY
MG

DATE
JULY 15, 2019

LICENSED ARCHITECT
Katherine A. Austin
No. C-22389
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A1.1R



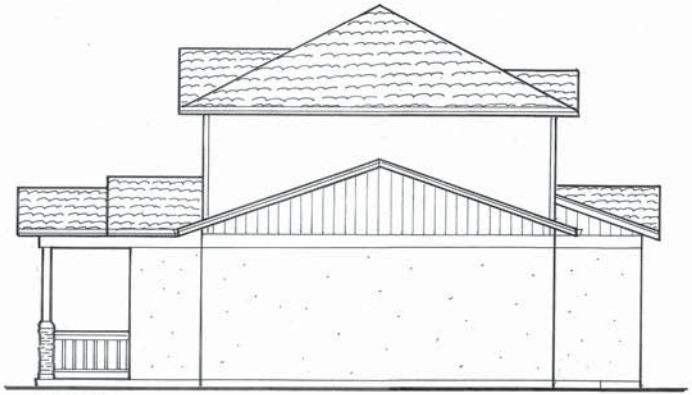
A.1 Roof Plan
Upper Roofs 6:12
Lower Roofs 4:12
1/8"=1'-0"

A.1 Left

Plan A.1 Front

Lot 3, Reverse Lot 1

Plan A.1 Rear



A.1 Right

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS | BY

KATHERINE AUSTIN
AIA ARCHITECT

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GOBBI COMMONS

APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

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UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN A1

JOB NUMBER
844

DRAWN BY
KA

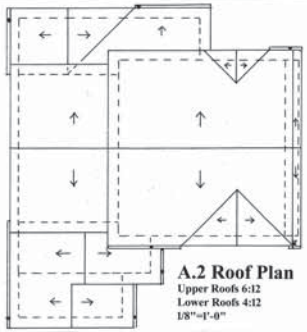
DATE
JULY 15, 2019

SHEET
A1.2.1

A.2 Left

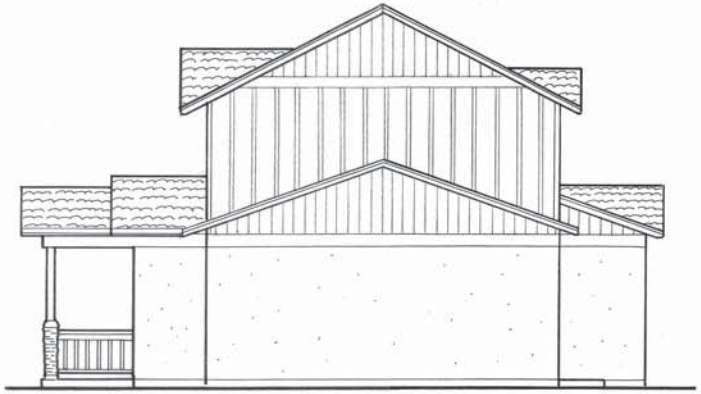
Plan A.2 Front

Lot 2 & 6



A.2 Roof Plan
Upper Roofs 6:12
Lower Roofs 4:12
1/8"=1'-0"

A.2 Rear



A.2 Right

SCALE: 1/8"=1'-0" TYP. U.O.N.

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GOBBI COMMONS
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UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN A2

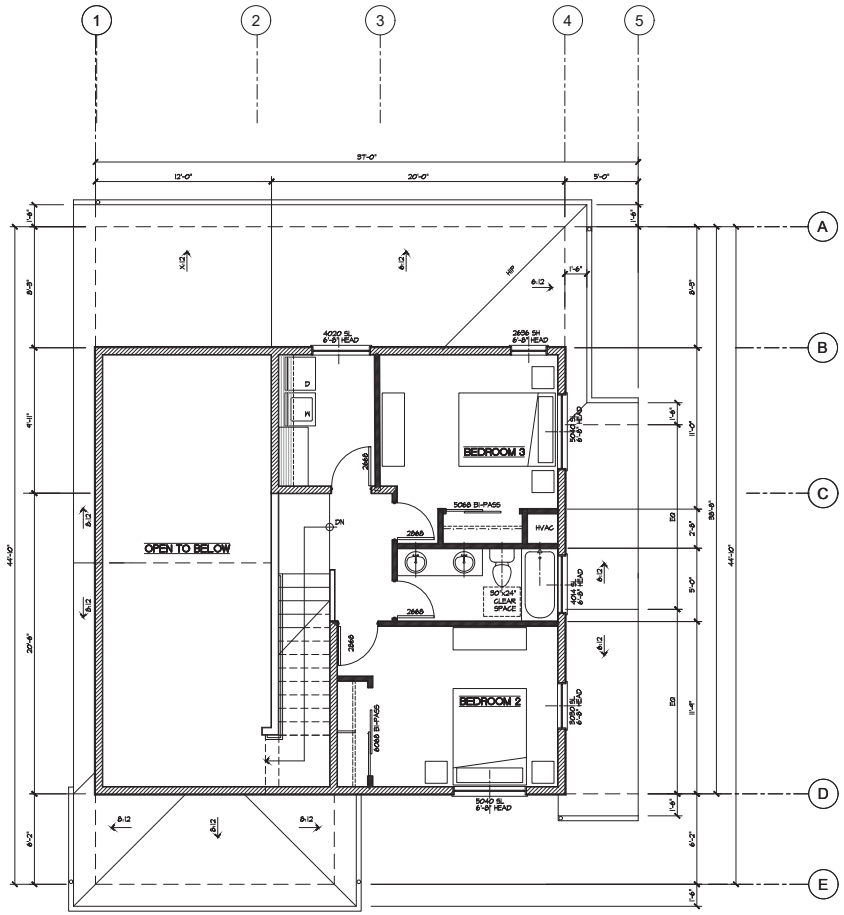
JOB NUMBER
844

DRAWN BY
KA

DATE
JULY 15, 2019

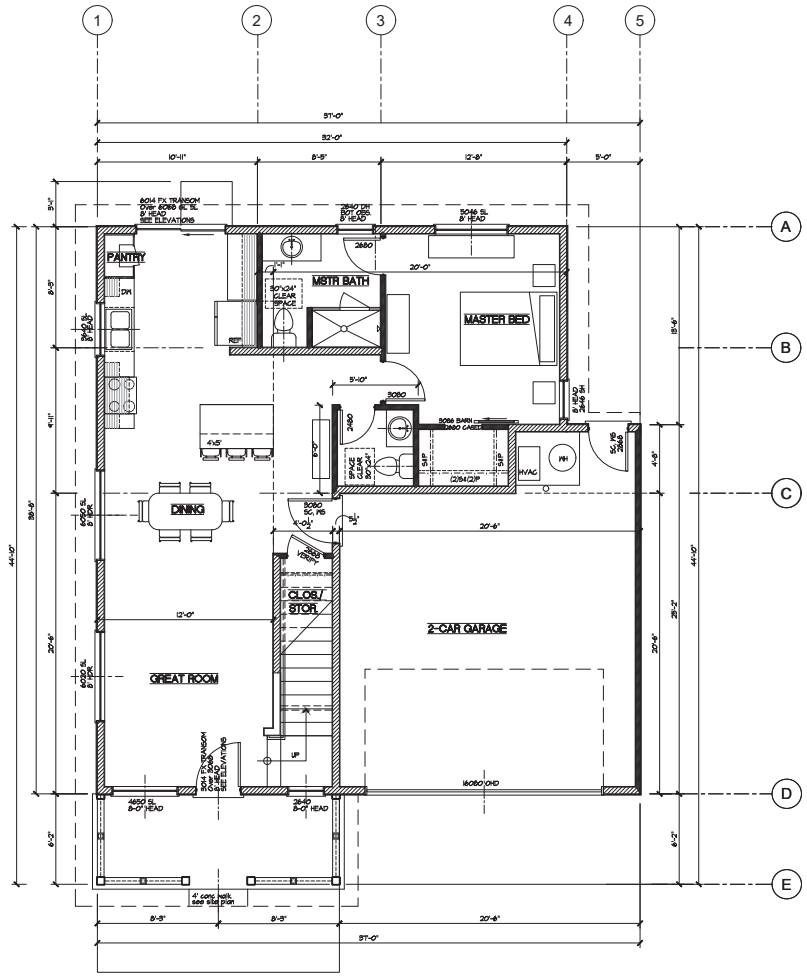
LICENSED ARCHITECT
Katherine A. Austin
No. C-22389
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A1.2.2



Second Floor Plan

8-0 CEILING



First Floor Plan

9-0 CEILING

Area Tabulations

	Floor Areas
House 1st Floor	878
House 2nd Floor	610
Total House Area	1488 SF
Garage	459
Patios	
Front	102
Total Patio Areas	102 SF

PLAN B

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS	BY

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GOBBI COMMONS
APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
530.897.6458
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UKIAH, CA

FLOOR PLANS

LOT 5

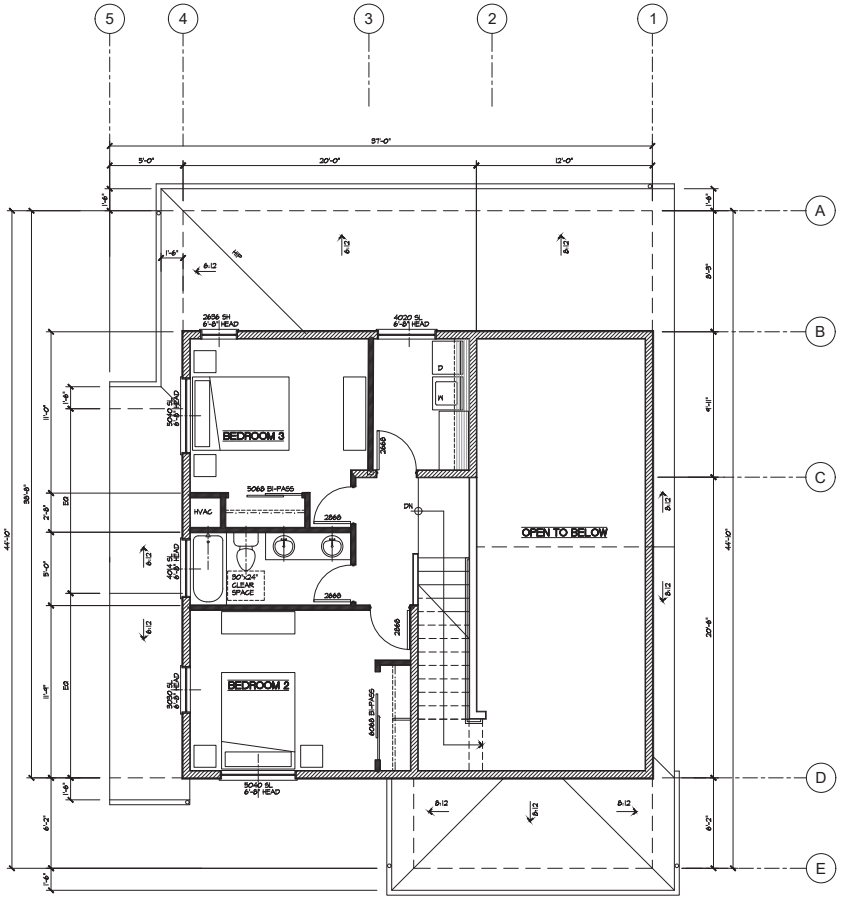
JOB NUMBER
844

DRAWN BY
MG

DATE
JULY 15, 2019

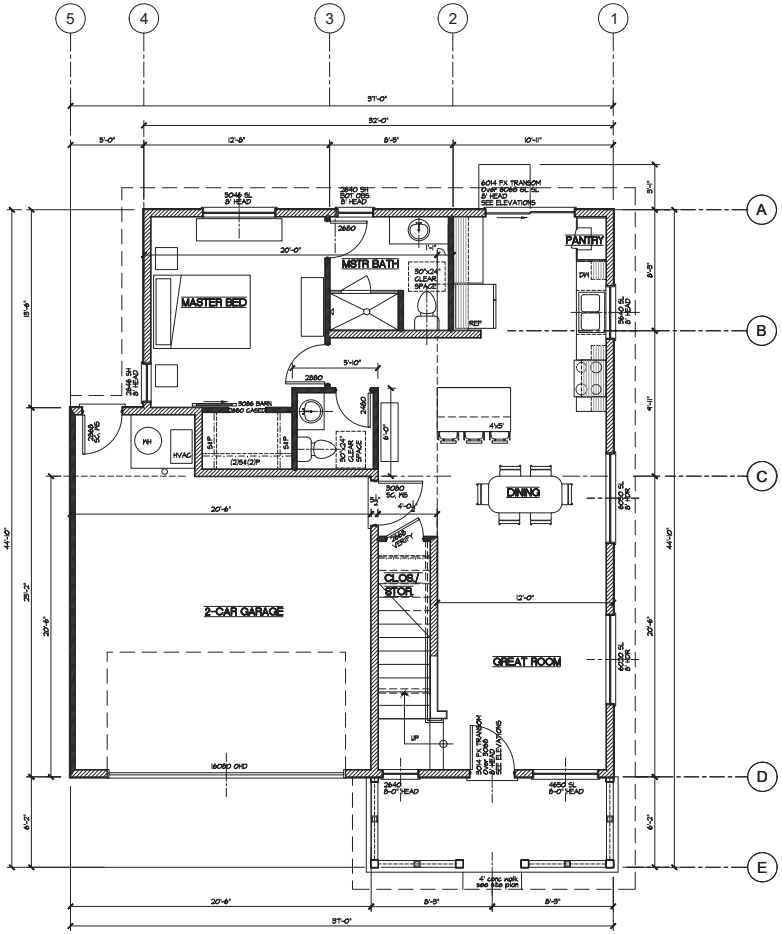
LICENSED ARCHITECT Katherine A. Austin NO. C-22389 EXP. 11-31-19 STATE OF CALIFORNIA

SHEET
A2.1



Second Floor Plan

8-0 CEILING



First Floor Plan

9-0 CEILING

Area Tabulations

	Floor Areas
House 1st Floor	878
House 2nd Floor	610
Total House Area	1488 SF
Garage	459
Patios	
Front	102
Total Patio Areas	102 SF

PLAN BR

SCALE: 1/4"=1'-0" TYP. U.O.N.

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UKIAH, CALIFORNIA

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UKIAH, CA

FLOOR PLANS

LOT 4

JOB NUMBER
844

DRAWN BY
MG

DATE
JULY 15, 2019

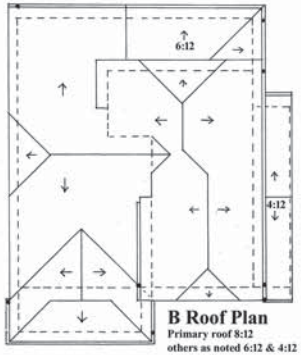
LICENSED ARCHITECT Katherine A. Austin NO. C-22389 EXP. 11-31-19 STATE OF CALIFORNIA

SHEET
A2.1R

B Left

Plan B Front

Lot 5, Lot 4 Reverse



B Roof Plan
Primary roof 8:12
others as noted 6:12 & 4:12
1/8"-1'-0"

Plan B Rear

Plan B Right

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS	BY

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GOBBI COMMONS
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WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN B

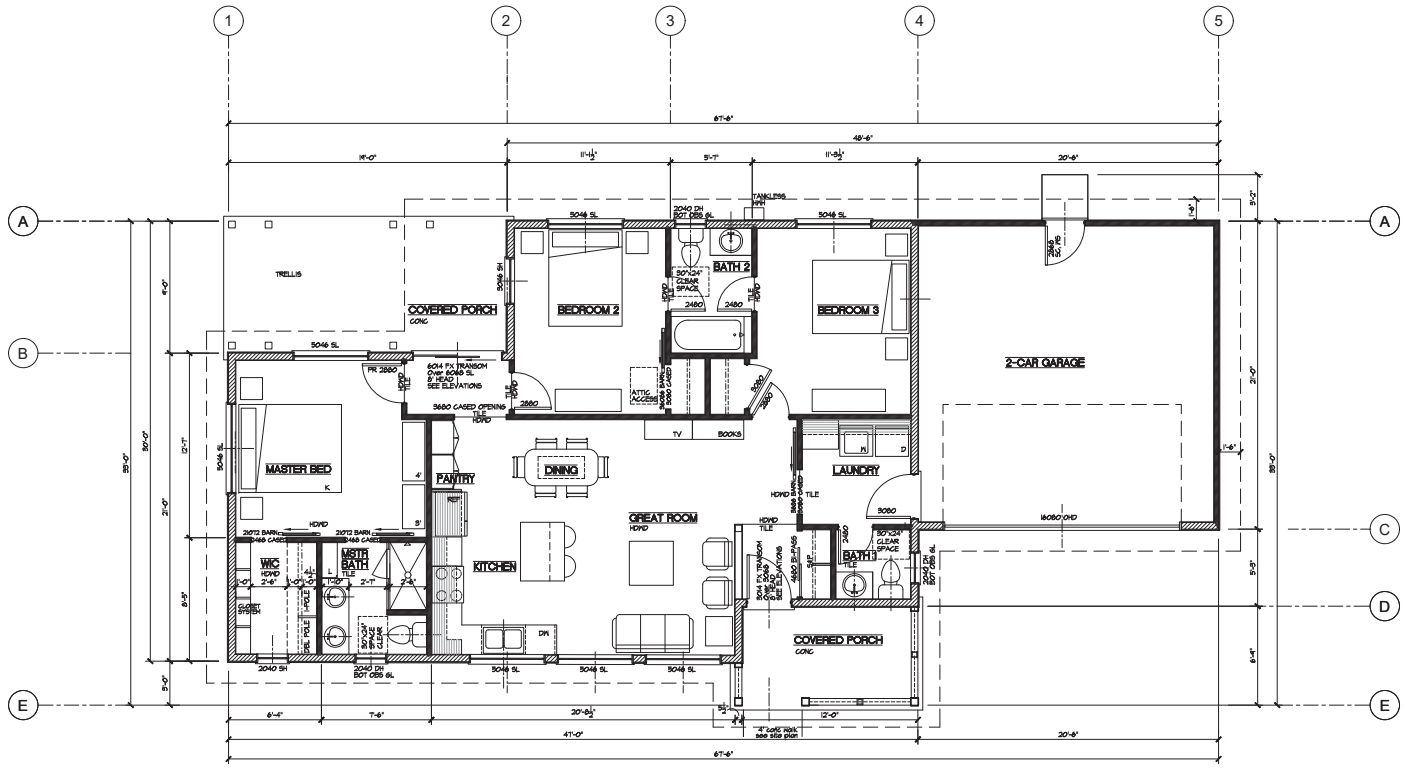
JOB NUMBER
844

DRAWN BY
KA

DATE
JULY 15, 2019

LICENSED ARCHITECT
Katherine A. Austin
No. C-22389
STATE OF CALIFORNIA

SHEET
A2.2



First Floor Plan

Area Tabulations

	Floor Areas
House 1st Floor	1195
Total House Area	1195 SF
Garage	431
Patios	
Front	82
Rear	171
Total Patio Areas	253 SF

PLAN C

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS	BY

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AIA ARCHITECT

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GOBBI COMMONS
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WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
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UKIAH, CA

FLOOR PLANS

LOT 8

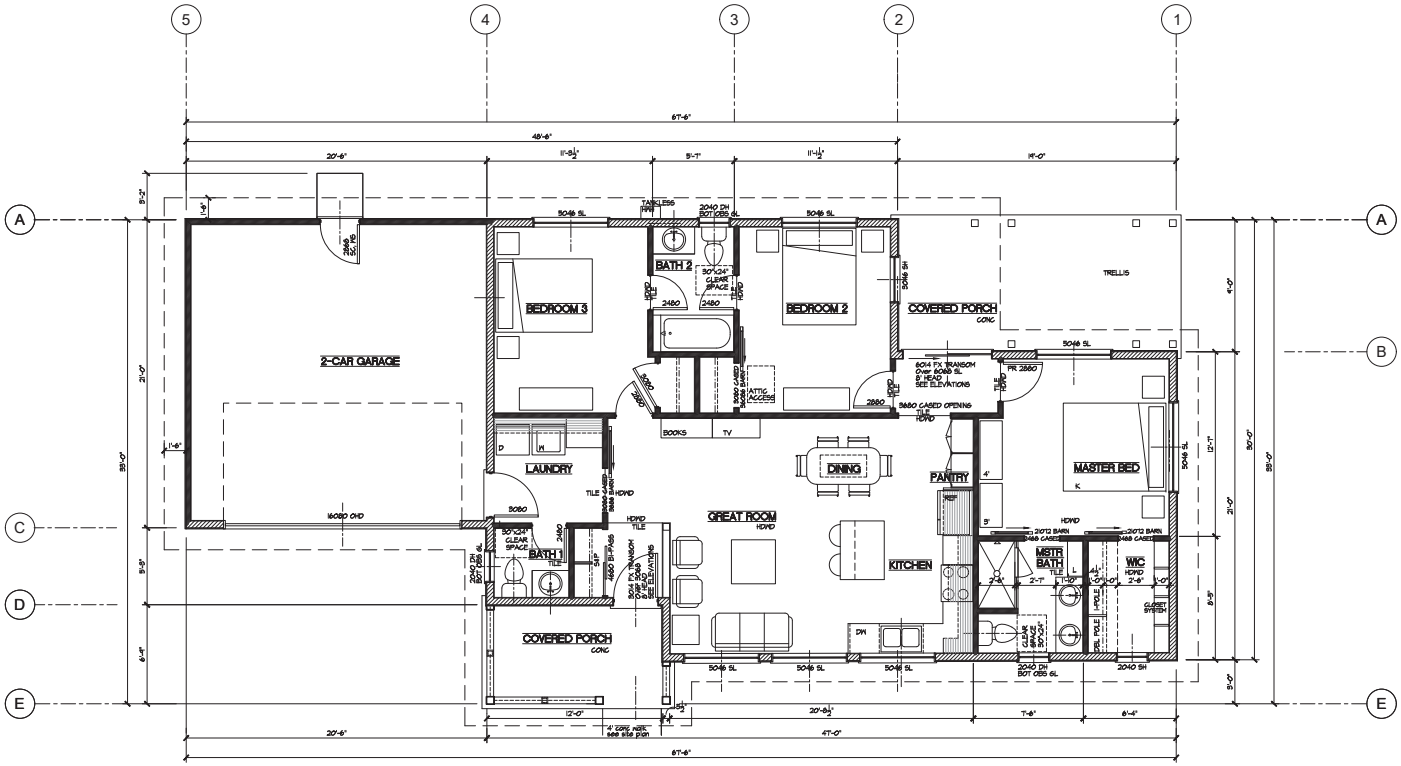
JOB NUMBER
844

DRAWN BY
MG

DATE
JULY 15, 2019

LICENSED ARCHITECT
Katherine A. Austin
No. C-22389
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A3.1



First Floor Plan

Area Tabulations

	Floor Areas
House 1st Floor	1195
Total House Area	1195 SF
Garage	431
Patios	
Front	82
Rear	171
Total Patio Areas	253 SF

PLAN CR

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS | BY

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AIA ARCHITECT

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BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

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APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

FLOOR PLANS

LOT 7

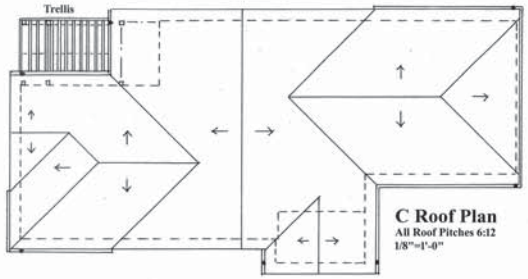
JOB NUMBER
844

DRAWN BY
MG

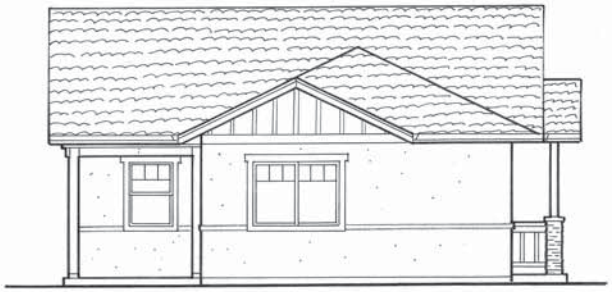
DATE
JULY 15, 2019

LICENSED ARCHITECT Katherine A. Austin NO. C-22389 REN.11-31-19 STATE OF CALIFORNIA

SHEET
A3.1R



C Roof Plan
All Roof Pitches 6:12
1/8"=1'-0"

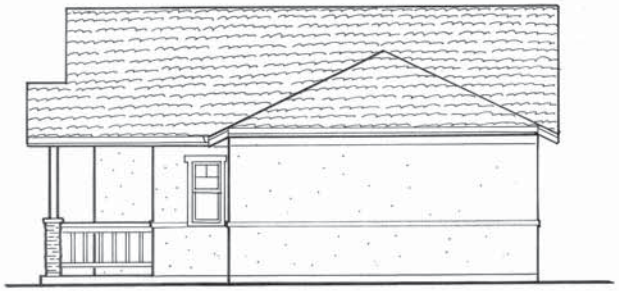


C Left

Plan C Front

Lot 8, Lot 7 Reverse

C Rear



C Right

SCALE: 1/4"=1'-0" TYP. U.O.N.

REVISIONS	BY

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AIA ARCHITECT

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APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GUILLON INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN C

JOB NUMBER
844

DRAWN BY
KA

DATE
JULY 15, 2019

LICENSED ARCHITECT
Katherine A. Austin
C-22389
REN. 11-31-19
STATE OF CALIFORNIA

SHEET
A3.2

REVISIONS	BY

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CA LICENSE No. C22389
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GOBBI COMMONS

APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

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UKIAH, CA

STREET ELEVATIONS

JOB NUMBER
844

DRAWN BY
KA

DATE
JULY 15, 2019

SHEET

STREET VIEW 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPROVING THE GOBBI COMMONS TENTATIVE SUBDIVISION MAP (FILE# 19-4625)

WHEREAS, the Planning Commission on October 22, 2019 considered and recommended approval of the Gobbi Commons Tentative Major Subdivision Map; and

WHEREAS, the City Council approved the Rezone to Planned Development, with Specific Development Plan, and the Major Site Development Permit for the Gobbi Commons Planned Development, subject to the Conditions of Approval; and

WHEREAS, the Director of Public Works/City Engineer reports that the City of Ukiah has sufficient wastewater capacity to handle waste waters for this project without violation of Water Quality Control Board Standards; and

WHEREAS, the Gobbi Commons Planned Development Project is is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 §15332, Class 32, In-Fill Development Projects and §15304, Minor Alterations to Land for the following reasons:

1. *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.*

   The proposal is consistent with the Medium Density Residential General Plan designation and applicable General Plan policies. The project proposes single family dwellings which are permitted within the R2zoning district. In addition, the project proposes a Precise Plan of Development, Site Development Permit and Subdivision in compliance with all applicable zoning codes.

2. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

   The proposal is within the Ukiah City limits on a property that is less than one acre in size. The site is surrounded on all sides by existing urban uses, both commercial and residential in nature.

3. *The project site has no value as habitat for endangered, rare or threated species.*

   The site is currently vacant, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Existing vegetation includes grasses, shrubs, one fruit tree, and established oak trees. Minimal grading is proposed which will not substantially alter the natural grade. The project has been designed with consideration of existing trees and driplines. The Oak trees will remain to the extent

feasible, with the exception of one that is recommended for removal by the City's Electric Utility Department.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

   The proposed eight single family residences would be similar to the existing land uses in the immediate area. The project would not generate a significant amount of traffic or noise. The site is in a walkable area of town, on-site parking is provided and the site is located along Mendocino Transit Authority Route 7. There are no wetlands or creeks on-site. The general drainage pattern for the site is in a north-western and southeastern direction. A Preliminary Standard Urban Storm Water Mitigation Plan was prepared for the project with Low Impact Development features incorporated into the design to reduce impacts from storm water run-off and water quality. Lastly, the project has been reviewed and conditioned by several departments and agencies to reduce potential impacts from traffic, noise, air quality and water quality.

5. *The site can be adequately served by all required utilities and public services.*

   The project site is within the City limits and is already served by City utilities and public safety agencies.

6. In addition, CEQA §15183 states, *"CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."*

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Gobbi Commons Tentative Major Subdivision Map, attached hereto as Exhibit A, is approved, conditioned upon compliance with all applicable State Statutes, local ordinances, conditions of approval for the Major Site Development Permit, and the following specific conditions:

1. A Major Subdivision and Tentative Subdivision Map shall be approved by the City Council. A copy of the final subdivision map shall be provided to the City Engineer, nor later than eighteen (18) months from the date of approval. Submitted final map shall conform to all particulars of the "Map Act" and Division 9, Chapter 1 of the Ukiah Municipal Code.

2. Prior to issuance of building permits, Developer shall submit a copy of the recorded Final Subdivision Map to the Community Development Department.

3. Maintenance and inspection of all post-construction best management practices (BMPs) are the responsibility of the property owner. In accordance with the LID Manual, a legally binding, signed maintenance agreement approved by the City of Ukiah is required for the proposed storm water treatment planters and all post-

construction BMPs, and shall be recorded prior to final approval of the building permit.

4. Street trees shall be spaced approximately every 30 ft. along Gobbi Street within a landscape strip or within 5 ft. of the back of sidewalk. Street trees shall be installed in accordance with City Standard Drawing No 601. Tree types shall be approved by the City Engineer. Street trees may be placed on the property instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

5. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be $45 plus 3% of estimated construction costs.

6. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or other alternative surfacing, subject to approval by the City Engineer.

7. Driveway approach into the project shall be an ADA standard residential driveway with no curb returns.

8. All parcels of the proposed subdivision are subject to the payment of park fees pursuant to City Code Section 8400, et seq.

9. A Road Maintenance Agreement, and Covenants, Conditions and Restrictions (CC&R) will be required for this project.

10. An Agreement for Subdivision Improvements may be required depending on the timing of construction and timing of map recordation. Please contact the Public Works Department, at 707.463.6282, for more information.

11. A 10-ft. utility easement for any underground distribution extended into the parcel beyond the existing PUE shall be required. Prior to recordation of the final map, easements must be surveyed and deeded or defined on the map. Alterations to the 10-ft. utility easement shall be submitted to the COUEUD for approval prior to recordation of the final map.

12. One fire hydrant will need to be installed per the CFC (locations to be determined on building plans).

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PASSED AND ADOPTED this 6th day of November, 2019 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Maureen Mulheren, Mayor

ATTEST:

_____

Kristine Lawler, City Clerk

Agenda Item No: 12.a.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-159

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approve Plans and Specifications for the Downtown Streetscape and Road Diet and Authorize Staff to Issue Bids for Specification Number 19-18 and Update Regarding Project

DEPARTMENT: Public Works **PREPARED BY:** Tim Eriksen, Public Works Director/City Engineer, Shannon Riley, Deputy City Manager

ATTACHMENTS:
1. Ukiah_Streetscape_Bid_Set_Plans (NOT FOR BID)
2. Ukiah_Streetscape_Special_Provisions_10-30-2019 (NOT FOR BID)
3. 12a Correspondence Received - Laura Fogg
4. 12a Correspondence Received - Laura Fogg
5. 12a Correspondence Received - Todd Schapmire
6. 12a Correspondence Received - D E (Rick) Johnson

Summary: The Council will receive an update regarding the Downtown Streetscape Project and consider approving plans and specifications 19-18

Background:

Origination of Project

In 2005, through community engagement and a strategic planning process, State Street in the downtown was identified as a barrier to economic development and a safety concern. The community conveyed that neither drivers nor pedestrians feel safe as a result of narrow travel lanes, poor pedestrian visibility, and dangerous intersections.

Ukiah Police Department has tracked traffic collisions in the downtown core over the last ten years. Every year, there have been between 42-68 collisions on State Street; 15 of those have been vehicle vs. pedestrian. Community members regularly report near misses.

At Council's direction, and with input from the community, Staff applied for and was awarded a planning grant to recommend solutions. Various options were considered, including creating a "one-way couplet" with Main Street converted to a one-way street and State Street converted to one-way in the opposite direction. Options were evaluated, and ultimately, traffic studies demonstrated that a combination of lane configurations, new traffic signals, and pedestrian enhancements on State Street would accomplish the safety, efficiency, and beautification goals.

Timeline

1969: Ukiah "bypassed"—Hwy 101/State Street turned over to City when new freeway was developed

2005: State Street identified as a barrier to economic development and a safety concern

2008: City awarded funds from (Mendocino Council of Governments) MCOG to study and recommend solutions to this important corridor

2009: Downtown Streetscape Improvement Plan and Traffic Study was approved by City Council, after numerous workshops and Council meetings

2011: City awarded $815,000 for project from MCOG

2012: City awarded $900,000 for project from CalTrans

2013: City awarded $1,369,000 for project from MCOG

2017: Environmental review

2018: Update provided to City Council; prepared to enter design phase

Feb. 2019: Update to City Council

May 2019: City awarded additional $550,000 for project from MCOG

May 2019: Community Workshop

<u>The following is a summary of the project components</u>

- Lane reconfiguration with dedicated left turn lanes: Addresses safety issues, improves traffic efficiencies
- Wider travel lanes: Current sub-standard lane widths will be expanded from 10' to 12'
- New traffic signals: Improves efficiencies, as new signals will be demand-based instead of timed and will allow both north- and southbound traffic to proceed simultaneously
- Pedestrian bulbouts: Enhances pedestrian safety by increasing visibility and reducing the crossing distance
- Sidewalk repair and widening: Broken and uneven sidewalks will be repaired and widened to a minimum of 10', allowing for additional street trees, bicycle racks, outdoor dining, and other streetscape features
- Replacement of underground water and sewer utilities: Replaces aging infrastructure, including sewer laterals and water service laterals along the entire length of the project
- Expansion of electric underground district: Expands the scope of the electric undergrounding all the way to Mill Street
- Improvement of fire suppression infrastructure: Replaces existing fire hydrants and adds 11 new hydrants; improves fire safety access

<u>Items NOT included in the project (though originally conceptualized)</u>

- Center medians
- Diagonal parking

- Conversion of one-way street to two-way

The following table reflects the efficiencies and environmental benefits of the proposed project.

Corridor Analysis: Peak PM Hour Traffic

Measure of Effectiveness	Existing Lane/Signal Configuration	Proposed Traffic/Signal Improvements	
			Change *
Total Delay (hours)	59.0	46.0	- 22.0%
Average Speed (mph)	14.0	16.0	+ 14.3%
Fuel Consumed (gallons)	141.0	130.0	- 7.8%
Fuel Economy (mpg	11.5	12.5	+ 8.7%
CO Emissions (kg)	9.88	9.1	- 7.9%
NOx Emissions (kg)	1.92	1.77	- 7.9%
VOC Emissions (kg)	2.29	2.11	- 7.9%

Common misconceptions

Center lane is a "suicide lane." False—where appropriate, there will be dedicated left turn lanes. Where no left turn lane is necessary, the center space will be crosshatched (diagonal lines).

The proposed plan will prevent evacuation in the event of an emergency. False. Some people have compared Ukiah to Paradise, where residents had difficulty evacuating during the Camp Fire. Ukiah has almost nothing in common with Paradise. Paradise is a mountain community with one primary corridor that has a center median. Conversely, Ukiah is a valley community with a grid system that has multiple north-south and east-west corridors. There simply isn't a scenario where downtown State Street would be the primary street used for a mass evacuation. People would more likely being heading east toward the freeway, in which case there are 20 streets leading from the west to State Street. And again, if center medians are a concern, they are no center medians in the proposed project.

Having turn lanes in the center blocks emergency vehicle access. False. The proposed traffic configuration will actually make emergency vehicle access MORE efficient. Currently, there are four lanes of traffic, each with vehicles in them at all times. Also, the lanes are currently sub-standard in width, at only ten-feet wide. In the proposed plan, the travel lanes are 11-12 feet wide and, in many places, have a two-foot buffer between the travel lane and the parking. Between that additional space and the center lane—which only has a turn lane at certain intersections (and just has crosshatching in the other areas), it is more likely that there will be a clear lane for emergency vehicles or that the vehicles will have enough room to move to the side. Additionally, fire hydrant infrastructure will be significantly enhanced.

The proposed plan will divert traffic to Main and Dora Streets, further impacting those corridors. False. During construction, it is likely that some people will choose alternative routes, which is unavoidable. However, the traffic improvements are actually designed to handle more traffic than we currently have—and to do so more efficiently.

Parking is being removed on State Street. Not significantly. The addition of pedestrian bulbouts will result in the loss of a handful of parking spaces on State Street. However, the downtown parking improvement project will be implemented at the same time, resulting in the **addition** of nearly 400 free and unrestricted parking spaces.

The City is using all Measure Y money on this project. False. This project would utilize numerous funding sources, including approximately $4.5 million in grants. (Additional grant monies are being sought.) Utility work would be paid for by those utilities. Measure Y funds would only be applied to the actual paving of the street, which is currently in "failed" condition. Measure Y funds would NOT be applied to traffic signals, landscaping, sidewalk furniture, etc. In spite of utilizing *some* Measure Y funds for the pavement portion of the project, the City will continue to make improvements to numerous other streets throughout the city.

The Team

GHD: GHD is one of the world's leading professional services companies operating in the global markets of water, energy and resources, environment, property and buildings, and transportation. They have partnered with the City on over five major projects, including the Airport Park Boulevard/Talmage-Hwy 101 interchange improvements. They are also the firm behind the streetscape of Historic Downtown Petaluma. Some of the awards received for their work include the American Society of Civic Engineers' Roadway and Highway Project of the Year and the American Council of Engineering Company's Engineering Excellence Honor.

WRT: WRT is a team of planners, urban designers, architects, and landscape architects. Their expertise is in designing places that enhance the natural and social environment. Locally, their work can be seen in the development of Windsor's Town Green.

Public Notifications

The public and the stakeholders have been engaged regularly since 2008:

- Public notice (and significant media coverage) for every Council meeting and workshop since 2008
- Direct email; contact list started in 2014

Most recently:

- Public notice for Council meetings and workshops, including media coverage
- Email(s) to entire distribution group
- Direct mail to every business and property owner within the scope of the project, including a postage-paid postcard inviting them to provide updated phone and email contact info for future notifications
- Invitations to public forums emailed to entire list and hand-delivered to every address inside of and within a block of the project in both English and Spanish. More than 50 community members attended the May 9, 2019 workshop.
- Outreach to every property owner by GHD, with follow-up by City Staff
- Permission to enter agreements for construction was sought for all properties (87) adjacent to the project with only two property owner agreements still in process.

Also, individual and small-group meetings with various stakeholders, including public safety

Summary: The current plans and specifications reflect ten years of extensive feedback from Council and stakeholders. The proposed project addresses the original concerns regarding safety and economic

development, and has the potential to to be a powerful catalyst for additional investment in Ukiah's historic downtown.

Discussion:

City Staff and Design Consultant GHD Inc. have completed plans (Attachment 1) and specifications (Attachment 2) No. 19-18 for the Downtown Streetscape and Road Diet Project. The line item construction estimate for this project is $5,583,620. Inclusion of a 10% contingency and $184,259 for material testing brings the Engineer's Estimate for the project to $6,375,491.

At this time, Council is asked to approve the attached plans and specifications. If approved, the project will go out to bid for no less than 30 days; the Council would then be presented with the bid results and the decision to award the bid to the lowest qualified bidder.

Recommended Action: Approve Plans and Specifications for the Downtown Streetscape and Road Diet and Authorize Staff to Issue Bids for Specification Number 19-18

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Finance Department

Approved: Sage Sangiacomo, City Manager

CITY OF UKIAH
DOWNTOWN STREETSCAPE
ROAD DIET PROJECT

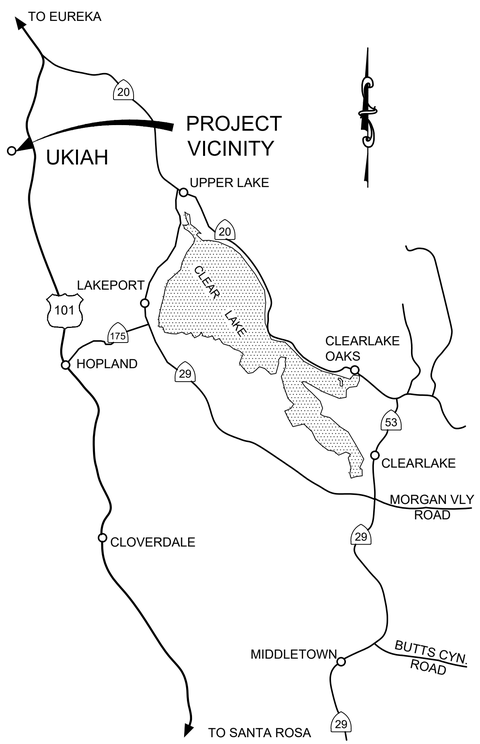
FOR

CITY OF UKIAH

CONTRACT NO. 1819-173

FEDERAL PROJECT NO. HSIPL - 5049 (026)

OCTOBER 2019

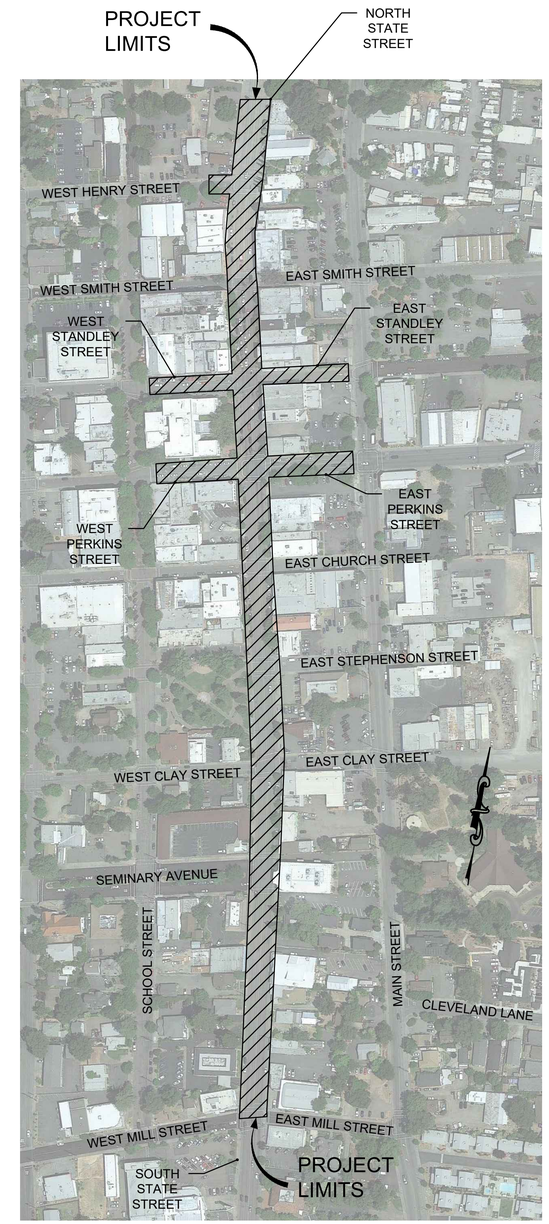


VICINITY MAP

NTS

APPROVED BY: _____ DATE: _____

TIM ERIKSEN, PE
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
CITY OF UKIAH, CA



LOCATION MAP

NTS

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2235 Mercury Way, Suite 150
Santa Rosa, California 95407, USA
T 1 707 523 1010 F 1 707 527 8679
W www.ghd.com

REGISTERED PROFESSIONAL ENGINEER
MATTHEW S. KIMMEL
No. C38304
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

10/24/2019

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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MARK	DATE	DESCRIPTION
	10/30/2019	BID SET

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN
STREETSCAPE

TITLE SHEET

PROJ NO: 11191705

DRWN: CP CHKD: MK

G-001

SHEET 1 OF 124

2019-10-30 3:06 PM KHARVEY
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SHEET INDEX:

SHEET NO.	DWG NO.	TITLE
GENERAL		
1	G-001	TITLE SHEET
2	G-002	SHEET INDEX AND KEY MAP
3	G-003	NOTES, LEGEND AND ABBREVIATIONS
4	G-004	SURVEY CONTROL DIAGRAM
5	G-005	POTHOLE SCHEDULE AND GEOTECHNICAL BORINGS
6	G-006	TYPICAL SECTIONS - 1
7	G-007	TYPICAL SECTIONS - 2
8	G-008	TYPICAL SECTIONS - 3
EXISTING CONDITIONS		
9	EX-101	EXISTING CONDITION PLAN - STATE STREET - STA 2+00 - STA 11+50
10	EX-102	EXISTING CONDITION PLAN - STATE STREET - STA 11+50 - STA 21+00
11	EX-103	EXISTING CONDITION PLAN - STATE STREET - STA 21+00 - STA 30+00
12	EX-104	EXISTING CONDITION PLAN - PERKINS STREET - STA 50+00 - STA 55+85
13	EX-105	EXISTING CONDITION PLAN - STANDLEY STREET - STA 100+00 - STA 107+00
DEMOLITION		
14	D-101	DEMOLITION PLAN - STATE STREET - STA 2+00 - STA 11+50
15	D-102	DEMOLITION PLAN - STATE STREET - STA 11+50 - STA 21+00
16	D-103	DEMOLITION PLAN - STATE STREET - STA 21+00 - STA 30+00
17	D-104	DEMOLITION PLAN - PERKINS STREET - STA 50+00 - STA 55+85
18	D-105	DEMOLITION PLAN - STANDLEY STREET - STA 100+00 - STA 107+00
UTILITY		
19	U-101	UTILITY PLAN & PROFILE - STATE STREET - STA 2+00 - STA 7+00
20	U-102	UTILITY PLAN & PROFILE - STATE STREET - STA 7+00 - STA 11+50
21	U-103	UTILITY PLAN & PROFILE - STATE STREET - STA 11+50 - STA 16+00
22	U-104	UTILITY PLAN & PROFILE - STATE STREET - STA 16+00 - STA 21+00
23	U-105	UTILITY PLAN & PROFILE - STATE STREET - STA 21+00 - STA 25+50
24	U-106	UTILITY PLAN & PROFILE - STATE STREET - STA 25+50 - STA 30+00
25	U-301	UTILITY CROSSING PLAN AND PROFILE - 1
26	U-302	UTILITY CROSSING PLAN AND PROFILE - 2
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27	C-101	IMPROVEMENT PLAN & PROFILE - STATE STREET - STA 2+00 - STA 7+00
28	C-102	IMPROVEMENT PLAN & PROFILE - STATE STREET - STA 7+00 - STA 11+50
29	C-103	IMPROVEMENT PLAN & PROFILE - STATE STREET - STA 11+50 - STA 16+00
30	C-104	IMPROVEMENT PLAN & PROFILE - STATE STREET - STA 16+00 - STA 21+00
31	C-105	IMPROVEMENT PLAN & PROFILE - STATE STREET - STA 21+00 - STA 25+50
32	C-106	IMPROVEMENT PLAN & PROFILE - STATE STREET - STA 25+50 - STA 30+00
33	C-107	IMPROVEMENT PLAN & PROFILE - PERKINS STREET - STA 50+00 - STA 54+00
34	C-108	IMPROVEMENT PLAN & PROFILE - STANDLEY STREET - STA 100+00 - STA 104+50
35	C-301	CROSS SECTIONS - STA 5+00 - STA 7+50
36	C-302	CROSS SECTIONS - STA 8+00 - STA 10+50
37	C-303	CROSS SECTIONS - STA 11+00 - STA 13+50
38	C-304	CROSS SECTIONS - STA 14+00 - STA 16+50
39	C-305	CROSS SECTIONS - STA 17+00 - STA 19+50
40	C-306	CROSS SECTIONS - STA 20+00 - STA 22+50
41	C-307	CROSS SECTIONS - STA 23+00 - STA 25+50
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43	C-309	CROSS SECTIONS - PERKINS ST STA 50+50 - STA 52+00
44	C-310	CROSS SECTIONS - STANDLEY ST STA 101+00 - STA 102+50
45	C-401	CURB RAMPS & DRIVEWAYS ENLARGED PLAN - 1
46	C-402	CURB RAMPS & DRIVEWAYS ENLARGED PLAN - 2
47	C-403	CURB RAMPS & DRIVEWAYS ENLARGED PLAN - 3
48	C-404	CURB RAMPS & DRIVEWAYS ENLARGED PLAN - 4
49	C-405	CURB RAMPS & DRIVEWAYS ENLARGED PLAN - 5
50	C-406	CURB RAMPS & DRIVEWAYS ENLARGED PLAN - 6
51	C-407	CURB RAMPS & DRIVEWAYS ENLARGED PLAN - 7
52	C-408	CURB RAMPS & DRIVEWAYS ENLARGED PLAN - 8
53	C-409	CURB RAMPS & DRIVEWAYS ENLARGED PLAN - 9
54	C-501	CIVIL DETAILS - 1
55	C-502	CIVIL DETAILS - 2
56	C-503	CIVIL DETAILS - 3
57	C-504	CIVIL DETAILS - 4
58	C-505	CIVIL DETAILS - 5
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59	P-101	STRIPING PLAN - STATE STREET - STA 2+00 - STA 11+50
60	P-102	STRIPING PLAN - STATE STREET - STA 11+50 - STA 21+00
61	P-103	STRIPING PLAN - STATE STREET - STA 21+00 - STA 30+00
62	P-104	STRIPING PLAN - PERKINS STREET - STA 50+00 - STA 55+85
63	P-105	STRIPING PLAN - STANDLEY STREET - STA 100+00 - STA 107+00
64	P-106	STRIPING PLAN - HENRY STREET - STA 150+00 - STA 153+25
65	P-107	STRIPING AND SIGNING PLAN - STATE STREET - STA 2+00 - STA 11+50
66	S-101	SIGNING PLAN - STATE STREET - STA 2+00 - STA 11+50
67	S-102	SIGNING PLAN - STATE STREET - STA 11+50 - STA 21+00
68	S-103	SIGNING PLAN - STATE STREET - STA 21+00 - STA 30+00
69	S-104	SIGNING PLAN - PERKINS STREET - STA 50+00 - STA 55+85
70	S-105	SIGNING PLAN - STANDLEY STREET - STA 100+00 - STA 107+00
71	S-106	SIGNING PLAN - HENRY STREET - STA 150+00 - STA 153+25
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72	T-101	TRAFFIC SIGNAL PLAN - STATE STREET AT MILL STREET
73	T-102	TRAFFIC SIGNAL PLAN - STATE STREET AT MILL STREET
74	T-103	TRAFFIC SIGNAL PLAN - STATE STREET AT PERKINS STREET
75	T-104	TRAFFIC SIGNAL PLAN - STATE STREET AT PERKINS STREET
76	T-105	TRAFFIC SIGNAL PLAN - STATE STREET AT STANDLEY STREET
77	T-106	TRAFFIC SIGNAL PLAN - STATE STREET AT STANDLEY STREET
LANDSCAPING		
78	LM-100	LANDSCAPE MATERIALS & FURNISHINGS PLAN - E. MILL STREET
79	LM-101	LANDSCAPE MATERIALS & FURNISHINGS PLAN - SEMINARY AVENUE
80	LM-102	LANDSCAPE MATERIALS & FURNISHINGS PLAN - CLAY STREET
81	LM-103	LANDSCAPE MATERIALS & FURNISHINGS PLAN - CHURCH STREET
82	LM-104	LANDSCAPE MATERIALS & FURNISHINGS PLAN - SMITH STREET
83	LM-105	LANDSCAPE MATERIALS & FURNISHINGS PLAN - HENRY STREET
84	LM-106	LANDSCAPE MATERIALS & FURNISHINGS PLAN - PERKINS STREET
85	LM-107	LANDSCAPE MATERIALS & FURNISHINGS PLAN - PERKINS ST INTERSECTION
86	LM-108	LANDSCAPE MATERIALS & FURNISHINGS PLAN - STANDLEY STREET
87	LM-109	LANDSCAPE MATERIALS & FURNISHINGS PLAN - MAIN STREET
88	LM-200	LANDSCAPE MATERIALS DETAILS
89	LP-100	LANDSCAPE PLANTING PLAN - E. MILL STREET
90	LP-101	LANDSCAPE PLANTING PLAN - SEMINARY AVENUE
91	LP-102	LANDSCAPE PLANTING PLAN - CLAY STREET
92	LP-103	LANDSCAPE PLANTING PLAN - CHURCH STREET
93	LP-104	LANDSCAPE PLANTING PLAN - SMITH STREET
94	LP-105	LANDSCAPE PLANTING PLAN - HENRY STREET
95	LP-106	LANDSCAPE PLANTING PLAN - PERKINS STREET
96	LP-107	LANDSCAPE PLANTING PLAN - PERKINS ST INTERSECTION
97	LP-108	LANDSCAPE PLANTING PLAN - STANDLEY STREET
98	LP-109	LANDSCAPE PLANTING PLAN - MAIN STREET
99	LP-200	LANDSCAPE PLANTING DETAILS - 1
100	LP-201	LANDSCAPE PLANTING DETAILS - 2
101	LM-300	LANDSCAPE MATERIALS - ADD ALTERNATIVE OVERALL PLAN
102	LM-301	LANDSCAPE MATERIALS - ADD ALTERNATIVE TYPICAL PLANS
103	LM-302	LANDSCAPE MATERIALS - ADD ALTERNATIVE DETAILS
104	IP-100	IRRIGATION PLAN - E. MILL STREET
105	IP-101	IRRIGATION PLAN - SEMINARY AVENUE
106	IP-102	IRRIGATION PLAN - CLAY STREET
107	IP-103	IRRIGATION PLAN - CHURCH STREET
108	IP-104	IRRIGATION PLAN - SMITH STREET
109	IP-105	IRRIGATION PLAN - HENRY STREET
110	IP-106	IRRIGATION PLAN - PERKINS STREET
111	IP-107	IRRIGATION PLAN - PERKINS ST INTERSECTION
112	IP-108	IRRIGATION PLAN - STANDLEY STREET
113	IP-109	IRRIGATION PLAN - MAIN STREET
114	IP-110	IRRIGATION LEGEND & NOTES
115	IP-111	IRRIGATION DETAILS - 1
116	IP-112	IRRIGATION DETAILS - 2
117	IP-113	IRRIGATION DETAILS - 3
118	IP-114	IRRIGATION DETAILS - 4
ELECTRICAL		
119	E-001	GENERAL ELECTRICAL
120	E-101	ELECTRICAL PLAN STA 2+50 - STA 11+50
121	E-102	ELECTRICAL PLAN STA 11+50 - STA 21+00
122	E-103	ELECTRICAL PLAN STA 21+00 - STA 30+00
123	E-501	ELECTRICAL DETAILS - 1
124	E-601	SINGLE LINE DIAGRAM
TOTAL SHEET COUNT 124		

DRAWING DESIGNATION:

C - 1 0 1

DISCIPLINE — SHEET TYPE — INDIVIDUAL DRAWING NUMBER

LETTER	DISCIPLINE
G	GENERAL
EX	EXISTING CONDITION
D	DEMOLITION
EC	EROSION CONTROL
U	UTILITY
C	CIVIL
S	STRUCTURAL
E	ELECTRICAL
LM	LANDSCAPE MATERIALS & FURNISHINGS
LP	LANDSCAPE PLANTING
I	IRRIGATION
P	SIGNING AND STRIPING
T	TRAFFIC SIGNAL

NUMBER	SHEET TYPE
0	GENERAL
1	PLANS AND TRAFFIC SIGNAL SCHEDULES
3	SECTIONS
4	LARGE SCALE VIEWS
5	DETAILS
6	DIAGRAMS

PROJECT SCOPE:

WORK TO BE PERFORMED IS WITHIN THE CITY OF UKIAH AND GENERALLY CONSISTS OF TRANSPORTATION AND PEDESTRIAN IMPROVEMENTS ON STATE STREET BETWEEN MILL ST AND HENRY STREET. WORK INCLUDES DEMOLITION OF SIDEWALKS, CURB AND GUTTER AND COLD PLANING THE EXISTING ROADWAY SURFACE, ALONG WITH CONSTRUCTION OF NEW CURB AND GUTTER, BULB-OUTS, SIDEWALK, ACCESSIBLE CURB RAMPS, ASPHALT OVERLAY, STORM DRAIN MODIFICATIONS STREET LIGHTING, LANDSCAPING AND TRAFFIC SIGNAL MODIFICATIONS.

GOVERNING AGENCIES:

DIVISION OF STATE ARCHITECT
ACCESS COMPLIANCE SECTION (DSA/ACS)
1515 CLAY STREET, SUITE 1201
OAKLAND, CA 94612
(510) 622-3127

CITY OF UKIAH
300 SEMINARY AVE
UKIAH, CA 95482
(707) 463-6200

CALTRANS
DIVISION OF LOCAL ASSISTANCE, DISTRICT 1
PO BOX 3700
EUREKA, CA 95502
(707) 441-3977

CALIFORNIA WATER BOARDS
NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD
5550 SKYLANE BLVD. SUITE A
SANTA ROSA, CA 95403

APPLICABLE CODES:

CITY OF UKIAH STANDARD PLANS

2015 STANDARD SPECIFICATIONS AND STANDARD PLANS
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

2014 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DESIGN REVISION 4 (CA MUTCD REVISION 4)

2018 POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS MANUAL

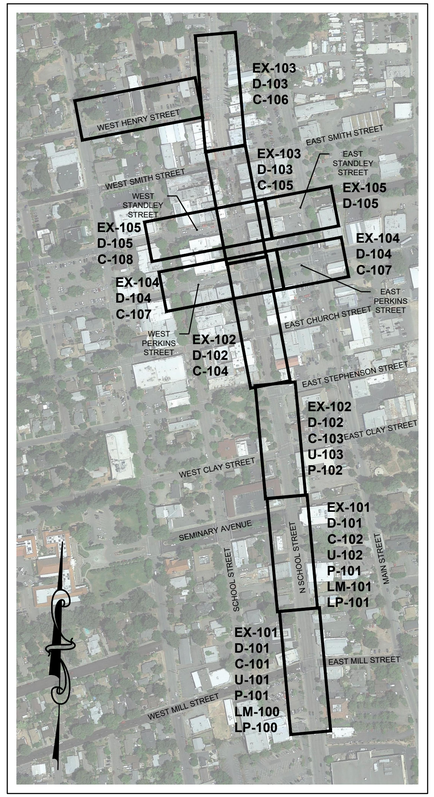
2016 CALIFORNIA BUILDING CODE (CBC)
CALIFORNIA CODE OF REGULATIONS
(CCR) TITLE 24, PART 2

2016 CALIFORNIA ELECTRICAL CODE (CEC)
CALIFORNIA CODE OF REGULATIONS
(CCR) TITLE 24, PART 3

2010 AMERICANS WITH DISABILITIES ACT (ADA)
STANDARDS FOR ACCESSIBLE DESIGN (ADAS)

2017 STORM WATER LOW IMPACT DEVELOPMENT
TECHNICAL DESIGN MANUAL

KEY MAP:



SECTION IDENTIFICATION:

SECTION IDENTIFIER — A-A
DWG ON WHICH SECTION APPEARS — C-101

DETAIL IDENTIFICATION:

DETAIL IDENTIFIER — A
DWG ON WHICH DETAIL APPEARS — C-101

SCALE
0' 300' 600' 900'
1" = 300'

CITY STANDARD IDENTIFICATION:

CITY STANDARD IDENTIFIER — 100
DWG ON WHICH DETAIL APPEARS — C-101

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Santa Rosa, California 95407, USA
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W www.ghd.com

REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA — No. C86504 — Exp. 9/30/21

10/24/2019

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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MARK	DATE	DESCRIPTION
	10/30/2019	BID SET

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE
SHEET INDEX AND KEY MAP

PROJ NO: 11191705
DRWN: CP CHKD: MK

G-002

SHEET 2 OF 124

2019-10-30 3:06 PM KHARVEY
N:\US\SANTA ROSA\PROJECTS\56\11111911705\DIGITAL_DESIGN\ACAD 2018\SHEETS\GENERAL\11191705_G-002 TO G-003.DWG

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2018 CALTRANS STANDARD PLANS AND SPECIFICATIONS, CITY OF UKIAH SPECIFICATIONS, CITY OF UKIAH STANDARD DRAWINGS AND THE PROJECT CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING ALL STANDARDS PERTAINING TO THIS PROJECT.
2. THE CONTRACTOR SHALL PROVIDE, PROCURE AND PAY FOR ALL PERMITS REQUIRED TO EXECUTE AND COMPLETE THE WORK. THESE INCLUDE, BUT ARE NOT LIMITED TO A CITY OF UKIAH ENCROACHMENT PERMITS, CURRENT CITY OF UKIAH BUSINESS LICENSE, AND A VALID AND PROPER CONTRACTOR'S LICENSE. ENCROACHMENT PERMITS MUST BE LOCATED ON THE JOB SITE DURING WHICH TIME CONTRACTOR IS WORKING THERE.
3. LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A) A MINIMUM OF TWO WORKING DAYS PRIOR TO LOCATE ALL UTILITIES IN ADVANCE OF ANY EXCAVATION. DIAL (TOLL FREE) 811 OR 1-800-227-2600.
4. CONTRACTOR SHALL POTHOLE AND PHYSICALLY LOCATE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UNDERGROUND UTILITIES A MINIMUM OF FIVE (5) WORKING DAYS IN ADVANCE OF ANY EXCAVATION TO DETERMINE THE LOCATION OF ANY POTENTIAL CONFLICTS. PROVIDE UTILITY TYPE, MATERIAL, HORIZONTAL LOCATION AND DEPTH BELOW EXISTING GROUND TO THE ENGINEER FOR REVIEW WITHIN ONE (1) WORKING DAY. IF UNMARKED UTILITIES ARE ENCOUNTERED, OR IF UNABLE TO LOCATE A MARKED UTILITY AFTER POTHOLING, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THAT UTILITY AND THE ENGINEER.
5. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO EXISTING UTILITY LINES UNLESS ENCROACHMENT PERMIT SPECIFIES OTHERWISE.
6. THE CONTRACTOR SHALL PROTECT AND PRESERVE CITY MONUMENTS THAT ARE NOT SPECIFIED FOR REPLACEMENT. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER 10 WORKING DAYS IN ADVANCE FOR REFERENCING OF EXISTING MONUMENTS TO BE DISTURBED. THE CONTRACTOR SHALL RECONSTRUCT DISTURBED MONUMENTS IN ACCORDANCE WITH CITY STANDARD DRAWING NO. 140.
7. CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE NEW AND OF A QUALITY EQUAL TO THAT SPECIFIED OR APPROVED. WORK SHALL BE COMPLETED IN A THOROUGH AND WORKMANLIKE MANNER.
8. WHENEVER ANY MATERIAL OR EQUIPMENT IS INDICATED OR SPECIFIED BY PATENT OR PROPRIETARY NAME OR BY THE NAME OF THE MANUFACTURER, SUCH SPECIFICATION SHALL BE CONSIDERED AS USED FOR DESCRIBING THE MATERIAL OR EQUIPMENT DESIRED AND SHALL BE CONSIDERED AS FOLLOWED BY THE WORDS "OR APPROVED EQUIVALENT". THE CONTRACTOR MAY OFFER A MATERIAL OR EQUIPMENT WHICH SHALL BE EQUIVALENT IN EVERY RESPECT TO THAT SPECIFIED; PROVIDED THAT WRITTEN APPROVAL FIRST IS OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS.
9. MATERIALS SHALL BE SO STORED TO ENSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK. THEY SHALL BE SO LOCATED AND DISPOSED THAT PROMPT AND PROPER INSPECTION THEREOF MAY BE MADE.
10. THE CITY SHALL HAVE THE RIGHT TO TAKE POSSESSION OF AND USE ANY COMPLETED OR PARTIALLY COMPLETED PORTIONS OF THE WORK. NOT WITHSTANDING THE TIME FOR COMPLETING THE ENTIRE WORK OF SUCH PORTIONS WHICH MAY NOT HAVE EXPIRED; BUT SUCH TAKING POSSESSION AND USE SHALL NOT BE DEEMED AN ACCEPTANCE OF ANY WORK NOT COMPLETED IN ACCORDANCE WITH THE PROJECT CONSTRUCTION DOCUMENTS. IF SUCH PRIOR USE INCREASES THE COST OF OR DELAYS THE WORK, THE CONTRACTOR SHALL BE ENTITLED TO SUCH EXTRA COMPENSATION, OR EXTENSION OF TIME OR BOTH, AS THE DIRECTOR OF PUBLIC WORKS MAY DETERMINE.
11. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY AND ITS REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL AND/OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF THIS PROJECT.
12. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF AS GENERATED AND AT NO TIME SHALL THE CONTRACTOR PLACE EXCAVATED MATERIAL AT THE WORK SITE.
13. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FEATURES, STRUCTURES AND UTILITIES DURING CONSTRUCTION. ALL DAMAGES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
14. ALL CONCRETE SHALL BE SAW CUT AND REMOVED ALONG EXISTING SCORE LINES, UNLESS NOTED OTHERWISE.
15. ALL SEWER MANHOLES, MAINLINE CLEANOUTS AND WATER VALVES THAT ARE ON ACTIVE SYSTEMS SHALL BE ACCESSIBLE TO CITY PERSONNEL AT ALL TIMES AND SHALL BE BROUGHT TO FINISH GRADE WITHIN 48 HOURS OF PAVING. ANY DAMAGES TO THE CITY OR OTHER UTILITIES CAUSED BY CONTRACTOR OPERATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
16. CONTRACTOR SHALL VERIFY LOCATIONS, LEVELS, DISTANCES, AND FEATURES THAT MAY AFFECT THE WORK. SHOULD EXISTING CONDITIONS DIFFER FROM THOSE SHOWN OR INDICATED, OR IF IT APPEARS THAT THESE PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS DO NOT ADEQUATELY DETAIL THE WORK TO BE DONE, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WITH ANY RELATED WORK. NO ALLOWANCE WILL BE MADE IN HIS BEHALF FOR ANY EXTRA EXPENSE RESULTING FROM FAILURE OR NEGLECT IN DETERMINING THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
17. ALL PIPE LENGTHS ARE MEASURED HORIZONTALLY FROM CENTER OF STRUCTURES.
18. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
19. CONTRACTOR SHALL NOTIFY THE DIRECTOR OF PUBLIC WORKS AT LEAST 72 HOURS IN ADVANCE OF COMMENCEMENT OF ANY PART OF THE WORK.
20. CONTRACTOR SHALL MAINTAIN REASONABLE ACCESS TO ALL DRIVEWAYS DURING CONSTRUCTION PER SECTION 7-1.03 AND 7-1.04 OF THE STANDARD SPECIFICATIONS.
21. CAUTION SHALL BE EXERCISED WHEN EXCAVATING WITHIN THE DRIPLINE OF ANY TREE SHOWN ON THE PLANS TO BE PROTECTED. ROOTS LARGER THAN 2 INCHES SHALL NOT BE CUT WITHOUT PERMISSION FROM THE ENGINEER.
22. ALL LANDSCAPING AND IRRIGATION SYSTEMS OR OTHER PRIVATE OR PUBLIC IMPROVEMENTS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED IN KIND AS DIRECTED BY THE ENGINEER.
23. CONTRACTOR SHALL PROVIDE RECORD DRAWINGS AT THE COMPLETION OF CONSTRUCTION PER CITY REQUIREMENTS.
24. COMPACT FILL AREAS AND TOP 6" OF CUT AREAS TO 95% OF MAXIMUM DENSITY AS MEASURED BY ASTM D1557. CONTRACTOR SHALL IMPORT ACCEPTABLE MATERIALS AS NECESSARY.
25. ALL GRADES SHOWN ARE FINISH GRADES. ALLOW FOR VARYING THICKNESS OF BASE, PAVING, AND CONCRETE IN PREPARING SUBGRADE.
26. THE CONTRACTOR SHALL HAVE A CLASS "A" LICENSE.

ELECTRICAL NOTES:

1. ALL TRENCHING, BACKFILLING, AND INSTALLATION OF ELECTRIC STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF UKIAH ELECTRIC DEPARTMENT'S CURRENT STANDARD PRACTICES. THE CONTRACTOR SHALL INSTALL ALL CONDUITS, VAULTS, PULL BOXES AND PULL-IN TAPE, AND ALL ASSOCIATED MATERIAL. TRENCH ALIGNMENTS AND EXCAVATION LIMITS MAY BE ADJUSTED IN THE FIELD BY THE CITY TO AVOID EXISTING FACILITIES.
2. THE CONTRACTOR SHALL POTHOLE ALL UNDERGROUND UTILITIES LOCATIONS TO DETERMINE EXACT DEPTH PRIOR TO TRENCHING. CALL UNDERGROUND SERVICE ALERT (USA) 48 HOURS IN ADVANCE AT 811 OR 1-800-227-2600.
3. THE CONTRACTOR SHALL CALL THE CITY OF UKIAH ELECTRIC DEPARTMENT AT LEAST 48 HOURS IN ADVANCE FOR INSPECTIONS OF ALL CONDUIT, TRENCHING AND GROUNDING, PRIOR TO BACKFILL. NORMAL WORK HOURS ARE MONDAY THROUGH THURSDAY. CONTRACTOR SHALL PAY ALL OVERTIME PREMIUMS ASSOCIATED WITH INSPECTIONS OUTSIDE OF THE NORMAL WORKDAY/WORKWEEK.
4. ANY CHANGES TO THE APPROVED CONTRACT DOCUMENTS MUST BE APPROVED BY THE CITY OF UKIAH ELECTRIC DEPARTMENT REPRESENTATIVE IN WRITING (JIM LOZANO 707-467-2823).
5. THE CONTRACTOR SHALL SHORE ALL TRENCHES 5 FEET IN DEPTH OR GREATER. SHORING SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL WATER AND DEBRIS FROM NEWLY INSTALLED CONDUITS. CONDUITS SHALL BE FREE OF DIRT, ROCKS AND OTHER OBSTRUCTIONS, THAT MAY HINDER OR HARM THE INSTALLATION OF ELECTRICAL CONDUCTORS. ALL NEWLY INSTALLED CONDUITS SHALL BE PROVED WITH MANDREL AND PULL/MULE TAPE (NO SPLICES) INSTALLED WITH A MINIMUM OF 2500 LB OF TENSILE STRENGTH, APPROVED BY THE CITY.
7. THE CONTRACTOR IS RESPONSIBLE FOR CONDITION OF ALL SUBSTRUCTURES (FOR EXAMPLE, TRENCH SETTLEMENT, DAMAGED SUBSTRUCTURES ETC) UNTIL ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE PROJECT SWPPP, THE STORMWATER POLLUTION PREVENTION PLAN AND WATER POLLUTION CONTROL PROGRAM PREPARATION MANUAL (JUNE 2011), THE CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL AND THE CONSTRUCTION SITE MONITORING PROGRAM GUIDANCE MANUAL.
2. THE CONTRACTOR SHALL EXERCISE CARE DURING CLEARING AND GRADING OPERATIONS TO MINIMIZE EROSION AND SEDIMENT TRANSPORT OFF SITE.
3. THE CONTRACTION SHALL CONDUCT ALL OPERATIONS SO AS TO PREVENT ANY UNNECESSARY DISTURBANCE OF SOIL OR EXISTING VEGETATION.
4. THE CITY IS RESPONSIBLE FOR COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. CAS000002 WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE THROUGH THE DEVELOPMENT AND IMPLEMENTATION OF THE PROJECT SWPPP.

TRAFFIC NOTES:

1. CONTRACTOR SHALL SUBMIT CONSTRUCTION TRAFFIC CONTROL PLAN TO THE CITY OF UKIAH FOR REVIEW AND APPROVAL A MINIMUM OF (2) WEEKS BEFORE BEGINNING ANY CONSTRUCTION ACTIVITY. THE TRAFFIC CONTROL PLAN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND PREPARED BY A LICENSED CIVIL OR TRAFFIC ENGINEER.
2. TRAFFIC SIGNAL(S) SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION, EXCEPT WHEN REWIRING THE TRAFFIC SIGNAL TO ACCOMPLISH THE SIGNAL MODIFICATIONS AS SHOWN ON THE PLANS. TRAFFIC SIGNAL SHUT-DOWNS SHALL BE COORDINATED WITH THE CITY A MINIMUM OF FIVE (5) WORKING DAYS IN ADVANCE OF THE SHUT-DOWN. TRAFFIC SIGNAL SHUT-DOWNS SHALL BE APPROVED IN WRITING BY THE CITY. TRAFFIC SIGNAL SHUT-DOWNS AND RELATED WORK SHALL BE PERFORMED AT NIGHT BETWEEN THE HOURS 10:00 PM AND 6:00 AM. CONTRACTOR SHALL SUBMIT A LOCATION SPECIFIC TRAFFIC CONTROL PLAN AND PROVIDE ALL NECESSARY TEMPORARY TRAFFIC CONTROL EQUIPMENT, FLAGGERS, LIGHTING AND CONTROL DEVICES TO MAINTAIN TRAFFIC DURING TRAFFIC SIGNAL WORK.
3. ALL SIGNAL LOOP WIRING TO REMAIN IN SERVICE SHALL BE REPAIRED OR REPLACED IF SAWCUT OR DAMAGED.
4. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PERMITS AND REGULATIONS

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
BC	BEGIN CURVE
BFP	BACK FLOW PREVENTER
BOT	BOTTOM
BSW	BACK OF SIDEWALK
C	CONDUIT
CATV	CABLE TELEVISION
CB	CATCH BASIN
CHKD	CHECKED
CLSM	CONTROLLED LOW-STRENGTH MATERIAL
COM	COMMUNICATION
CR	CURB RETURN
D	DISTANCE, DEPTH
DI	DROP INLET
DEPT	DEPARTMENT
DRWN	DRAWN
DWG	DRAWING
DWY	DRIVEWAY
(E)	EXISTING
EB	ELECTRIC BOX
EC	END CURVE
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EQ	EQUIVALENT
E.V.	ELECTRICAL VAULT
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
FT	FOOT/FEET
FSW	FRONT OF SIDEWALK
G	GAS
GB	GRADE BREAK
HDPE	HIGH DESITY POLYETHYLENE
HMA	HOT MIX ASPHALT
HP	HINGE POINT
I.D.	INSIDE DIAMETER
IN	INCH/INCHES
INV	INVERT
IRR	IRRIGATION
IP	IRON PIPE
JP	JOINT POLE
JP W/UG	JOINT POLE WITH UNDERGROUND
JT	JOINT TRENCH
L	LEFT, LENGTH
LG	LIP OF GUTTER
MH	MANHOLE
MON	MONUMENT
(N)	NEW
O.C.	ON CENTER
OFF	OFFSET
OH	OVER HEAD ELECTRIC
PB	PULL BOX
PERF	PERFORATED
POLY	POLYETHYLENE
PROJ	PROJECT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYLCHLORIDE
R	RADIUS, RIGHT
R.C.	RELATIVE COMPACTION
SL	STREET LIGHT
SS	SANITARY SEWER
STD.	STANDARD
STD. XX	CALTRANS STANDARD PLAN NUMBER
STA	STATION
TC	TOP OF CURB
TEL	TELEPHONE/TELECOMMUNICATION
TYP	TYPICAL
UG	UNDERGROUND
VAR	VARIES
W	WATER
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER

NOTE: 1. SOME ABBREVIATIONS MAY BE USED IN COMBINATION.
2. REFER TO CURRENT CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ADDITIONAL ABBREVIATIONS NOT LISTED.

LEGEND:

EXISTING		NEW
	DRAIN INLET/CATCH BASIN	
	SANITARY SEWER MANHOLE	
	STORM DRAIN MANHOLE	
	CULVERT	
	WATER VALVE	
	MISC UTILITY	
	UTILITY BOX	
	FIRE HYDRANT	
	TRAFFIC SIGNAL POLE	
	POWER POLE	
	POLE WITH LIGHT	
	GUY WIRE	
	POST	
	TREE	
	MARSH	
	CITY MONUMENT	
	SIGN	
	TRAFFIC SIGNAL	
	TRANSFORMER	
	ELECTRICAL VAULT	
X	CHAINLINK FENCE	
	ESA FENCE	
	ADA RAMP	
	STORM DRAIN SUBDRAIN	
8"W	WATER	
W	WATER ABANDONED	
6"SS	SEWER	
10" SS		
	STORM DRAIN	12" SD
	STORM DRAIN INLET	
4"G	GAS	
JT	JOINT TRENCH	
COM	COMMUNICATION	
E	UNDERGROUND ELECTRIC	E
OH	OVERHEAD UTILITY	
	SIDEWALK, CURB, AND GUTTER	
	GUTTER FLOW DIRECTION	
585	TOPOGRAPHIC CONTOUR	585
	RIGHT-OF-WAY	
	PUBLIC UTILITY EASEMENT	
	PUBLIC EASEMENT	
B1	BORING LOCATION	
PH1	POTHOLE LOCATION	
	LID AREA	
	PERMEABLE UNIT PAVERS	
	FLAG POLE SLEEVE	
	PARKING METER POST	PM

NOTE: SEE LANDSCAPE PLANS FOR ADDITIONAL LEGEND INFO.

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REGISTERED PROFESSIONAL ENGINEER No. C86304 Exp. 9/30/21 CIVIL STATE OF CALIFORNIA
10/24/2019

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MARK	DATE	DESCRIPTION
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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

NOTES, LEGEND AND ABBREVIATIONS

PROJ NO: 11191705
DRWN: CP CHKD: MK

G-003

SHEET 3 OF 124

2019-10-30 3:06 PM KHARVEY
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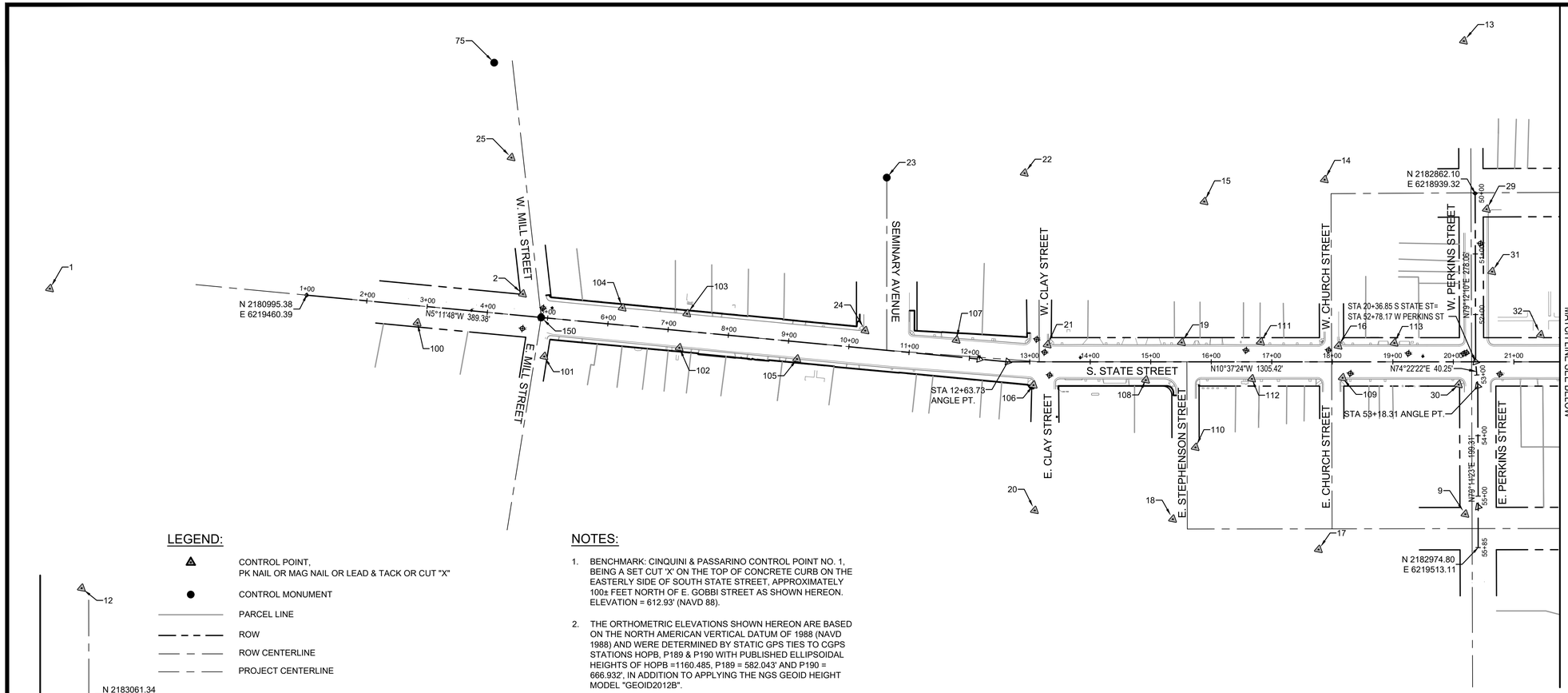

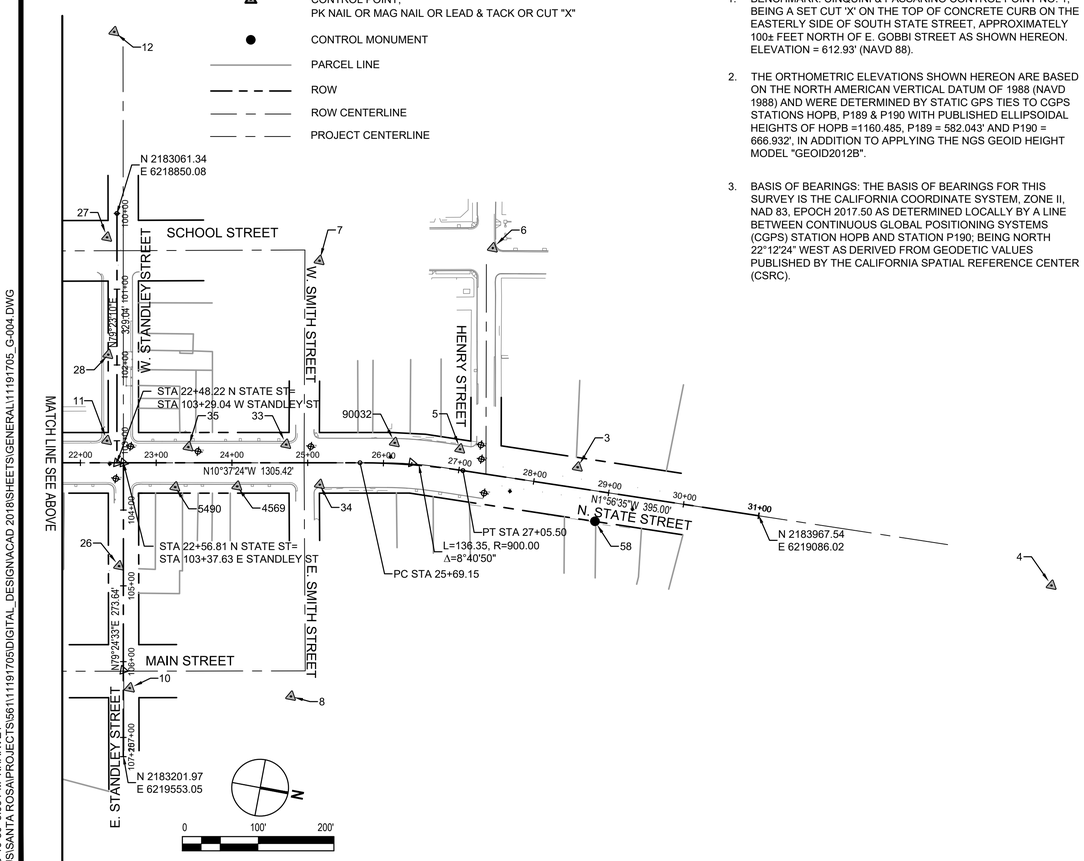

LEGEND:

- CONTROL POINT, PK NAIL OR MAG NAIL OR LEAD & TACK OR CUT "X"
- CONTROL MONUMENT
- PARCEL LINE
- ROW
- ROW CENTERLINE
- PROJECT CENTERLINE

NOTES:

1. BENCHMARK: CINQUINI & PASSARINO CONTROL POINT NO. 1, BEING A SET CUT 'X' ON THE TOP OF CONCRETE CURB ON THE EASTERLY SIDE OF SOUTH STATE STREET, APPROXIMATELY 100± FEET NORTH OF E. GOBBI STREET AS SHOWN HEREON. ELEVATION = 612.93' (NAVD 88).
2. THE ORTHOMETRIC ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DETERMINED BY STATIC GPS TIES TO CGPS STATIONS HOPB, P189 & P190 WITH PUBLISHED ELLIPSOIDAL HEIGHTS OF HOPB =1160.485, P189 = 582.043' AND P190 = 666.932', IN ADDITION TO APPLYING THE NGS GEOID HEIGHT MODEL "GEOID2012B".
3. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE II, NAD 83, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION HOPB AND STATION P190; BEING NORTH 22°12'24" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

POINT TABLE

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2180576.401	6219528.172	612.93	CUT 'X'
2	2181346.109	6219392.738	618.77	CUT 'X'
3	2183720.772	6219067.196	625.81	CUT 'X'
4	2184364.263	6219105.188	624.95	CUT 'X'
5	2183563.854	6219072.349	627.13	CUT 'X'
6	2183557.260	6218803.565	628.88	MAG NAIL
7	2183335.547	6218862.088	637.69	MAG NAIL
8	2183404.582	6219434.175	625.22	CUT 'X'
9	2182943.715	6219462.852	628.92	MAG NAIL
10	2183193.457	6219462.601	627.16	MAG NAIL
11	2183103.746	6219147.313	634.58	MAG NAIL
12	2183013.682	6218615.263	641.10	MAG NAIL
13	2182797.234	6218695.488	639.40	MAG NAIL
14	2182613.473	6218962.934	634.95	MAG NAIL
15	2182424.761	6219035.198	631.30	MAG NAIL
16	2182686.436	6219228.723	632.30	MAG NAIL
17	2182716.339	6219564.896	625.01	CUT 'X'
18	2182470.359	6219560.073	620.07	MAG NAIL
19	2182430.964	6219270.666	628.37	CUT 'X'
20	2182243.369	6219588.015	619.66	MAG NAIL

POINT TABLE

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
21	2182213.626	6219315.283	624.77	MAG NAIL
22	2182124.141	6219043.702	628.58	MAG NAIL
23	2181901.786	6219092.960	625.11	CONTROL MONUMENT
24	2181913.495	6219347.902	621.46	MAG NAIL
25	2181286.071	6219174.923	623.62	MAG NAIL
26	2183149.790	6219306.946	630.96	MAG NAIL
27	2183054.317	6218883.510	639.23	MAG NAIL
28	2183084.377	6219035.396	636.31	MAG NAIL
29	2182885.577	6218961.479	636.85	MAG NAIL
30	2182893.523	6219254.613	633.62	CUT 'X'
31	2182913.388	6219061.169	636.06	CUT 'X'
32	2183011.661	6219148.791	634.75	CUT 'X'
33	2183337.025	6219108.616	634.43	MAG NAIL
34	2183390.402	6219152.547	633.43	MAG NAIL
35	2183210.816	6219135.653	634.94	MAG NAIL
58	2183756.335	6219133.110	626.08	1/2" IRON PIPE
75	2181229.238	6219026.065	625.98	1/2" IRON PIPE
100	2181183.699	6219471.711	617.09	CUT 'X'
101	2181399.998	6219487.607	618.47	CUT 'X'
102	2181616.812	6219432.378	619.47	CUT 'X'

POINT TABLE

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
103	2181618.884	6219374.723	619.59	CUT 'X'
104	2181512.220	6219384.960	619.38	CUT 'X'
105	2181811.313	6219414.711	620.30	CUT 'X'
106	2182203.254	6219384.947	624.20	CUT 'X'
107	2182064.292	6219335.471	622.91	MAG NAIL
108	2182384.058	6219342.488	627.01	CUT 'X'
109	2182702.964	6219278.928	631.31	CUT 'X'
110	2182485.222	6219436.690	624.28	CUT 'X'
111	2182559.243	6219245.767	630.66	CUT 'X'
112	2182556.027	6219308.341	629.43	CUT 'X'
113	2182776.452	6219206.734	633.47	CUT 'X'
150	2181383.154	6219425.119	618.42	CONTROL MONUMENT
4569	2183283.748	6219174.860	634.29	MAG NAIL
5490	2183203.529	6219190.932	634.22	CUT 'X'
90032	2183477.463	6219079.986	631.18	CUT 'X'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE
SURVEY CONTROL DIAGRAM

PROJ NO: 11191705
DRWN: CP CHKD: MK

G-004

SHEET 4 OF 124

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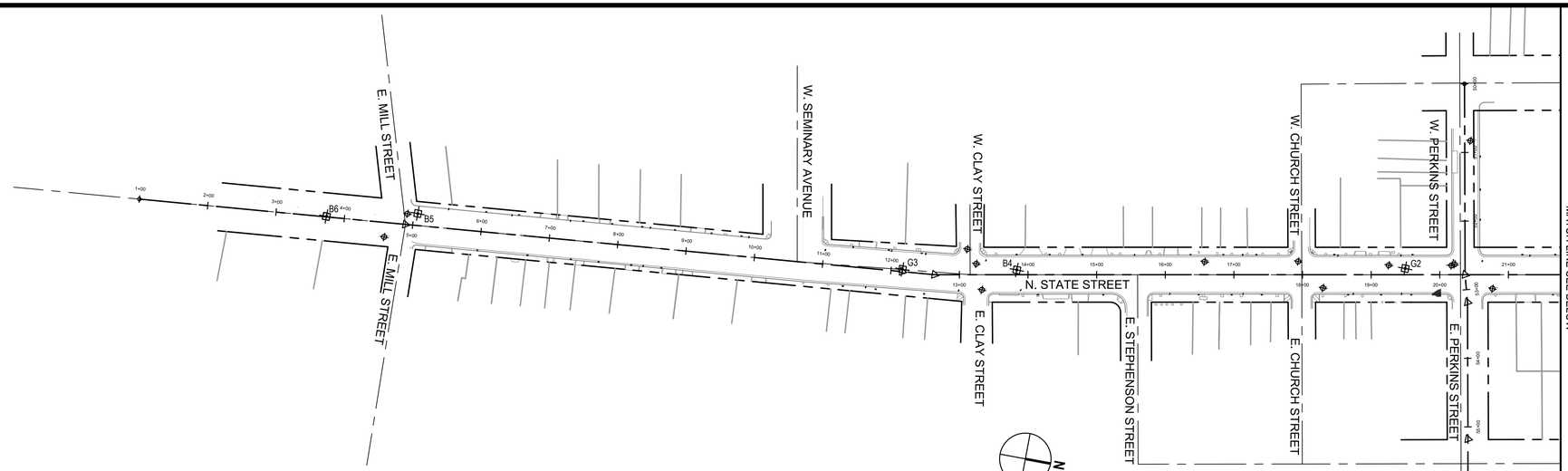
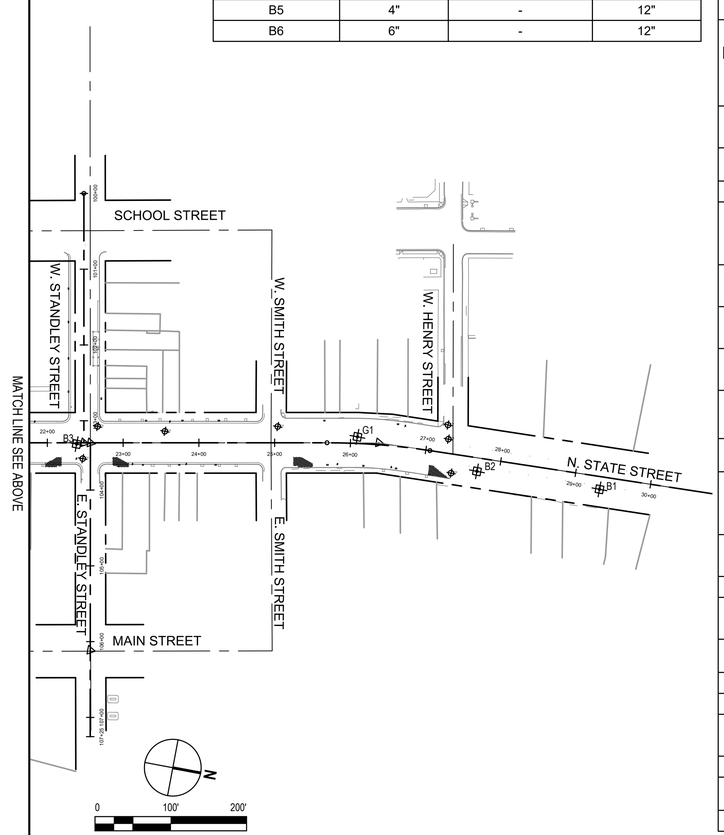


BORING SCHEDULE			
BORING	AC	CONCRETE	AB
B1	-	8"	8"
B2	-	8"	8"
G1	-	8"	10"
B3	2"	6"	10"
G2	2"	6"	12"
B4	6"	-	18"
G3	6"	-	12"
B5	4"	-	12"
B6	6"	-	12"



POTHOLE SCHEDULE

POTHOLE NO.	DATE	LOCATION (#, STREET/AREA)	UTILITY	DESCRIPTION OF UTILITY	DEPTH TO TOP OF PIPE	ASPHALT CONCRETE DEPTH	AB DEPTH
PH1	9/11/19	SOUTH EAST CORNER OF SOUTH STATE STREET AND WEST MILL STREET	GAS	2" BLACK TAR COATED STEEL	3'-4"	4" ASPHALT	SAND TO PIPE
			WATER	6" GREY ASBESTOS CONCRETE	2'-7"		
PH2		NORTH WEST CORNER SOUTH STATE STREET AND EAST MILL STREET	GAS	2" BLACK TAR COATED STEEL	3'-6"	7" ASPHALT 10" SLURRY	DIRT TO PIPE
PH3		SOUTH WEST CORNER OF SOUTH STATE STREET AND WEST CLAY STREET	WATER	8" GREY ASBESTOS CONCRETE	3'-2"	5" ASPHALT	AB TO PIPE
PH4		NORTH WEST CORNER OF SOUTH STATE STREET AND WEST CLAY STREET	COMMUNICATION	4" GREY ASBESTOS CONCRETE	2'-3"	5" ASPHALT	AB TO PIPE
			COMMUNICATION	4" GREY PLASTIC	2'-4"		
			GAS	8" BLACK STEEL	2'-10"		
PH5		NORTH EAST CORNER OF SOUTH STATE STREET AND EAST CLAY STREET	GAS	2" YELLOW PLASTIC COATED STEEL	2'-9"	5" ASPHALT 7" CONCRETE	DIRT AND SAND TO PIPE
			WATER	6" GREY ASBESTOS CONCRETE	3'-6"		
PH6		IN FRONT OF 210 SOUTH STATE STREET	GAS	¾" ORANGE PLASTIC	2'-1"	7" ASPHALT	AB TO PIPE
			WATER	12" GREY ASBESTOS CONCRETE	3'-8"		
PH7		SOUTH WEST CORNER OF SOUTH STATE STREET AND WEST CHURCH STREET	GAS	2" BLACK TAR COATED STEEL	3'-0"	7" ASPHALT	DIRT TO PIPE
			WATER	12" GREY ASBESTOS CONCRETE	4'-10"		
PH8		IN FRONT OF 115 SOUTH STATE STREET	GAS	3" BLACK TAR COATED STEEL	1'-9"	5" ASPHALT 7" CONCRETE 9" SLURRY	-
PH9		ACROSS FROM 107 SOUTH STATE STREET	GAS	¾" BLACK STEEL	2'-2.5"	5" ASPHALT 9" SLURRY	SAND TO PIPE
PH10		SOUTH WEST CORNER OF SOUTH STATE STREET AND PERKINS STREET	GAS	4" ORANGE PLASTIC COATED STEEL	2'-8"	5" ASPHALT	DIRT TO PIPE
			JOINT TRENCH	4" BLACK STEEL	1'-8"		
			JOINT TRENCH	2 X 2" WHITE PLASTIC	5'-7"		
PH11		SOUTH WEST CORNER OF SOUTH STATE STREET AND PERKINS STREET	JOINT TRENCH	6" GREY PLASTIC	5'-4"	5" ASPHALT	DIRT TO PIPE
			JOINT TRENCH	4" GREY PLASTIC	5'-0"		
PH12		NORTH EAST CORNER OF NORTH STATE STREET AND PERKINS STREET	GAS	4" BLACK STEEL	1'-6"	5" ASPHALT	AB TO PIPE
PH13		NORTH WEST CORNER OF NORTH STATE STREET AND WEST STANDLEY STREET	GAS	2" ORANGE PLASTIC	4'-5"	5" ASPHALT 12" CONCRETE	AB TO PIPE
			WATER	12" ASBESTOS CONCRETE	3'-6"		
PH14		SOUTH EAST CORNER OF NORTH STATE STREET AND EAST STANDLY STREET	GAS	4" BLACK STEEL	2'-4"	7" ASPHALT 5" SLURRY	ROCK AND DIRT TO PIPE
PH15		IN FRONT OF 246 NORTH STATE STREET	GAS	1" BLACK TAR COATED STEEL	2'-0"	5" ASPALT	AB TO PIPE
PH16		NORTH WEST CORNER OF NORTH STATE STREET AND WEST SMITH STREET	GAS	6" BLACK TAR COATED STEEL	3'-1"	10" CONCRETE	ROCK AND DIRT TO PIPE
PH17		SOUTH WEST CORNER OF NORTH STATE STREET AND WEST HENRY STREET	GAS	2" BLACK TAR COATED STEEL	2'-5"	2" ASPHALT	AB TO PIPE
			WATER	12" BLACK WRAPPED STEEL	2'-1"		
PH18		IN THE CENTER OF NORTH STATE STREET AND HENRY STREET	GAS	2" BLACK TAR COATED STEEL	2'-8"	10" CONCRETE	ROCK AND DIRT TO PIPE
PH19		EAST SIDE OF THE INTERSECTION OF NORTH STATE STREET AND WEST HENRY STREET	GAS	2" BLACK TAR COATED STEEL	2'-10"	9" CONCRETE	DIRT TO PIPE
PH20		IN FRONT OF 113 WEST PERKINS STREET	GAS	1¼" BLACK TAR COATED	2'-4"	6" ASPHALT	SAND TO PIPE

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

POTHOLE SCHEDULE AND GEOTECHNICAL BORINGS

PROJ NO: 11191705
DRWN: CP CHKD: MK

G-005

SHEET 5 OF 124

2019-10-30 3:07 PM KHARVEY
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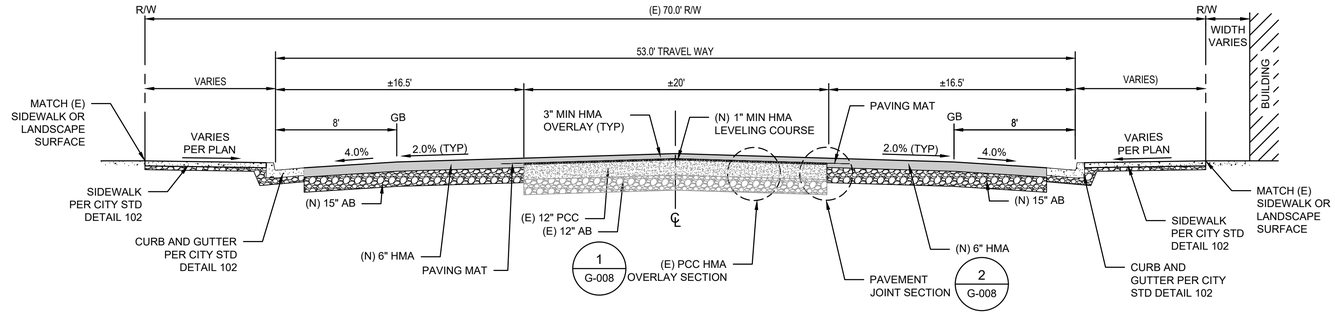

NOTE:
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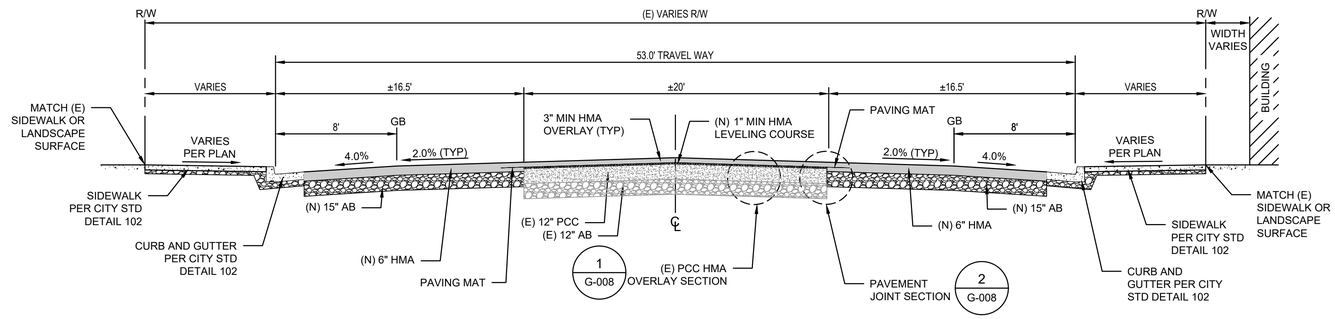
A G-006 STATE STREET STA 5+00 TO STA 11+00

SCALE: NTS



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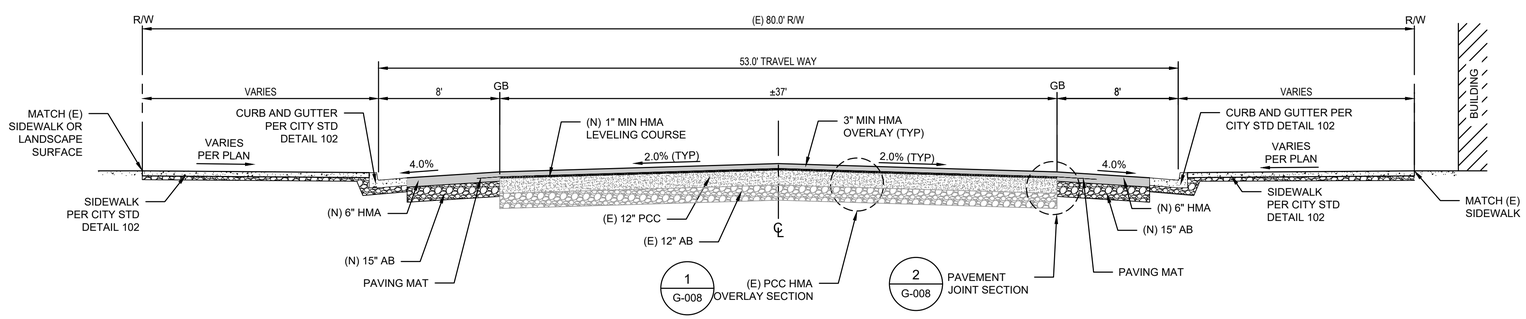
B G-006 STATE STREET STA 11+00 TO STA 13+00

SCALE: NTS



NOTE:
REMOVE EXISTING ASPHALT PLACED ON EXISTING CONCRETE PAVEMENT.

C G-006 STATE STREET STA 13+00 TO STA 14+90

SCALE: NTS

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UKIAH DOWNTOWN STREETSCAPE
TYPICAL SECTIONS - 1

PROJ NO: 11191705

DRWN: CP CHKD: MK

G-006

SHEET 6 OF 124

2019-10-30 3:07 PM KHARVEY
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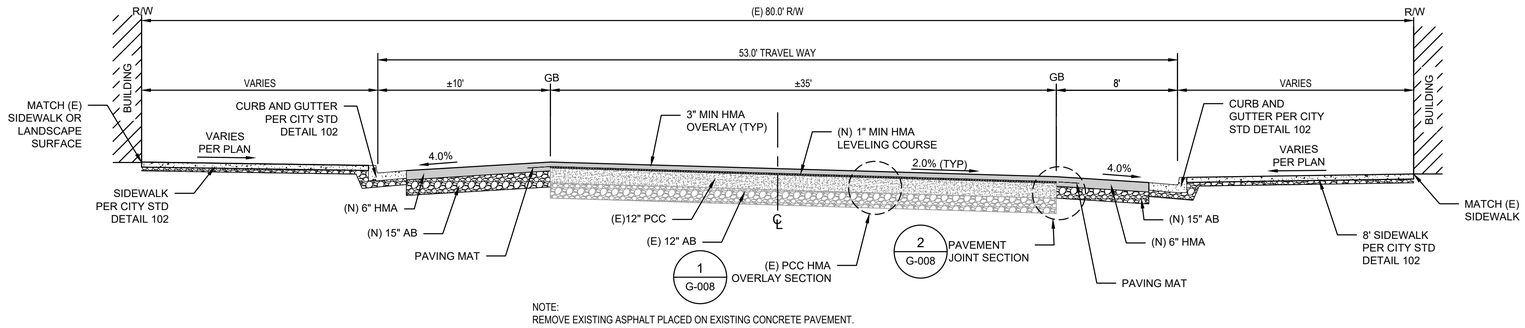

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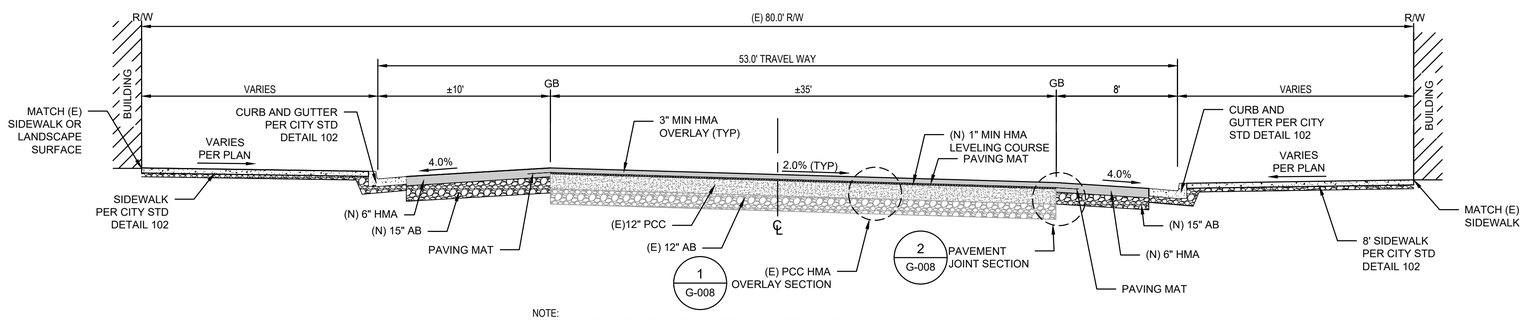
SCALE: NTS



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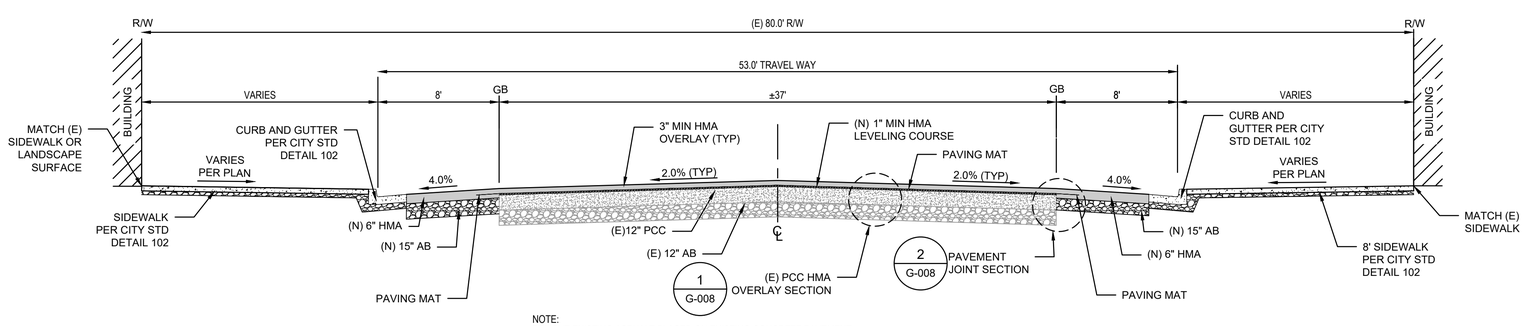

NOTE:
REMOVE EXISTING ASPHALT PLACED ON EXISTING CONCRETE PAVEMENT.

C G-007 STATE STREET STA 25+00 TO STA 27+50
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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE
TYPICAL SECTIONS - 2

PROJ NO: 11191705
DRWN: CP CHKD: MK

G-007

SHEET 7 OF 124

2019-10-30 3:07 PM KHARVEY
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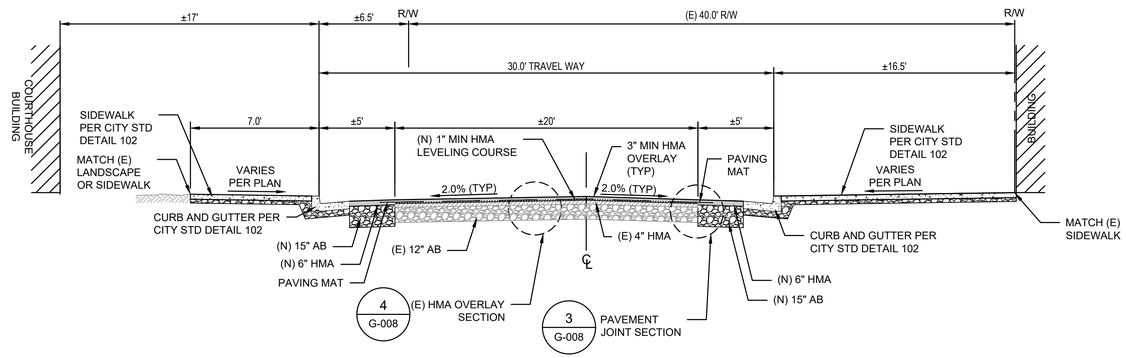

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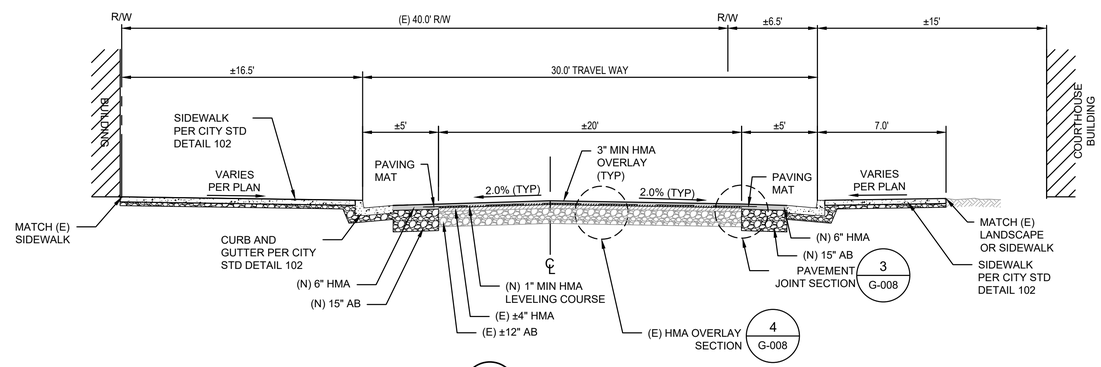

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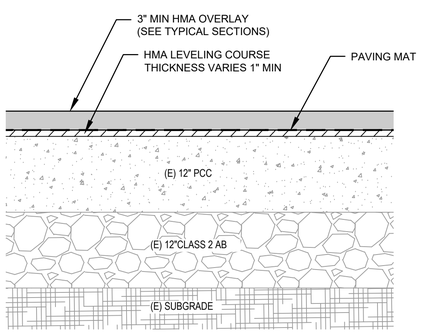

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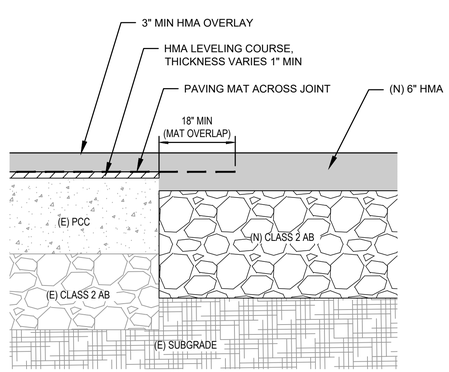

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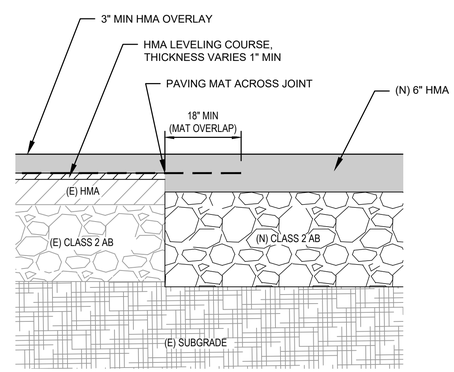

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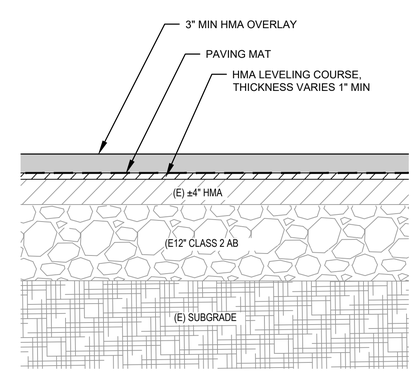

4 G-008 (E) HMA OVERLAY SECTION
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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE
TYPICAL SECTIONS - 3

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G-008

SHEET 8 OF 124

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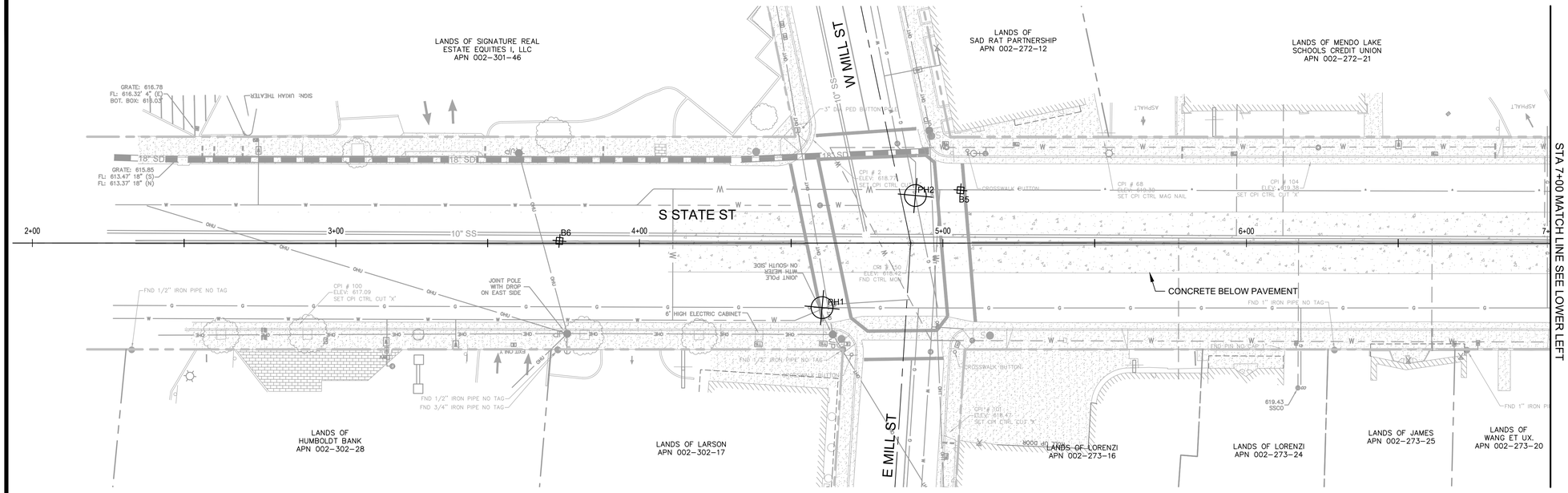
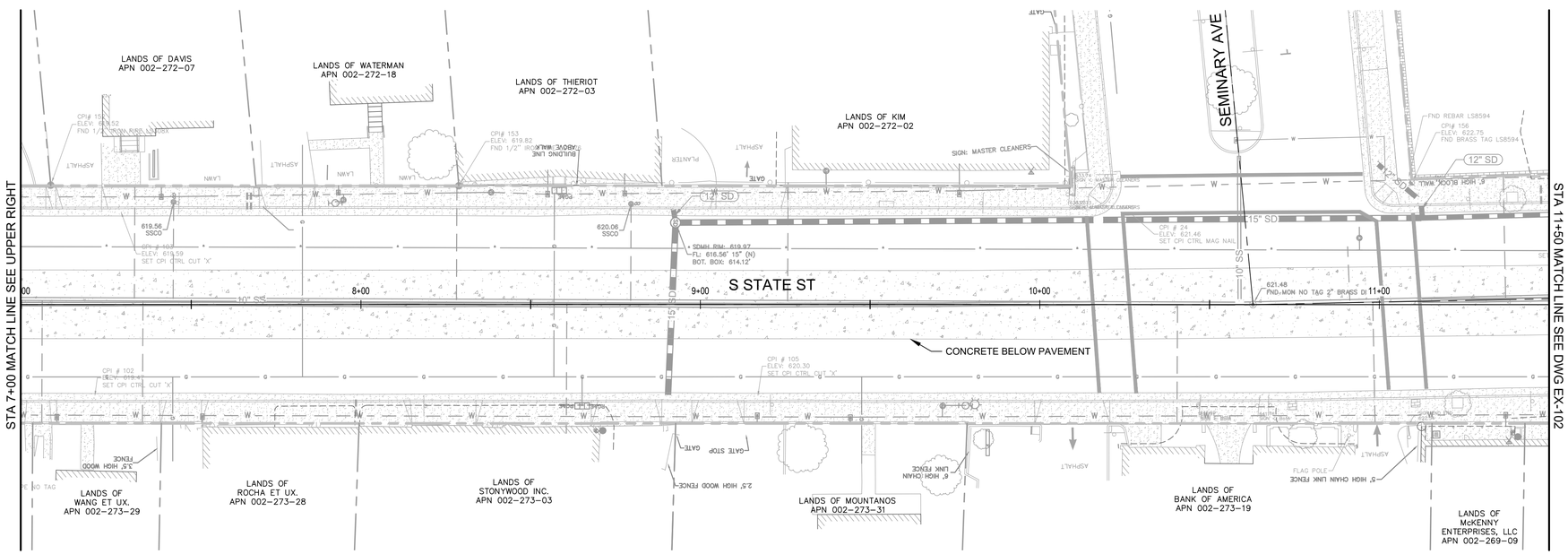


EXISTING CONDITION PLAN STATE STREET

SCALE: 1" = 20'



EXISTING CONDITION PLAN STATE STREET

SCALE: 1" = 20'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

EXISTING CONDITION PLAN
STATE STREET STA. 2+00 - STA. 11+50

PROJ NO: 11191705

DRWN: CP CHKD: JS

EX-101

SHEET 9 OF 124

2019-10-30 3:07 PM KHARVEY
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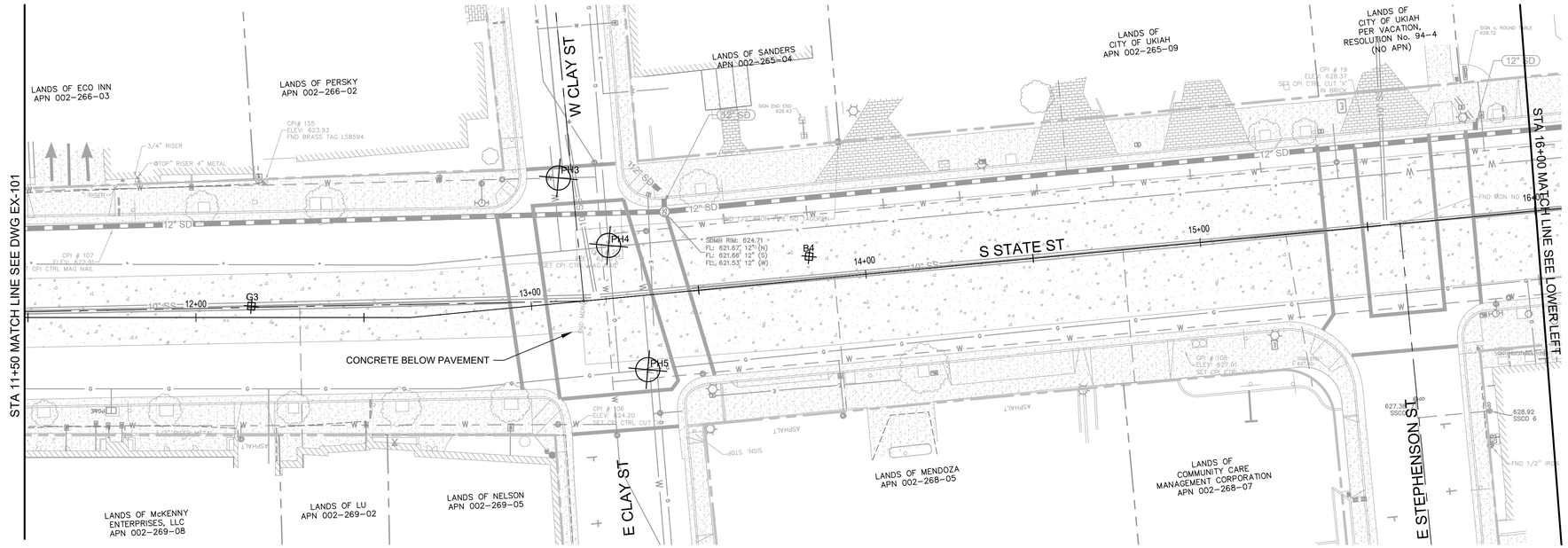

EXISTING CONDITION PLAN STATE STREET

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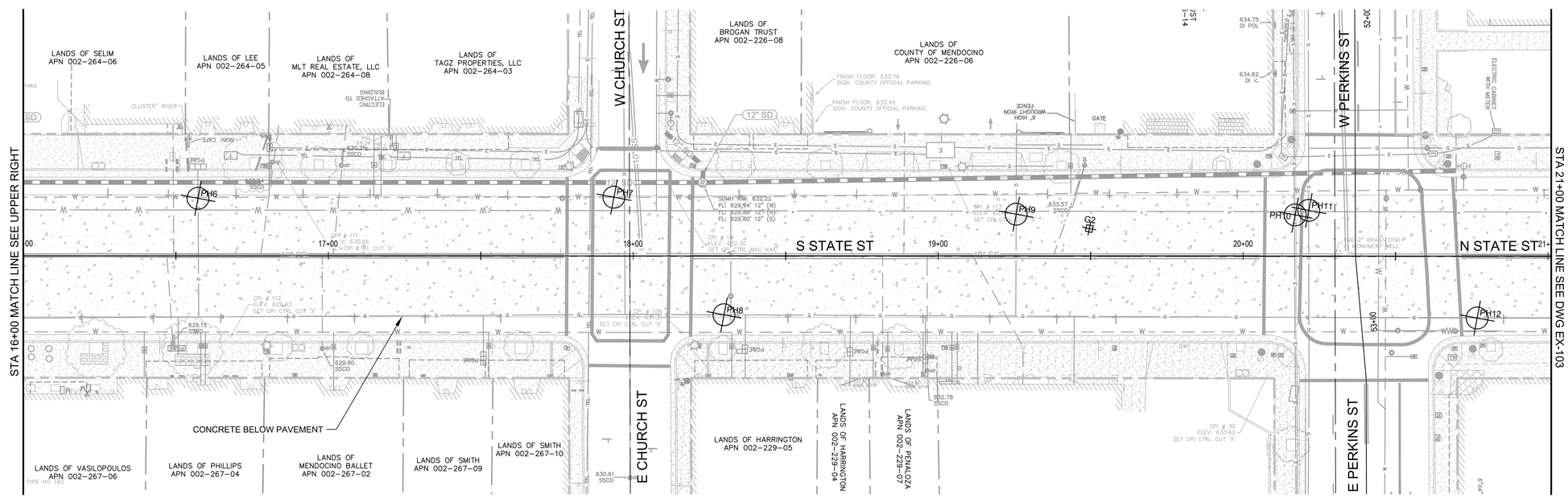

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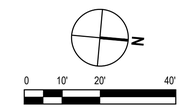
SCALE: 1" = 20'



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EXISTING CONDITION PLAN
STATE STREET STA. 11+50 - STA. 21+00

PROJ NO: 11191705

DRWN: CP CHKD: JS

EX-102

SHEET 10 OF 124

2019-10-30 3:08 PM KHARVEY
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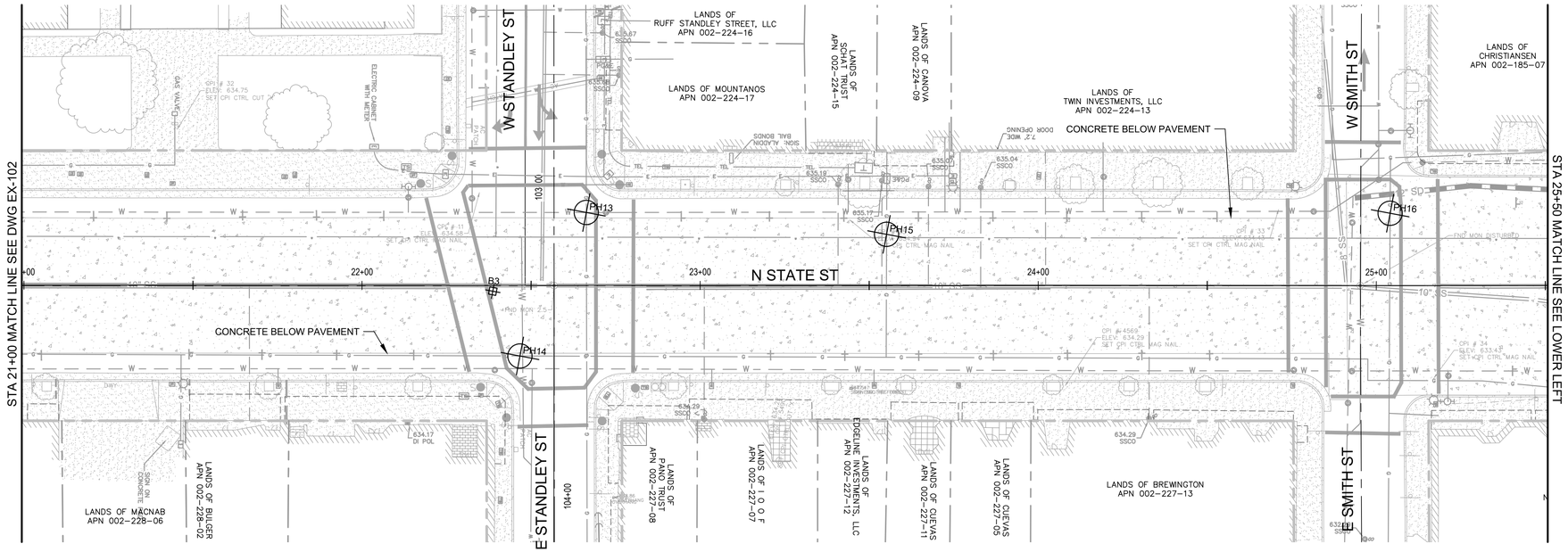

EXISTING CONDITION PLAN STATE STREET

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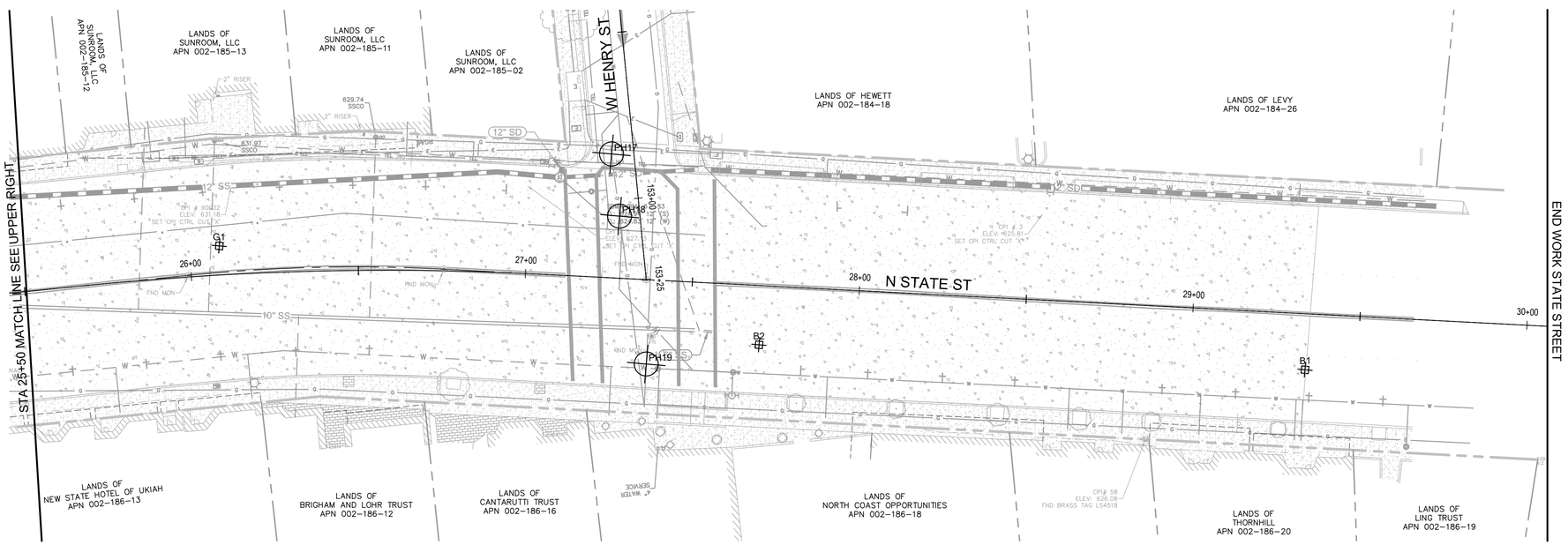

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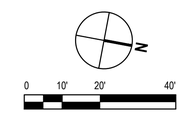

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UKIAH DOWNTOWN STREETSCAPE

EXISTING CONDITION PLAN
STATE STREET STA. 21+00 - STA. 30+00

PROJ NO: 11191705

DRWN: CP CHKD: JS

EX-103

SHEET 11 OF 124

2019-10-30 3:08 PM KHARVEY
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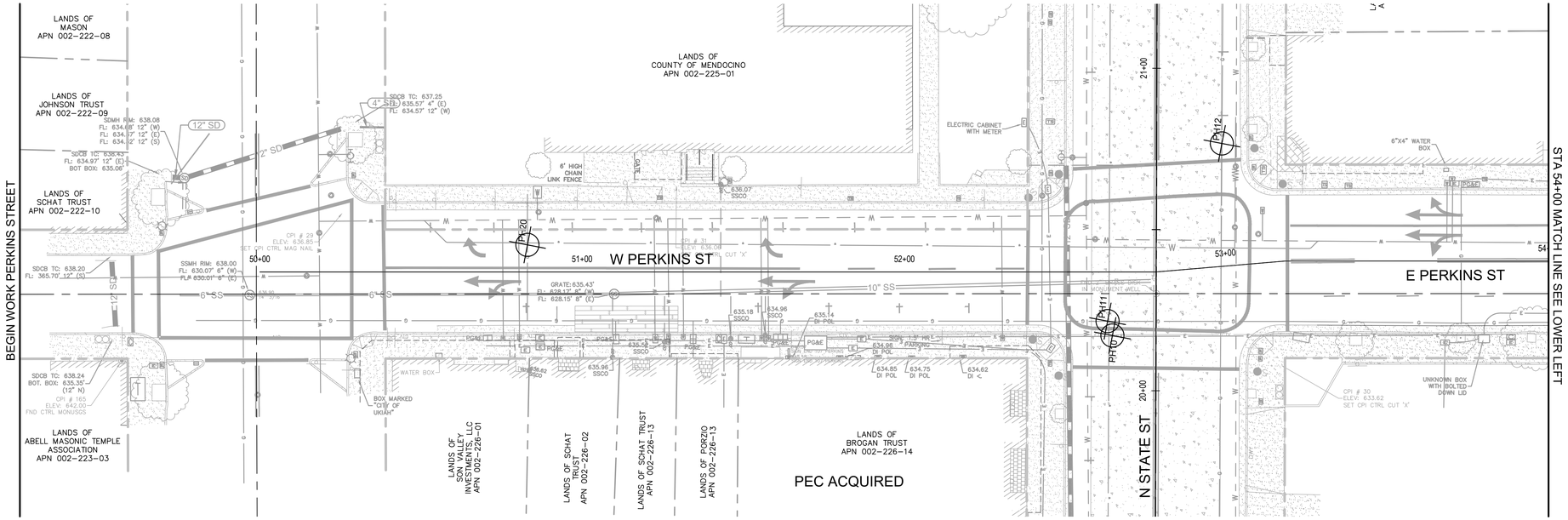
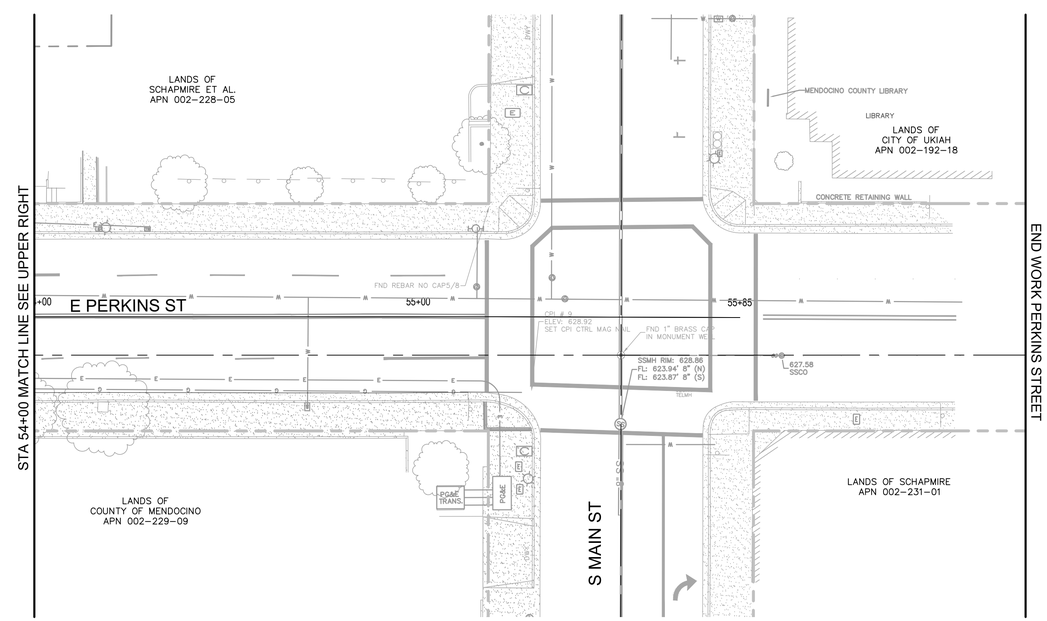


EXISTING CONDITION PLAN PERKINS STREET

SCALE: 1" = 20'



EXISTING CONDITION PLAN PERKINS STREET

SCALE: 1" = 20'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

EXISTING CONDITION PLAN
PERKINS STREET STA. 50+00 - STA. 55+85

PROJ NO: 11191705

DRWN: CP CHKD: JS

EX-104

SHEET 12 OF 124

2019-10-30 3:08 PM KHARVEY
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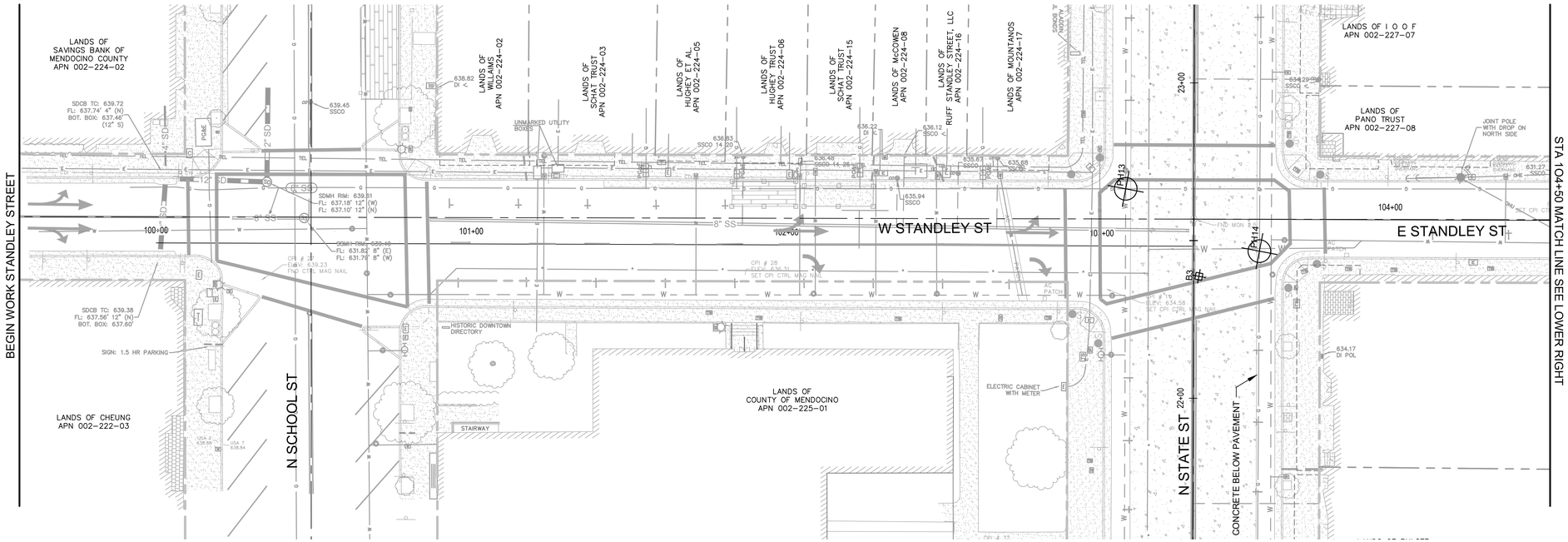
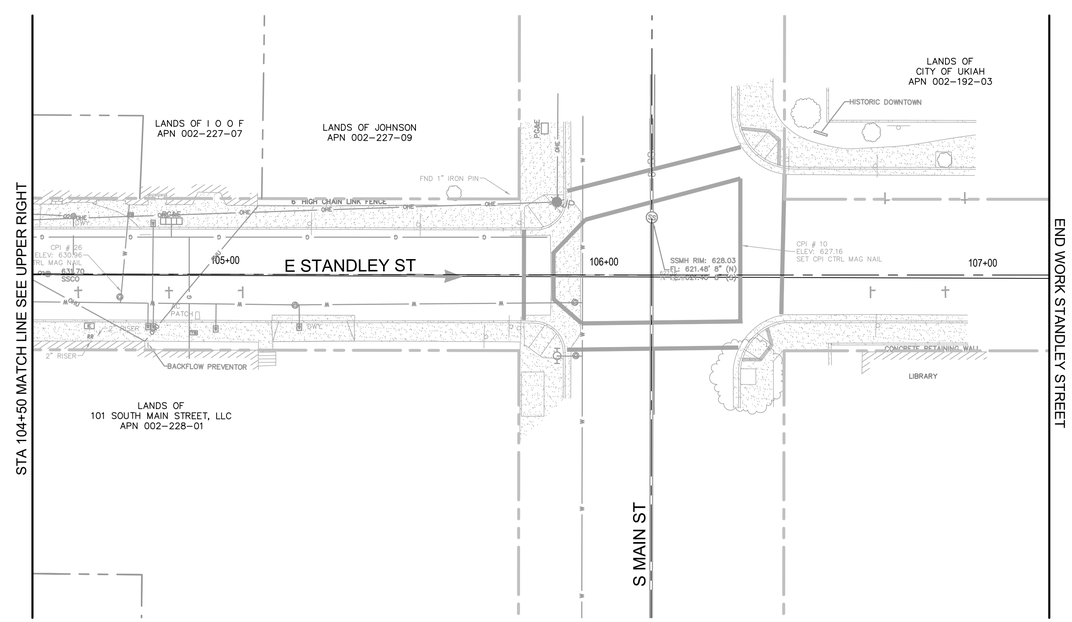


EXISTING CONDITION PLAN STANDLEY STREET

SCALE: 1" = 20'



EXISTING CONDITION PLAN STANDLEY STREET

SCALE: 1" = 20'

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10/24/2019

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1	10/24/2019	ISSUE FOR BID'S

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

EXISTING CONDITION PLAN
STANDLEY STREET STA. 100+00 - STA. 107+00

PROJ NO: 11191705

DRWN: CP CHKD: JS

EX-105

SHEET 13 OF 124

2019-10-30 3:08 PM KHARVEY
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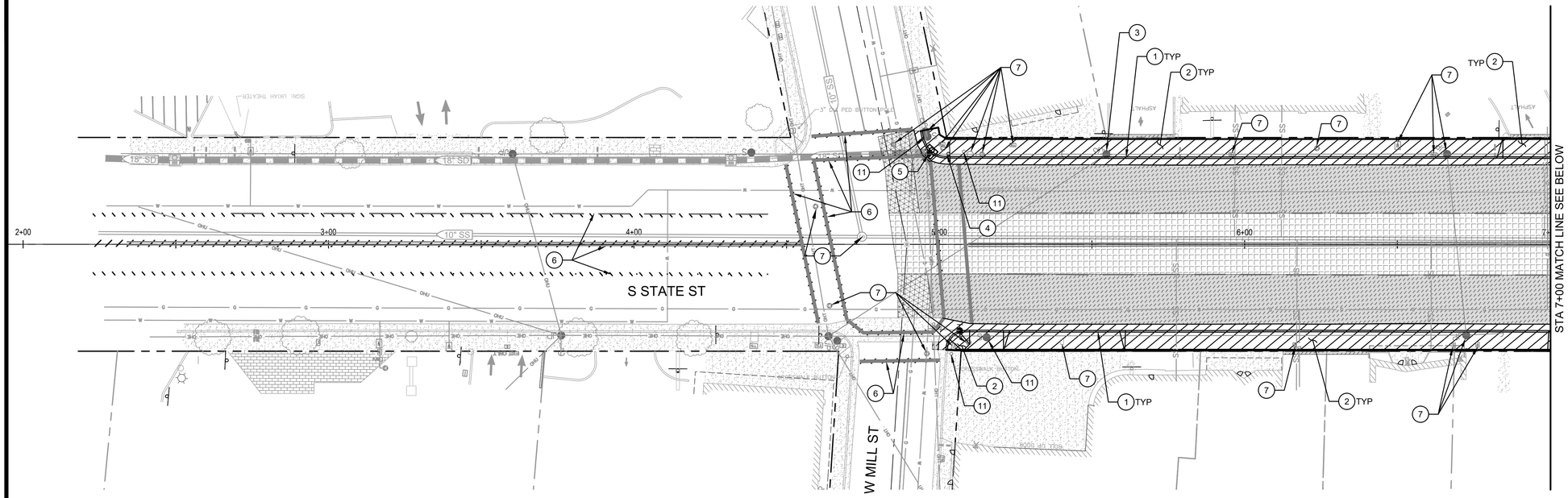
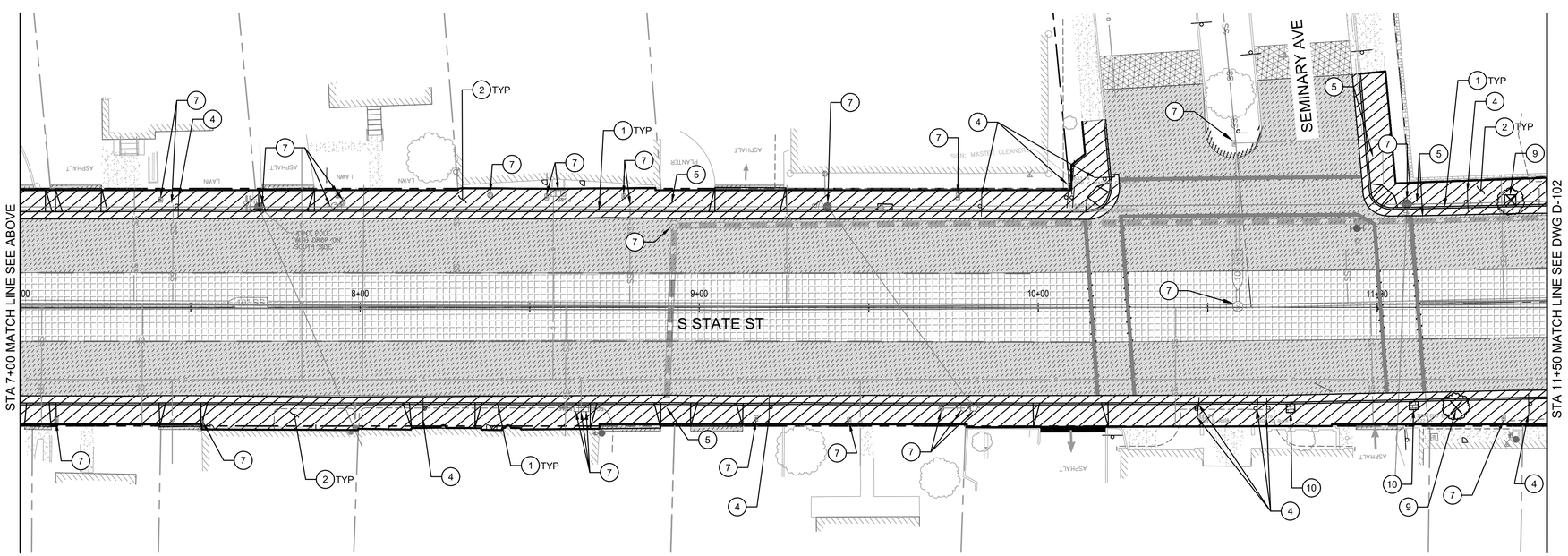


DEMOLITION PLAN STATE STREET

SCALE: 1" = 20'



DEMOLITION PLAN STATE STREET

SCALE: 1" = 20'

SHEET GENERAL NOTES

1. LOCATION OF EXISTING UTILITIES, STRUCTURES AND OBSTACLES SHOWN ON THE PLANS ARE FROM THE BEST INFORMATION AVAILABLE. EXACT LOCATION AND COMPLETENESS ARE NOT GUARANTEED.
2. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) AT (800) 227-2600 OR 811 A MINIMUM OF TWO WORKING DAYS PRIOR TO ANY EXCAVATION OR PLANNED WORK OPERATIONS FOR MARK OUTS OF EXISTING UNDERGROUND FACILITIES.
3. CONTRACTOR IS ADVISED OF THE PRESENCE OF SHALLOW STORM DRAINS THROUGHOUT THE PROJECT AREA. STORM DRAINS SHALL BE PROTECTED IN PLACE DURING ALL CONTRACT WORK.
4. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO START OF WORK.
5. EXISTING FEATURES TO BE DEMOLISHED ARE DISPLAYED DARKER ON THIS PLAN.
6. MANY OF THE EXISTING WATER LINES ALONG STATE STREET, PERKINS STREET AND STANDLEY STREET ARE ABANDONED AND NOT SHOWN ON THIS PLAN. SEE EXISTING CONDITION PLANS FOR LOCATION OF ABANDONED EXISTING WATER LINES.

SHEET KEYNOTES

1. REMOVE (E) CURB AND GUTTER.
2. REMOVE (E) SIDEWALK, DRIVEWAY AND CURB RAMPS.
3. REMOVE (E) STREET LIGHT.
4. REMOVE (E) SIGN.
5. REMOVE/RELOCATE(E) SD CATCH BASIN/SD MANHOLE.
6. REMOVE (E) PAVEMENT MARKINGS.
7. PROTECT (E) UTILITY IN PLACE. ADJUST TO GRADE IF NEEDED
8. NOT USED
9. REMOVE (E) TREE AND CONCRETE BORDER.
10. REMOVE (E) BRICK.
11. PROTECT (E) TRAFFIC SIGNAL. SEE TRAFFIC SIGNAL PLANS FOR SIGNAL MODIFICATIONS.

DEMOLITION LEGEND

- REMOVE CONCRETE CURB AND GUTTER, AND CONCRETE FLATWORK
- REMOVE (E) HMA PAVEMENT AND STRUCTURAL SECTION TO REQUIRED DEPTH
- REMOVE (E) HMA PAVEMENT TO PCC CONCRETE
- CLEAR AND GRUB AREA
- REMOVE CONCRETE PAVEMENT
- CONFORM GRIND FOR OVERLAY
- REMOVE (E) CONCRETE PAVERS
- REMOVE STRIPING
- REMOVE TREE

0 10' 20' 40'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

DEMOLITION PLAN
STATE STREET STA. 2+00 - STA. 11+50

PROJ NO: 11191705
DRWN: CP CHKD: JS

D-101

SHEET 14 OF 124

2019-10-30 3:09 PM KHARVEY
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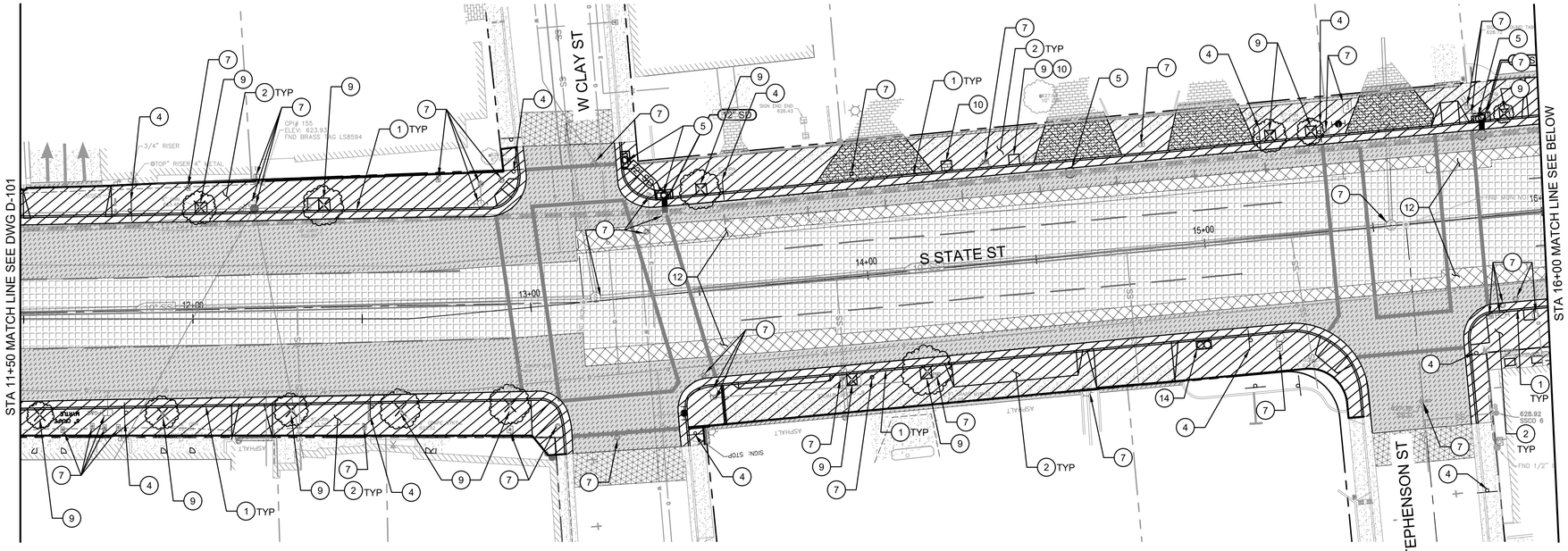
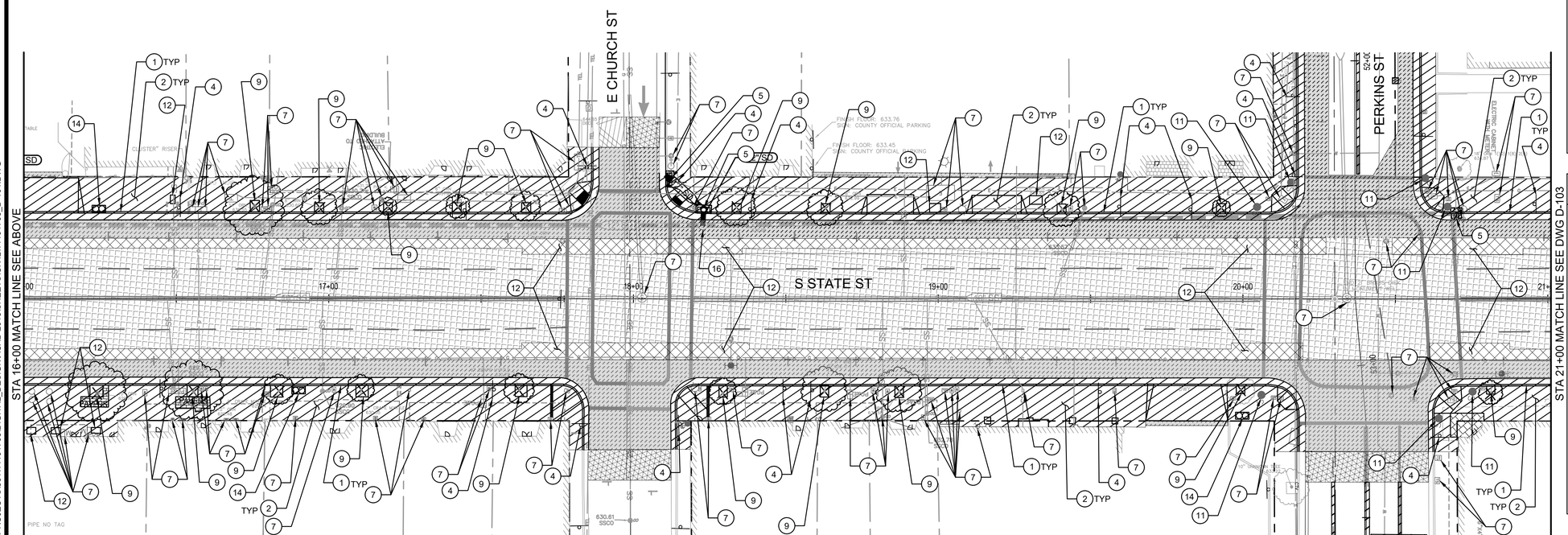


DEMOLITION PLAN STATE STREET

SCALE: 1" = 20'



DEMOLITION PLAN STATE STREET

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7. PROTECT (E) UTILITY IN PLACE. ADJUST TO GRADE IF NEEDED
8. NOT USED
9. REMOVE (E) TREE AND CONCRETE BORDER.
10. REMOVE (E) BRICK.
11. PROTECT (E) TRAFFIC SIGNAL. SEE TRAFFIC SIGNAL PLANS FOR SIGNAL MODIFICATIONS.
12. REMOVE (E) CONCRETE
13. REMOVE (E) NEWSPAPER BOX
14. REMOVE (E) TRASH CAN
16. REMOVE (E) SDMH LID. SEE UTILITY PLAN FOR IMPROVEMENTS

DEMOLITION LEGEND

- REMOVE CONCRETE CURB AND GUTTER, AND CONCRETE FLATWORK
- REMOVE (E) HMA PAVEMENT AND STRUCTURAL SECTION TO REQUIRED DEPTH
- REMOVE (E) HMA PAVEMENT TO PCC CONCRETE
- CLEAR AND GRUB AREA
- REMOVE CONCRETE PAVEMENT
- CONFORM GRIND FOR OVERLAY
- REMOVE (E) CONCRETE PAVERS
- REMOVE STRIPING
- REMOVE TREE

N

0 10' 20' 40'

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

DEMOLITION PLAN
STATE STREET STA. 11+50 - STA. 21+00

PROJ NO: 11191705
DRWN: CP CHKD: JS

D-102

SHEET 15 OF 124

2019-10-30 3:10 PM KHARVEY
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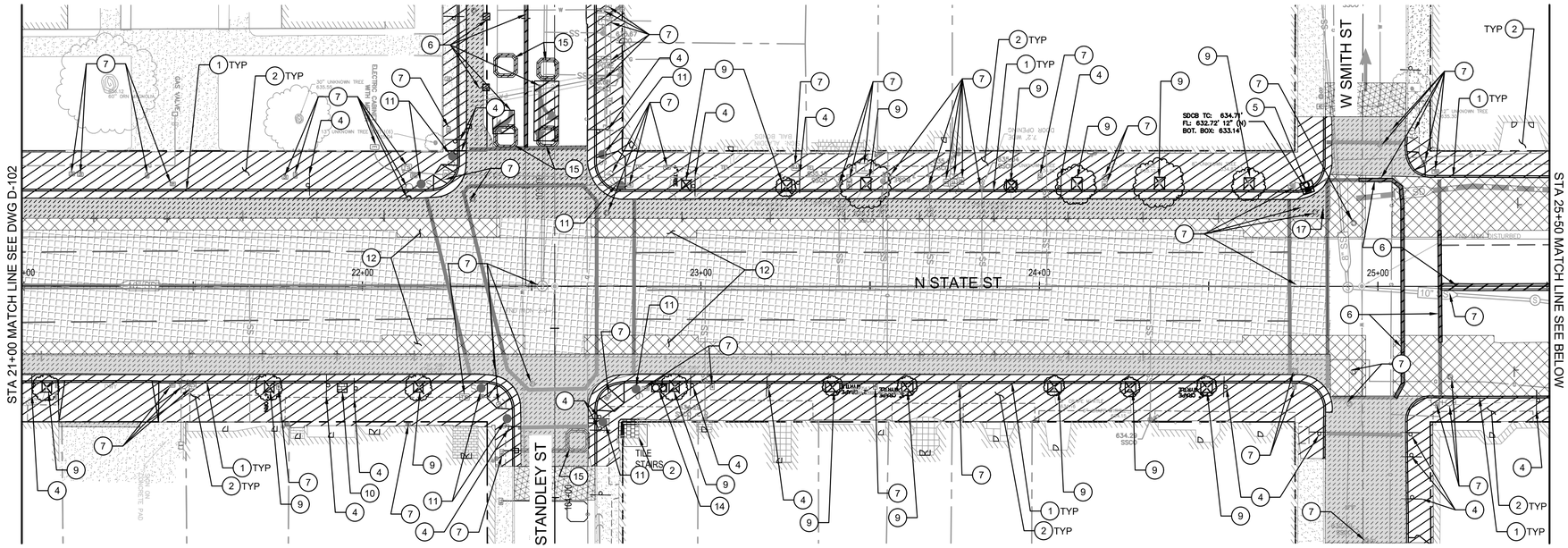
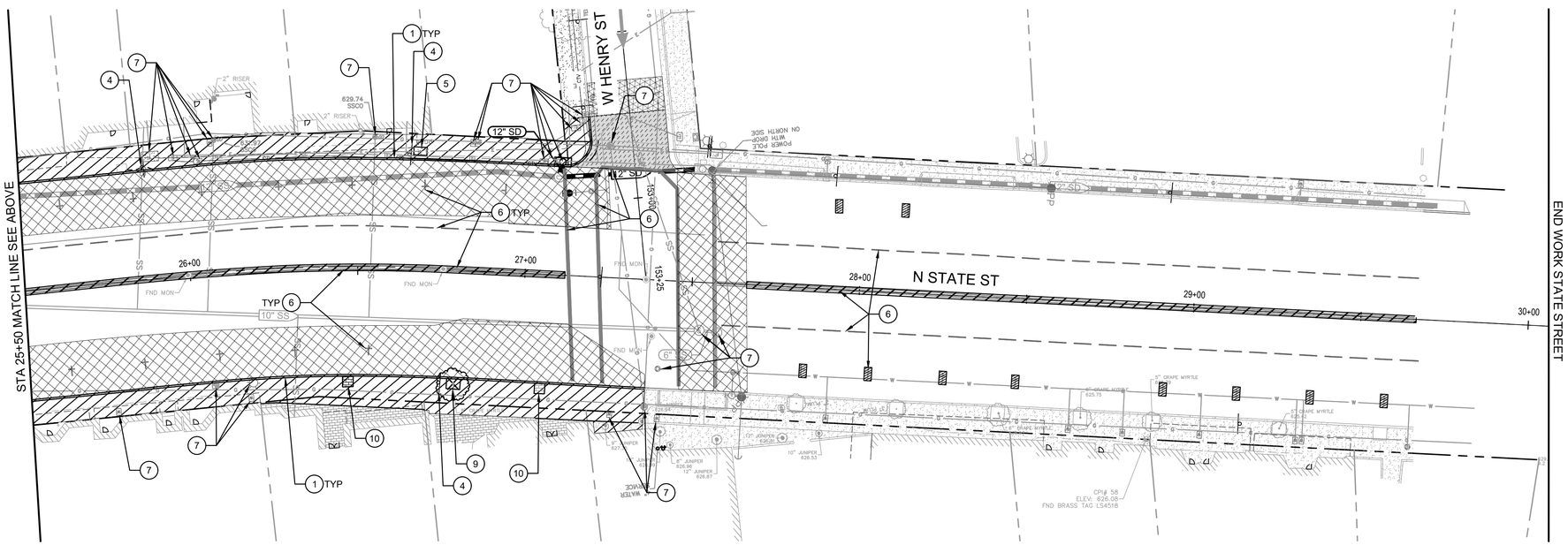


DEMOLITION PLAN STATE STREET

SCALE: 1" = 20'



DEMOLITION PLAN STATE STREET

SCALE: 1" = 20'

SHEET GENERAL NOTES

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6. REMOVE (E) PAVEMENT MARKINGS.
7. PROTECT (E) UTILITY IN PLACE. ADJUST TO GRADE IF NEEDED.
8. NOT USED
9. REMOVE (E) TREE AND CONCRETE BORDER.
10. REMOVE (E) BRICK.
11. PROTECT (E) TRAFFIC SIGNAL. SEE TRAFFIC SIGNAL PLANS FOR SIGNAL MODIFICATIONS.
12. REMOVE (E) CONCRETE
13. REMOVE (E) NEWSPAPER BOX
14. REMOVE(E) TRASH CAN
15. REMOVE (E) TRAFFIC DETECTOR LOOPS
17. REMOVE (E) STORM DRAIN PIPE

DEMOLITION LEGEND

- REMOVE CONCRETE CURB AND GUTTER, AND CONCRETE FLATWORK
- REMOVE (E) HMA PAVEMENT AND STRUCTURAL SECTION TO REQUIRED DEPTH
- REMOVE (E) HMA PAVEMENT TO PCC CONCRETE
- CLEAR AND GRUB AREA
- REMOVE CONCRETE PAVEMENT
- CONFORM GRIND FOR OVERLAY
- REMOVE (E) CONCRETE PAVERS
- REMOVE STRIPING
- REMOVE TREE

N

0 10' 20' 40'

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	10/30/2019	BID SET

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE
IMPROVEMENT PLAN
STATE STREET STA. 21+00 - STA. 30+00

PROJ NO: 11191705

DRWN: CP CHKD: JS

D-103

SHEET 16 OF 124

2019-10-30 3:10 PM KHARVEY
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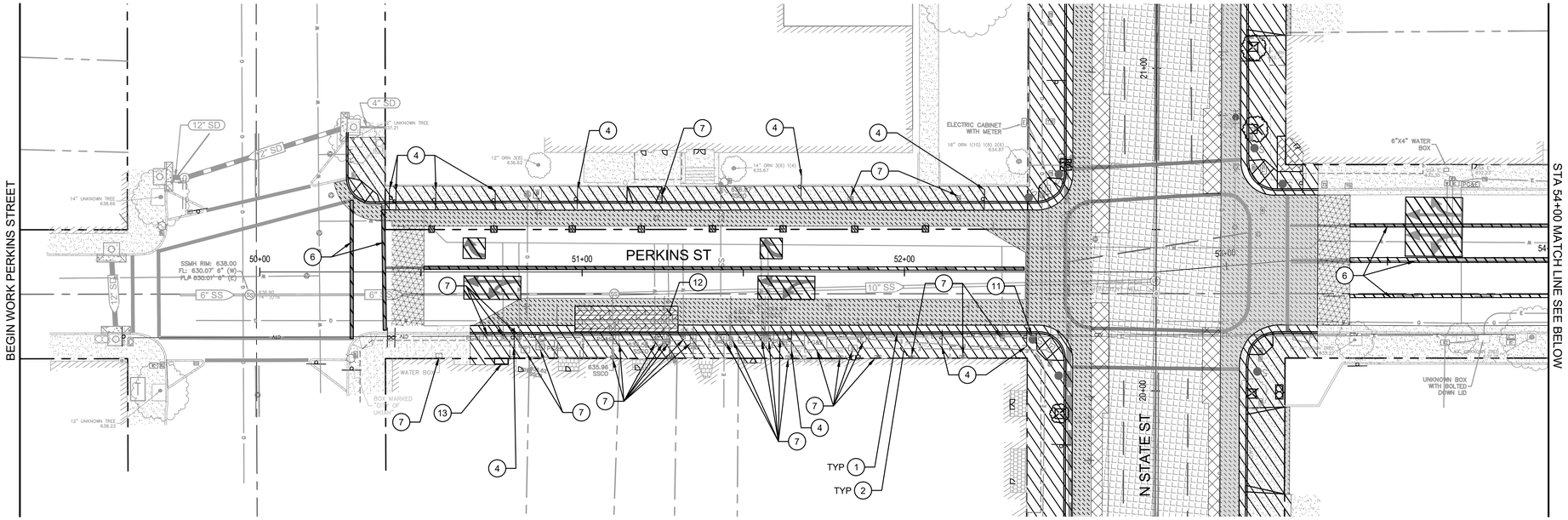
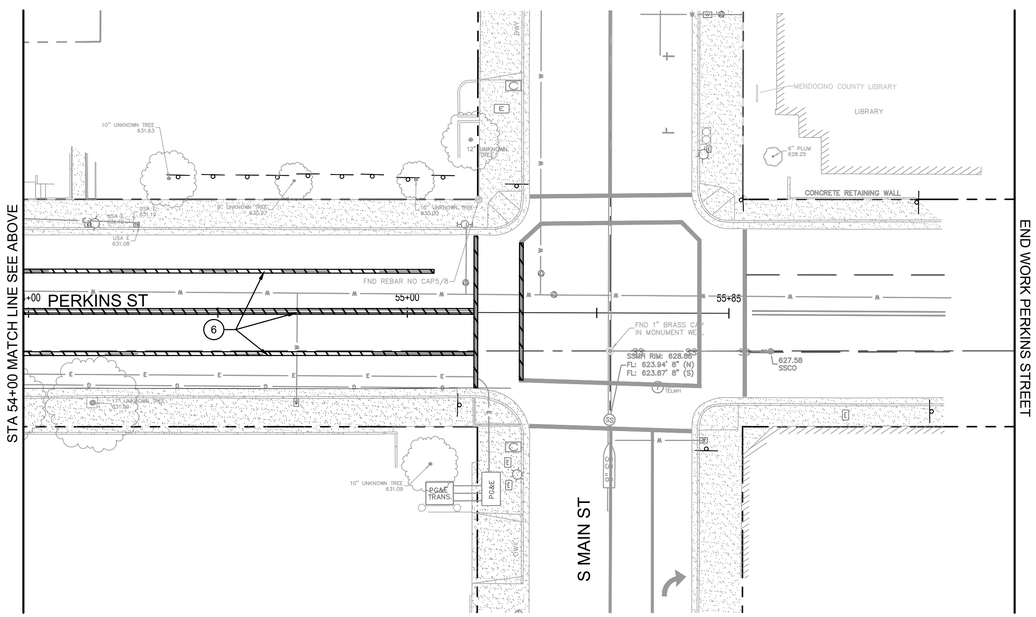


DEMOLITION PLAN PERKINS STREET

SCALE: 1" = 20'



DEMOLITION PLAN PERKINS STREET

SCALE: 1" = 20'

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12. REMOVE (E) CONCRETE
13. REMOVE (E) NEWSPAPER BOX
14. REMOVE (E) TRASH CAN

DEMOLITION LEGEND

- REMOVE CONCRETE CURB AND GUTTER, AND CONCRETE FLATWORK
- REMOVE (E) HMA PAVEMENT AND STRUCTURAL SECTION TO REQUIRED DEPTH
- REMOVE (E) HMA PAVEMENT TO PCC CONCRETE
- CLEAR AND GRUB AREA
- REMOVE CONCRETE PAVEMENT
- CONFORM GRIND FOR OVERLAY
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- REMOVE STRIPING
- REMOVE TREE

N

0 10' 20' 40'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IMPROVEMENT PLAN
PERKINS STREET STA. 50+00 - STA. 55+85

PROJ NO: 11191705

DRWN: CP CHKD: JS

D-104

SHEET 17 OF 124

2019-10-30 3:10 PM KHARVEY
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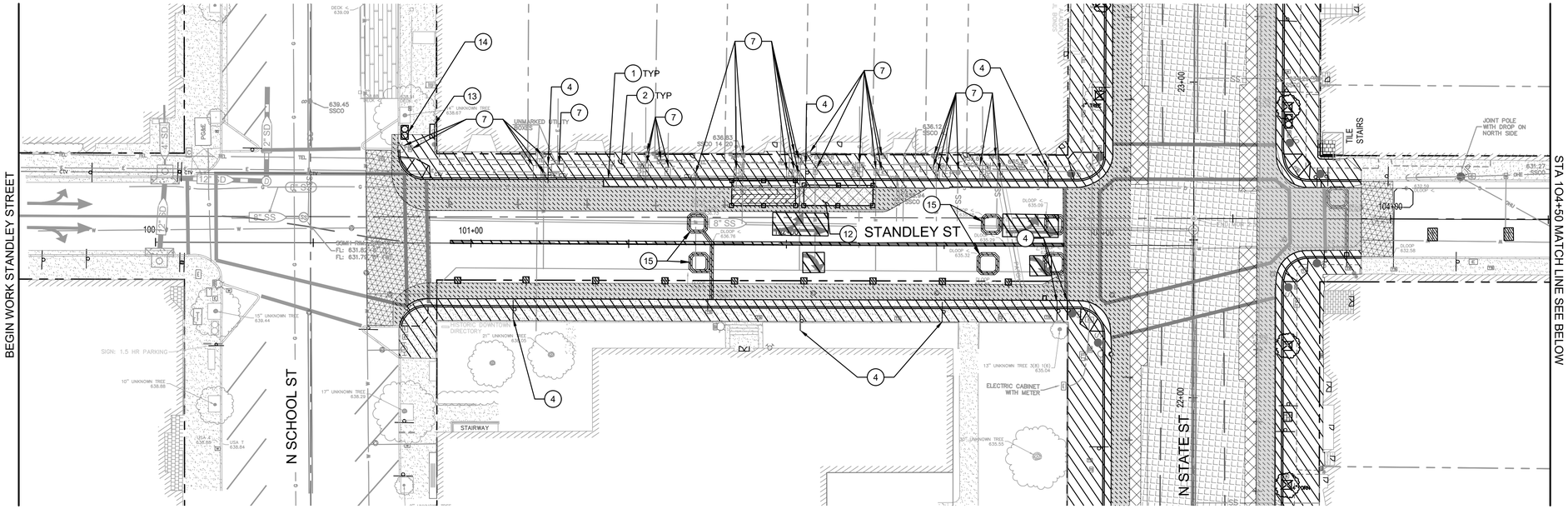
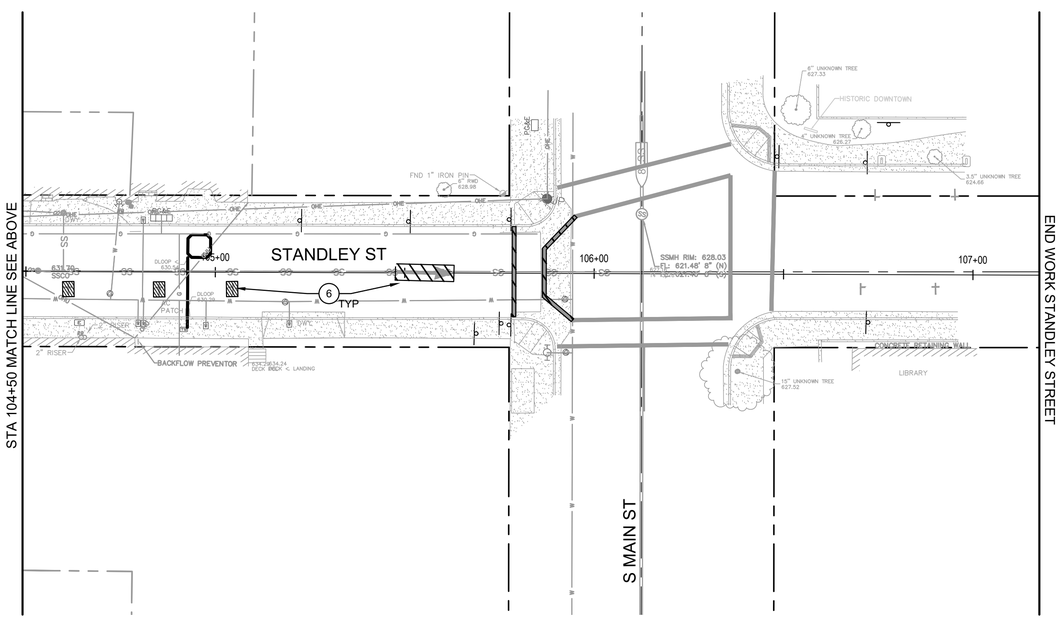


DEMOLITION PLAN STANDLEY STREET

SCALE: 1" = 20'



DEMOLITION PLAN STANDLEY STREET

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DEMOLITION LEGEND

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IMPROVEMENT PLAN
STANDLEY STREET STA. 100+00 - STA. 107+00

PROJ NO: 11191705

DRWN: CP CHKD: JS

D-105

SHEET 19 OF 124

2019-10-30 3:11 PM KHARVEY
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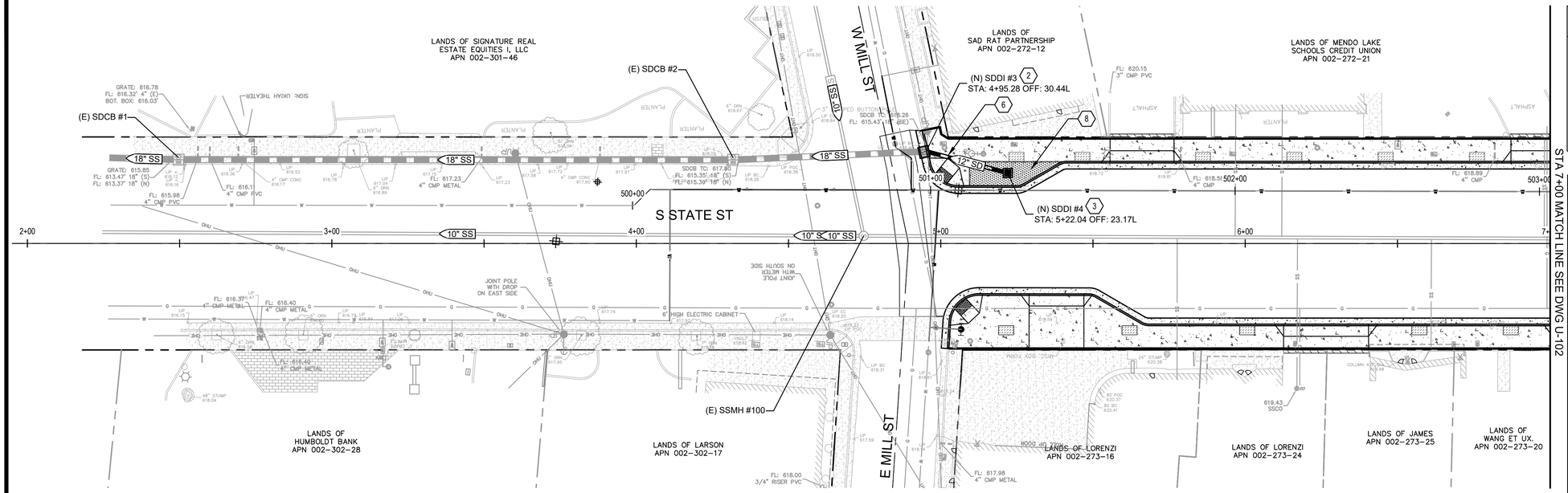


UTILITY PLAN STATE STREET

SCALE: 1" = 20'

UTILITY LEGEND

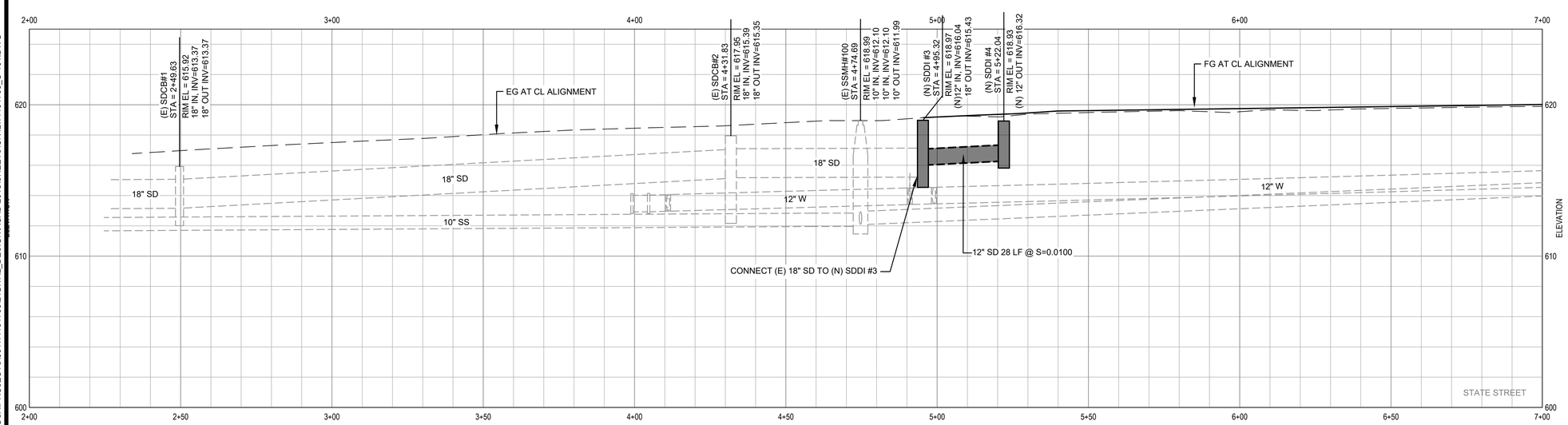
- CONCRETE SIDEWALK PER CITY STD 101 AND CITY STD 102 ON SHEET C-501. SEE LANDSCAPE PLANS FOR SCORE MARKS AND FINISHES
- BIORETENTION AREA. SEE DETAILS ON SHEET C-505 AND LANDSCAPE PLANS FOR PLANTING, IRRIGATION, AND OTHER DETAILS
- PLANTING AREA, SEE LANDSCAPE PLAN
- DG TREE WELL, SEE LANDSCAPE PLAN

SHEET GENERAL NOTES

1. ADJUST ALL UTILITY COVERS TO FINISH GRADE IN PAVEMENT OVERLAY AREAS.
2. REPLACE ALL (E) UTILITY COVERS AND BOXES WITH (N) UTILITY COVERS AND BOXES IN PAVEMENT RECONSTRUCTION AREAS.
3. COORDINATE WITH CITY OF UKIAH ELECTRIC DEPARTMENT ON ALL ELECTRICAL IMPROVEMENTS.

SHEET KEYNOTES

1. INSTALL CALTRANS PRECAST DRAINAGE INLET TYPE G0 PLAN D73E.
2. INSTALL CALTRANS PRECAST DRAINAGE INLET TYPE G0 PLAN D73E, CONNECT TO (E) STORM DRAIN.
3. INSTALL PRECAST 12X12 CONCRETE DROP INLET.
4. INSTALL PRECAST 12x12 CONCRETE DROP INLET WITH CUT IN TEE TO (E) STORM DRAIN.
5. INSTALL PRECAST 24X24 CONCRETE DROP INLET.
6. INSTALL RCP STORM DRAIN PIPE.
7. INSTALL PRECAST 24X24 DRAINAGE INLET WITH CAST IN PLACE FRAME AND TRAFFIC RATED GRATE.
8. INSTALL BIORETENTION AREA TYPE 1 (1 / C-505)
9. INSTALL BIORETENTION AREA TYPE 2 (2 / C-505)
10. INSTALL INFLOW CURB CUTOUT (3 / C-505)
11. INSTALL OVERFLOW CURB CUTOUT (4 / C-505)
12. ADJUST MANHOLE TO GRADE.
13. REMOVE MANHOLE, INSTALL RCP STORM DRAIN PIPE TO CONNECT EXISTING PIPES.



UTILITY PROFILE STATE STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

UTILITY PLAN & PROFILE
STATE STREET STA. 2+00 - STA. 7+00

PROJ NO: 11191705
DRWN: CP CHKD: JS

U-101

SHEET 19 OF 124

2019-10-30 3:12 PM KHARVEY
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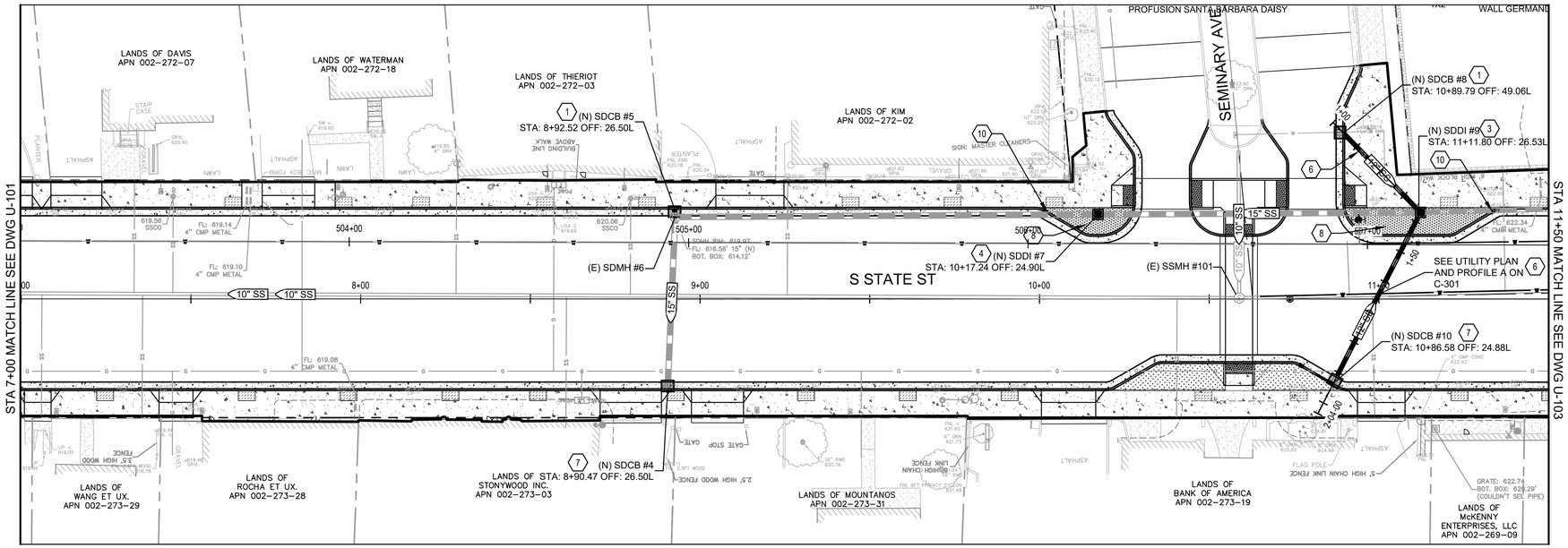

UTILITY PLAN STATE STREET

SCALE: 1" = 20'

SHEET GENERAL NOTES

1. ADJUST ALL UTILITY COVERS TO FINISH GRADE IN PAVEMENT OVERLAY AREAS.
2. REPLACE ALL (E) UTILITY COVERS AND BOXES WITH (N) UTILITY COVERS AND BOXES IN PAVEMENT RECONSTRUCTION AREAS.
3. COORDINATE WITH CITY OF UKIAH ELECTRIC DEPARTMENT ON ALL ELECTRICAL IMPROVEMENTS.

SHEET KEYNOTES

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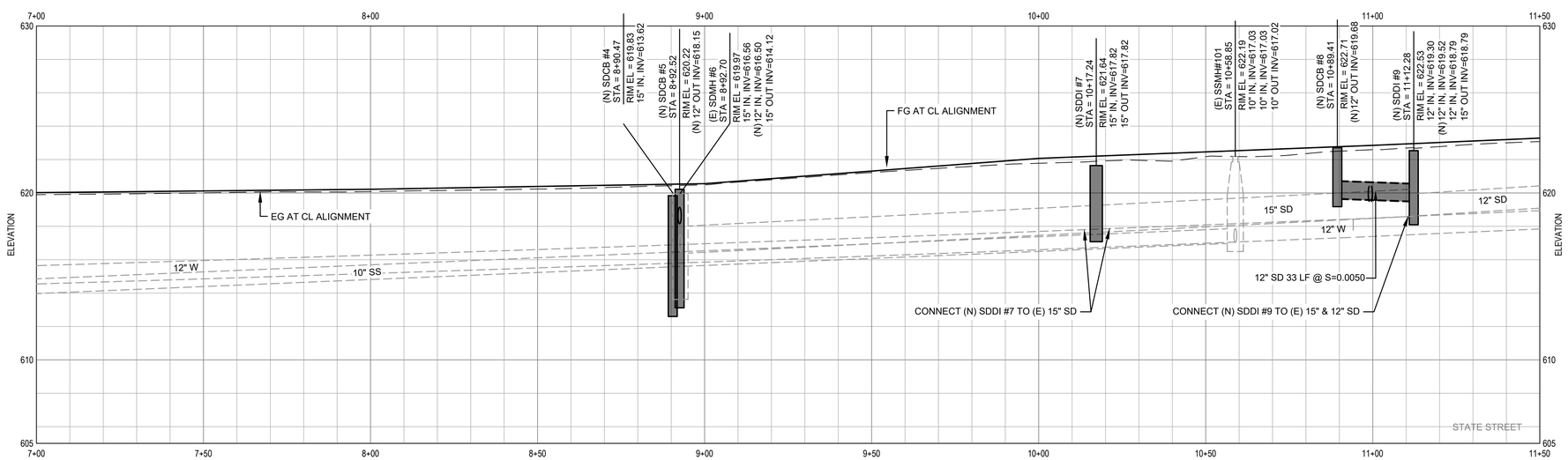
8. INSTALL BIORETENTION AREA TYPE 1 (1 / C-505)
9. INSTALL BIORETENTION AREA TYPE 2 (2 / C-505)
10. INSTALL INFLOW CURB CUTOUT (3 / C-505)
11. INSTALL OVERFLOW CURB CUTOUT (4 / C-505)
12. ADJUST MANHOLE TO GRADE.
13. REMOVE MANHOLE, INSTALL RCP STORM DRAIN PIPE TO CONNECT EXISTING PIPES.

UTILITY LEGEND

- CONCRETE SIDEWALK PER CITY STD 101 AND CITY STD 102 ON SHEET C-501. SEE LANDSCAPE PLANS FOR SCORE MARKS AND FINISHES
- BIORETENTION AREA. SEE DETAILS ON SHEET C-505 AND LANDSCAPE PLANS FOR PLANTING, IRRIGATION, AND OTHER DETAILS
- PLANTING AREA, SEE LANDSCAPE PLAN
- DG TREE WELL, SEE LANDSCAPE PLAN



UTILITY PROFILE STATE STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

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	10/30/2019	BID SET

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE
UTILITY PLAN & PROFILE
STATE STREET STA. 7+00 - STA. 11+50

PROJ NO: 11191705
DRWN: CP CHKD: JS

U-102

SHEET 20 OF 124

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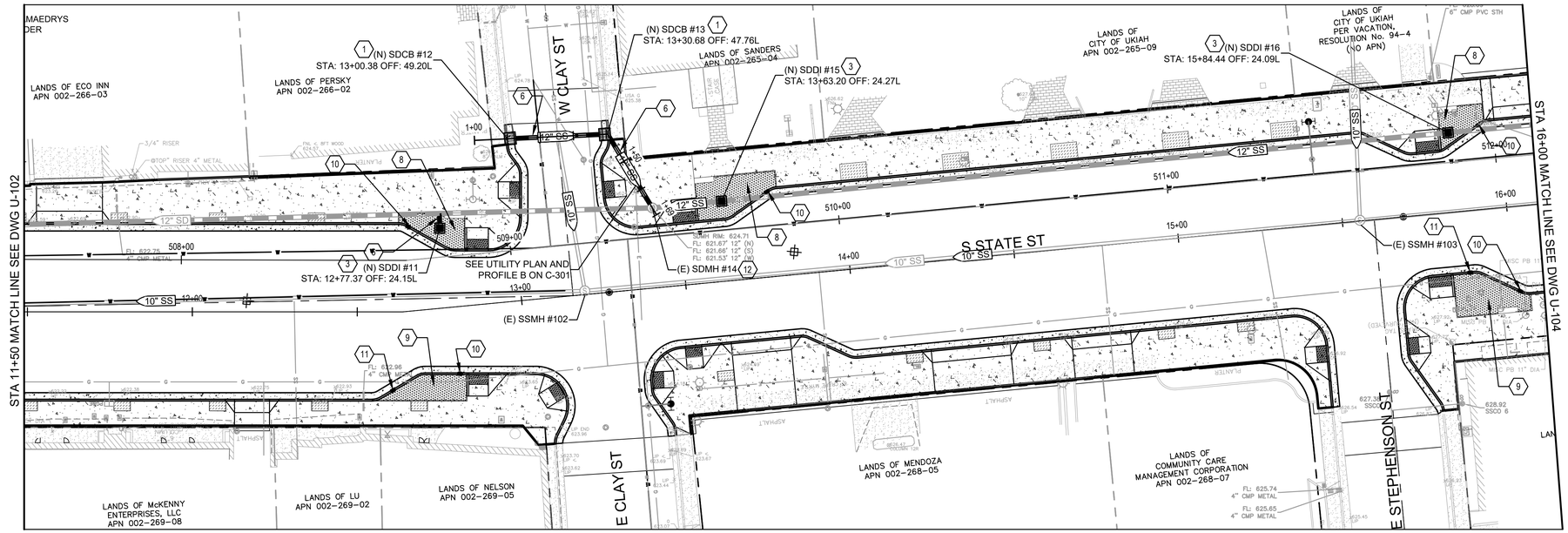

UTILITY PLAN STATE STREET

SCALE: 1" = 20'

UTILITY LEGEND

- CONCRETE SIDEWALK PER CITY STD 101 AND CITY STD 102 ON SHEET C-501. SEE LANDSCAPE PLANS FOR SCORE MARKS AND FINISHES
- BIORETENTION AREA. SEE DETAILS ON SHEET C-505 AND LANDSCAPE PLANS FOR PLANTING, IRRIGATION, AND OTHER DETAILS
- PLANTING AREA, SEE LANDSCAPE PLAN
- DG TREE WELL, SEE LANDSCAPE PLAN

SHEET GENERAL NOTES

1. ADJUST ALL UTILITY COVERS TO FINISH GRADE IN PAVEMENT OVERLAY AREAS.
2. REPLACE ALL (E) UTILITY COVERS AND BOXES WITH (N) UTILITY COVERS AND BOXES IN PAVEMENT RECONSTRUCTION AREAS.
3. COORDINATE WITH CITY OF UKIAH ELECTRIC DEPARTMENT ON ALL ELECTRICAL IMPROVEMENTS.

SHEET KEYNOTES

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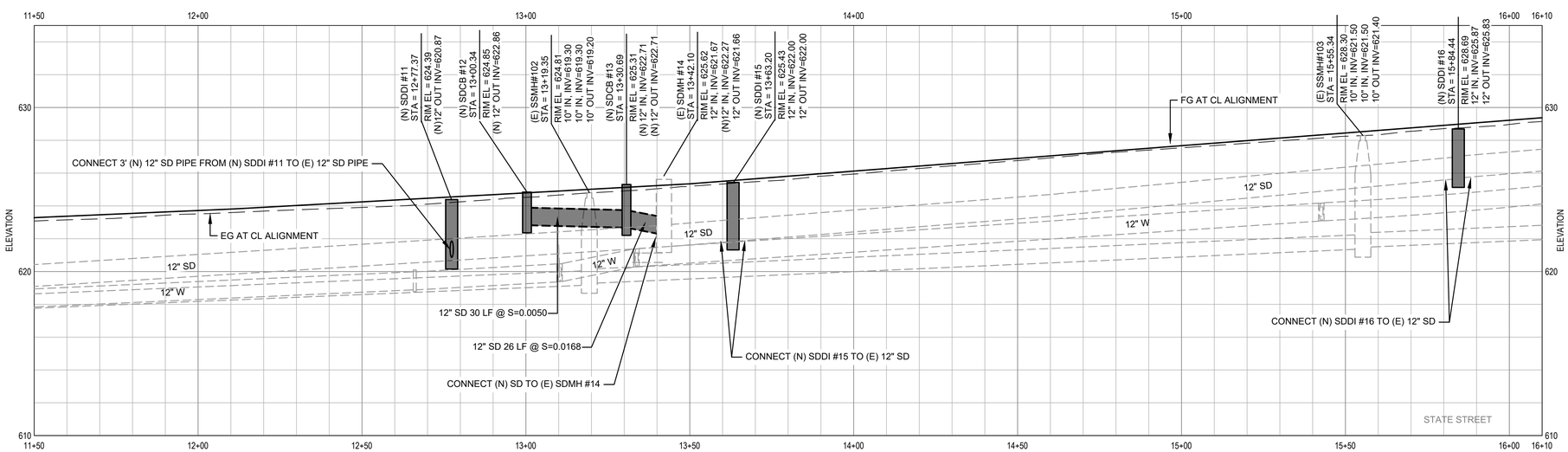
13. REMOVE MANHOLE, INSTALL RCP STORM DRAIN PIPE TO CONNECT EXISTING PIPES.

N

0 10' 20' 40'



UTILITY PROFILE STATE STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

UTILITY PLAN & PROFILE
STATE STREET STA. 11+50 - STA. 16+00

PROJ NO: 11191705
DRWN: CP CHKD: JS

U-103

SHEET 21 OF 124

2019-10-30 3:12 PM KHARVEY
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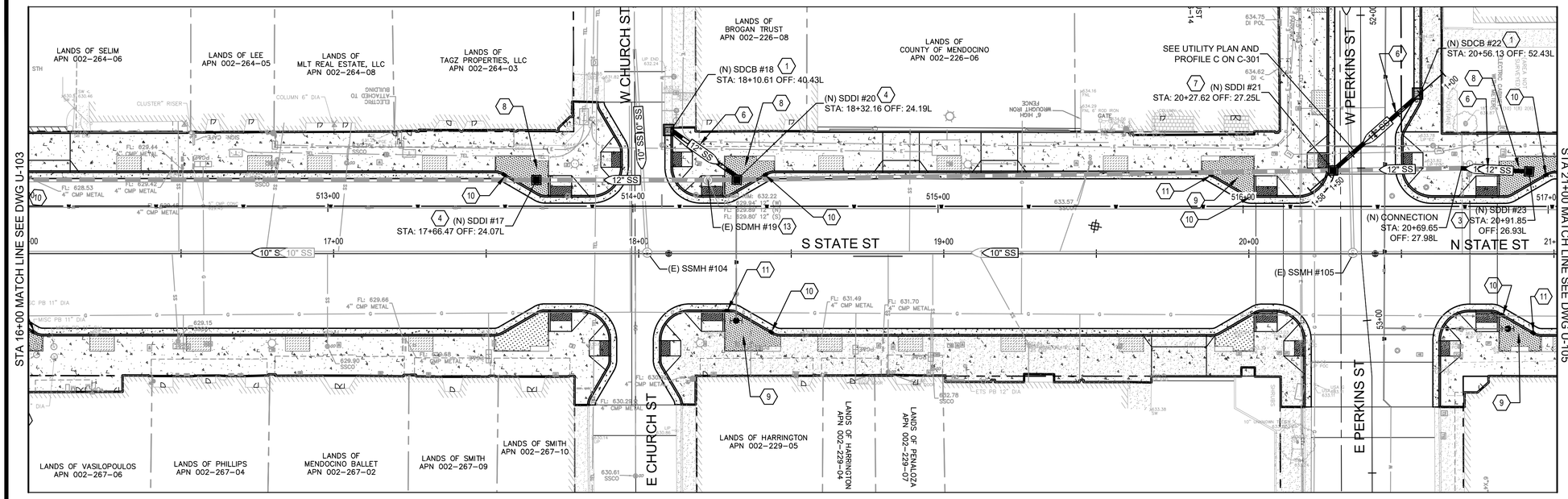

UTILITY PLAN STATE STREET

SCALE: 1" = 20'

UTILITY LEGEND

- CONCRETE SIDEWALK PER CITY STD 101 AND CITY STD 102 ON SHEET C-501. SEE LANDSCAPE PLANS FOR SCORE MARKS AND FINISHES
- BIORETENTION AREA. SEE DETAILS ON SHEET C-505 AND LANDSCAPE PLANS FOR PLANTING, IRRIGATION, AND OTHER DETAILS
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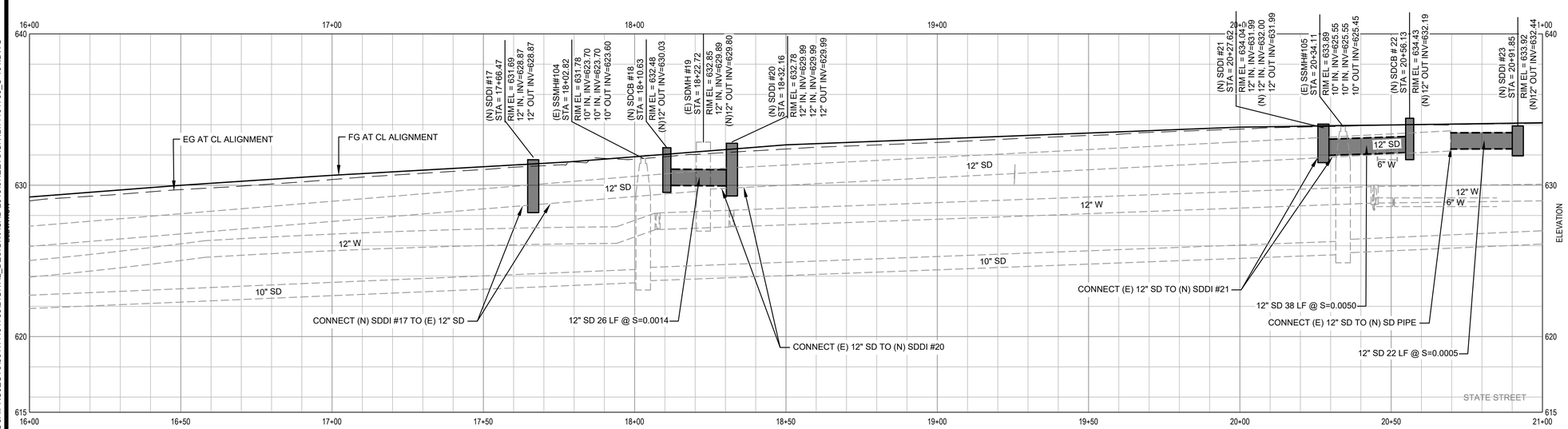

UTILITY PROFILE STATE STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

UTILITY PLAN & PROFILE
STATE STREET STA. 16+00 - STA. 21+00

PROJ NO: 11191705
DRWN: CP CHKD: JS

U-104

SHEET 22 OF 124

2019-10-30 3:13 PM KHARVEY
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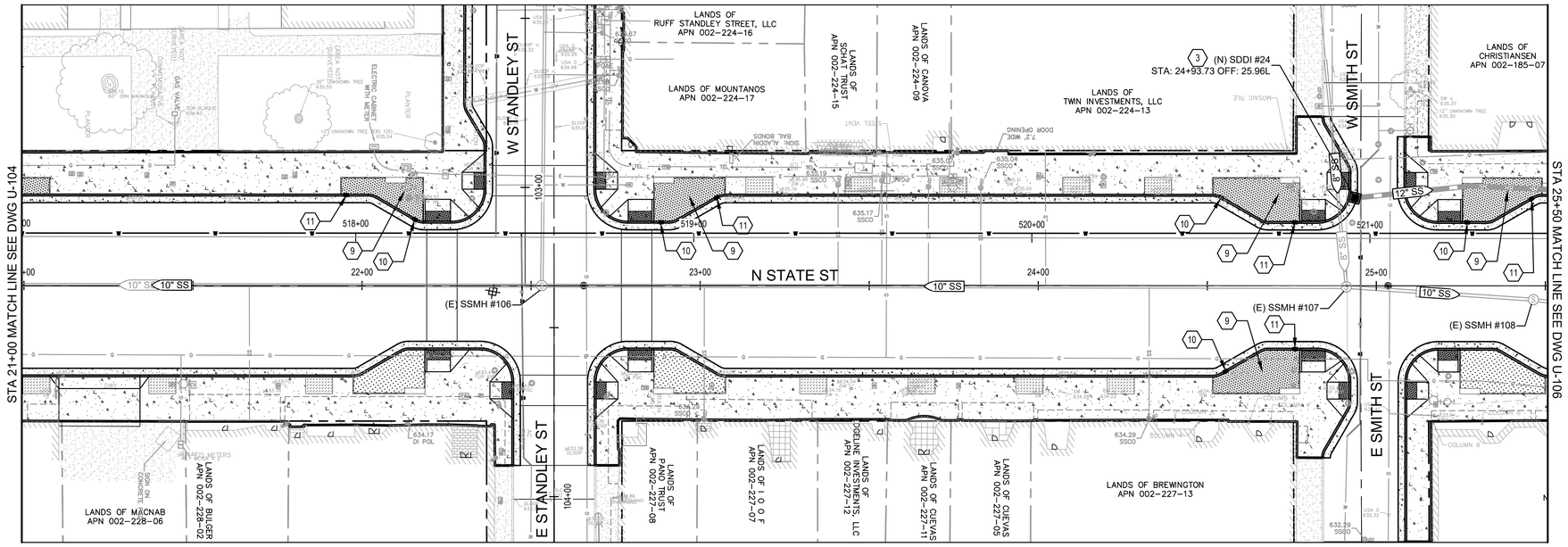

UTILITY PLAN STATE STREET

SCALE: 1" = 20'

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N

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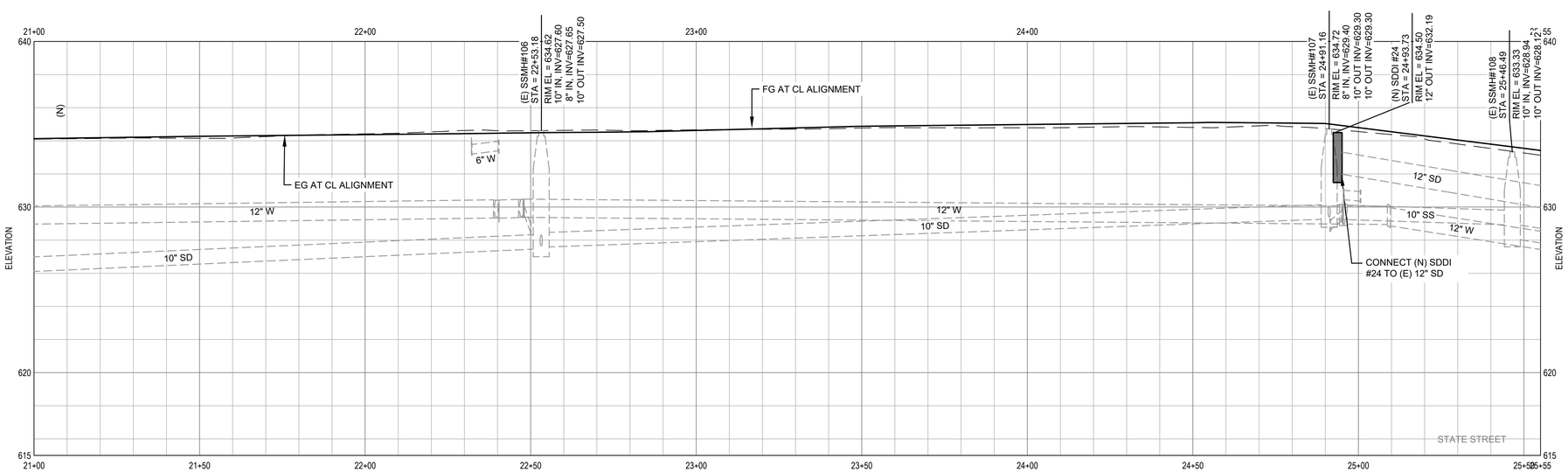

UTILITY PROFILE STATE STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

UTILITY PLAN & PROFILE
STATE STREET STA. 21+00 - STA. 25+50

PROJ NO: 11191705
DRWN: CP CHKD: JS

U-105

SHEET 23 OF 124

2019-10-30 3:13 PM KHARVEY
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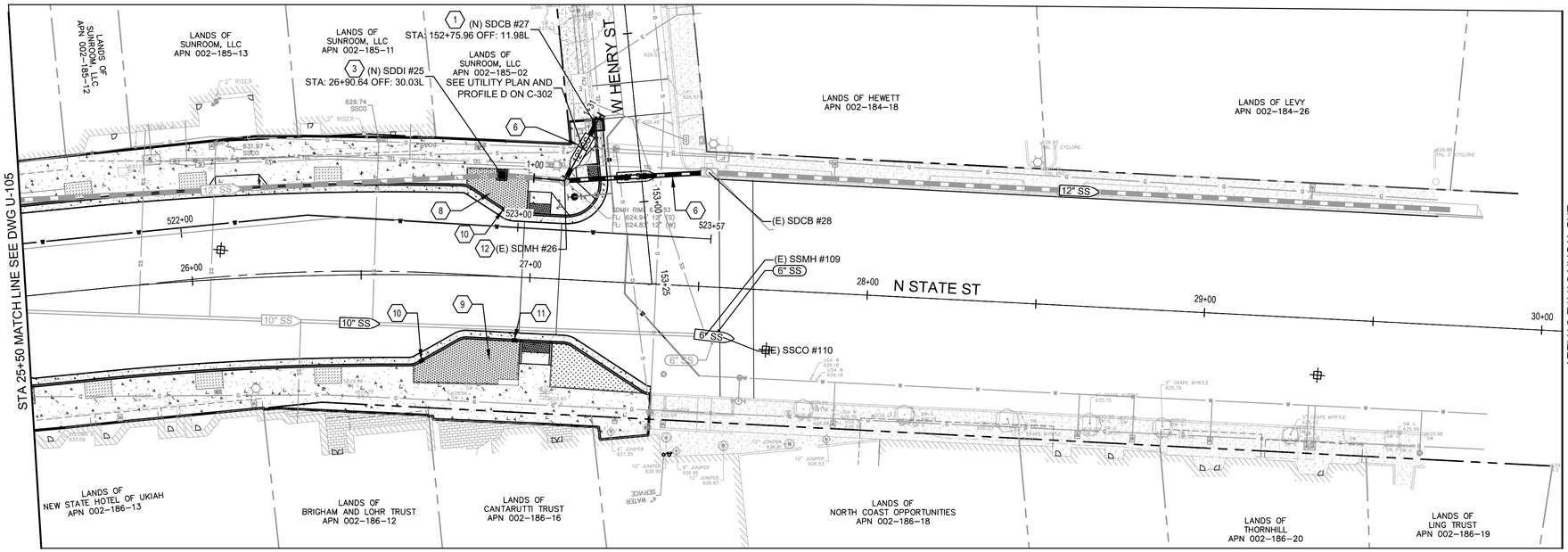

UTILITY PLAN STATE STREET

SCALE: 1" = 20'

UTILITY LEGEND

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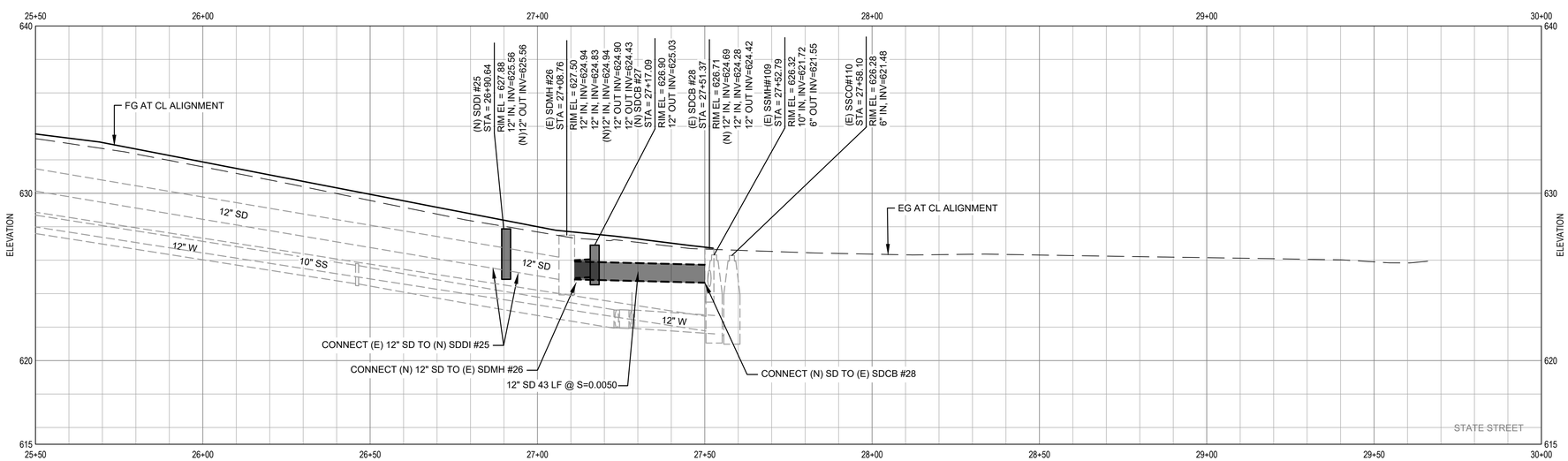

UTILITY PROFILE STATE STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

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CITY OF UKIAH
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UTILITY PLAN & PROFILE
STATE STREET STA. 25+50 - STA. 30+00

PROJ NO: 11191705
DRWN: CP CHKD: JS

U-106

SHEET 24 OF 124

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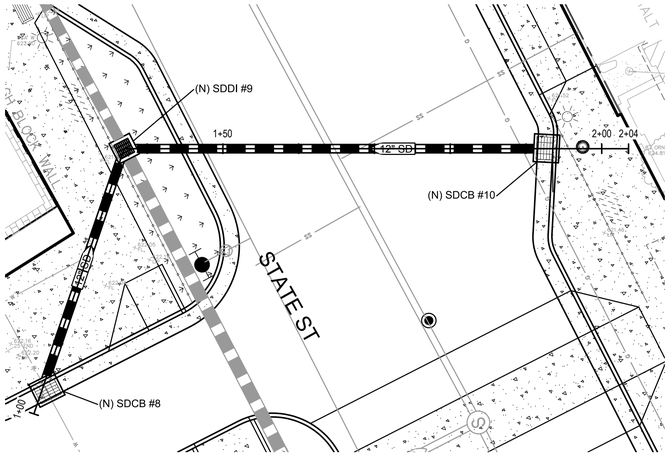
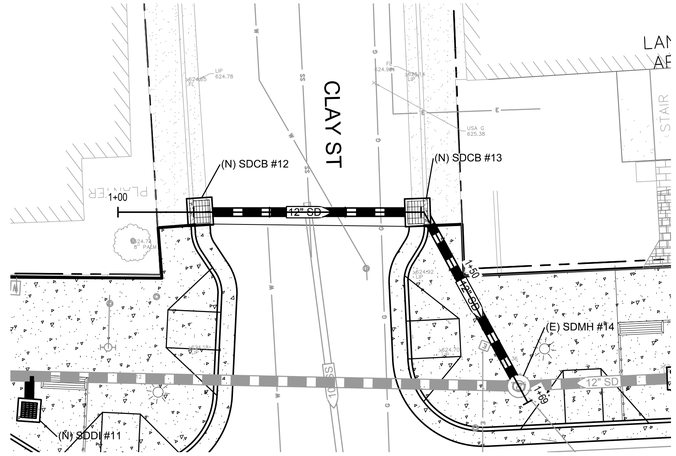


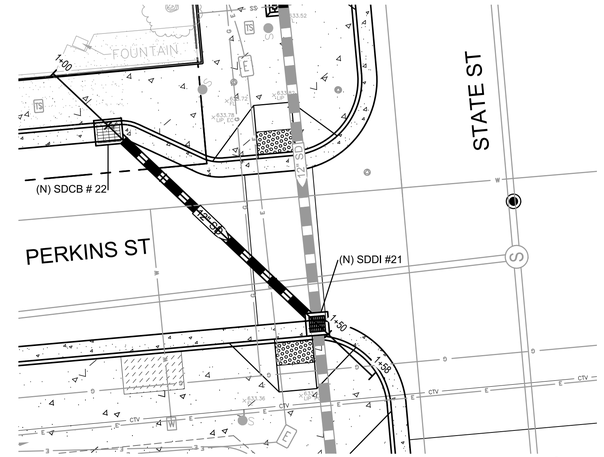
UTILITY PLAN A STATE STREET - SD @ 11+00

SCALE: 1" = 10'



UTILITY PLAN B STATE STREET - SD @ CLAY ST

SCALE: 1" = 10'

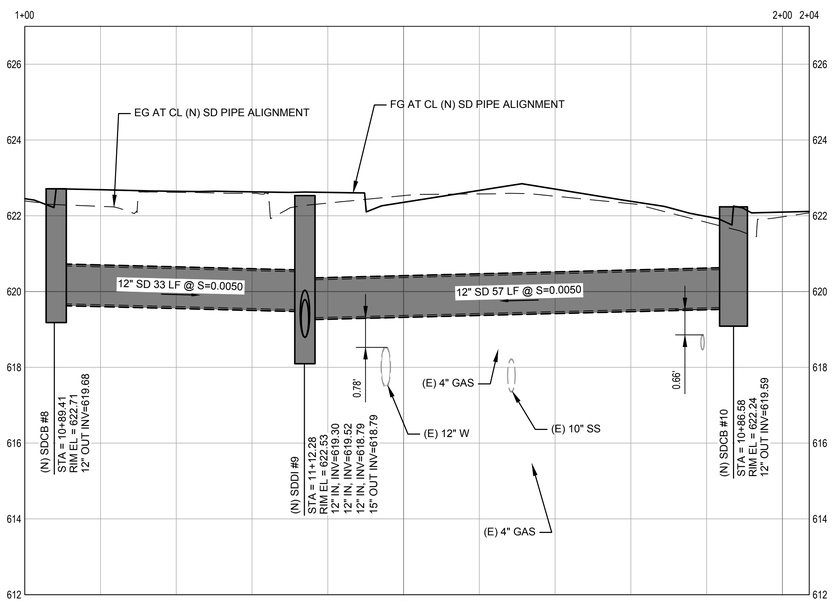


UTILITY PLAN C STATE STREET - SD @ PERKINS ST

SCALE: 1" = 10'

SHEET GENERAL NOTES

1. SEE UTILITY PLAN AND PROFILE SHEETS FOR ADDITIONAL INFORMATION NOT SHOWN.

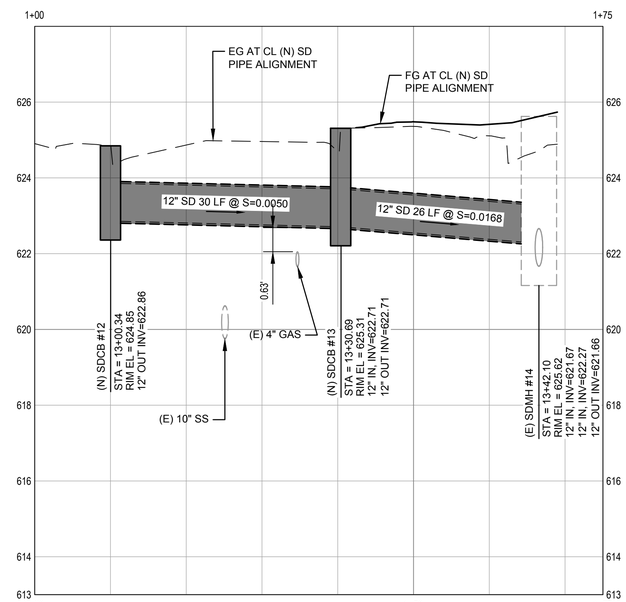


UTILITY PROFILE A STATE STREET - SD @ 11+00

SCALE: 1" = 10'

HORIZ 0 10' 20'

VERT 0 2' 4'

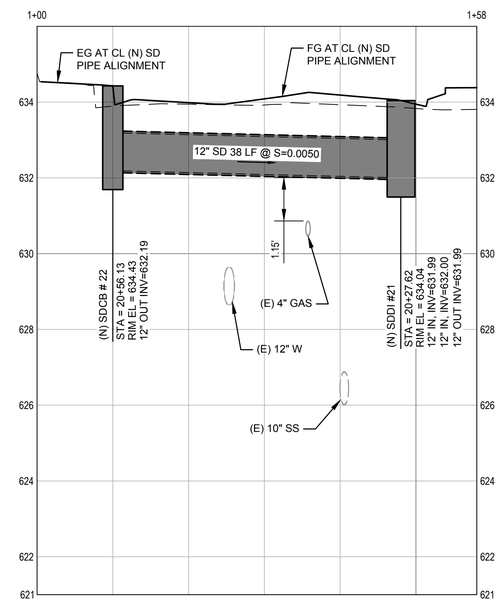


UTILITY PROFILE B STATE STREET - SD @ CLAY ST

SCALE: 1" = 10'

HORIZ 0 10' 20'

VERT 0 2' 4'



UTILITY PROFILE C STATE STREET - SD @ PERKINS ST

SCALE: 1" = 10'

HORIZ 0 10' 20'

VERT 0 2' 4'

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REGISTERED PROFESSIONAL ENGINEER
No. C68304
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STATE OF CALIFORNIA

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

UTILITY CROSSING PLAN AND PROFILE - 1

PROJ NO: 11191705

DRWN: CP CHKD: JS

U-301

SHEET 25 OF 124

2019-10-30 3:50 PM CRPHELPS
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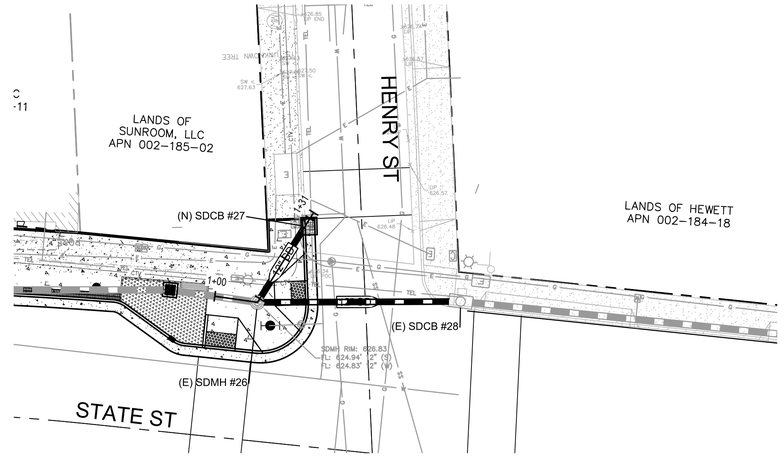
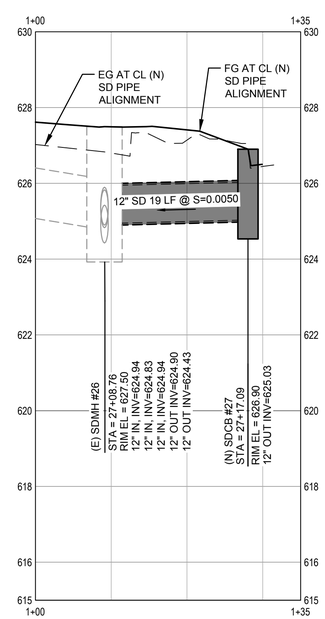


UTILITY PLAN D STATE STREET - SD @ HENRY ST

SCALE: 1" = 10'

0 10' 20'

N



UTILITY PROFILE D STATE STREET - SD @ HENRY ST

SCALE: 1" = 10'

HORIZ 0 10' 20'

VERT 0 2' 4'

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W www.ghd.com

REGISTERED PROFESSIONAL ENGINEER
JAMES SCOTT HELPS
No. C08304
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

10/24/2019

BAR IS ONE INCH ON ORIGINAL DRAWING
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MARK	DATE	DESCRIPTION
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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

UTILITY CROSSING PLAN AND PROFILE - 2

PROJ NO: 11191705

DRWN: CP CHKD: JS

U-302

SHEET 26 OF 124

2019-10-30 3:50 PM CRPHELPS
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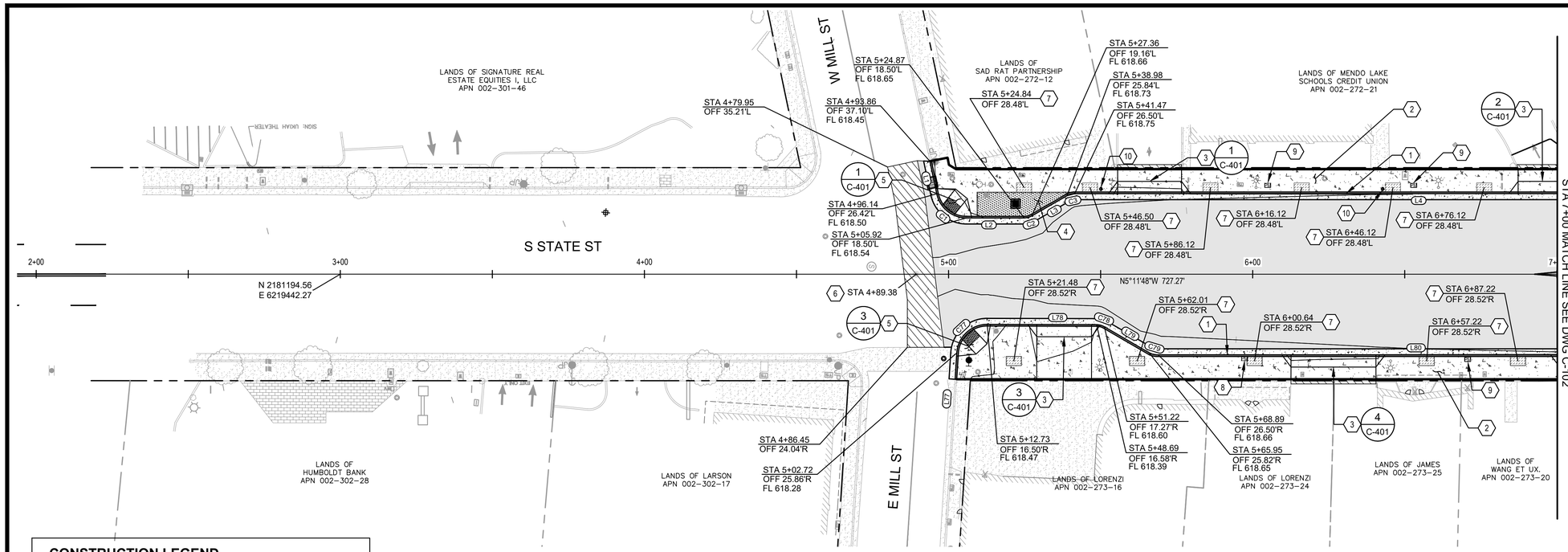


IMPROVEMENT PLAN STATE STREET

SCALE: 1" = 20'

0 10' 20' 40'

N

CONSTRUCTION LEGEND

- HMA PAVEMENT PER TYPICAL SECTIONS ON SHEETS G-006, G-007, AND G-008
- CONCRETE CURB AND GUTTER PER CITY STD 102 ON SHEET C-501
- CONCRETE SIDEWALK PER CITY STD 101 AND CITY STD 102 ON SHEET C-501. SEE LANDSCAPE PLANS FOR SCORE MARKS AND FINISHES
- BIORETENTION AREA. SEE DETAILS ON SHEET C-505 AND LANDSCAPE PLANS FOR PLANTING, IRRIGATION, AND OTHER DETAILS
- PLANTING AREA, SEE LANDSCAPE PLAN
- (N) OVERLAY TO (E) PAVEMENT CONFORM PER DETAIL 1 ON SHEET C-505
- DG TREE WELL, SEE LANDSCAPE PLAN

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	10.92	N72°46'51"E
L2	18.95	N5°11'48"W
L3	13.40	S35°03'43"E
L4	457.23	N5°11'48"W
L77	38.85	S88°27'45"W
L78	35.97	N5°03'43"W
L79	17.06	N24°56'17"E
L80	451.14	N5°11'48"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	13.61	10.00	77°58'40"
C2	2.61	5.00	29°51'55"
C3	2.61	5.00	29°51'55"
C77	15.09	10.00	86°28'32"
C78	2.62	5.00	30°00'00"
C79	2.63	5.00	30°08'05"

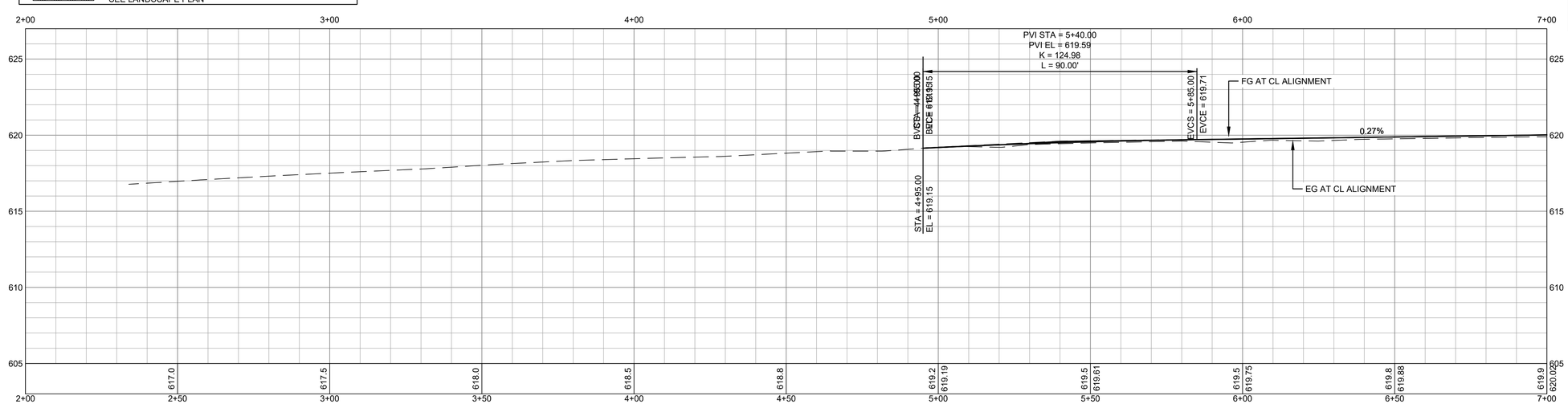
SHEET GENERAL NOTES

1. CONTRACTOR SHALL PERFORM ALL UNDERGROUND UTILITY WORK, CONCRETE WORK, SURFACE RESTORATION WORK, AND PERFORM ALL DIGOUT AND REPAIR WORK, SUCH AS PLACING LEVELING COURSE AND SEPARATION FABRIC, PRIOR TO FINAL HOT MIX PAVING.
2. APPLY TACK COAT TO ALL ADJACENT (E) AC IMPROVEMENTS OR CONCRETE SURFACES AND AT JOINT BETWEEN (E) AND (N) IMPROVEMENTS.
3. SEE SHEETS G-006, G-007, AND G-008 FOR TYPICAL SECTIONS.
4. SEE CURB RAMPS AND DRIVEWAYS ENLARGED PLANS FOR HORIZONTAL AND VERTICAL INFORMATION NOT SHOWN.

SHEET KEYNOTES

1. INSTALL CURB AND GUTTER PER CITY STANDARD 102 (102 / C-501)
2. INSTALL SIDEWALK PER CITY STANDARD 102 (102 / C-501)
3. INSTALL DRIVEWAY APPROACH PER CITY STANDARD 102 (102 / C-501)
4. INSTALL BIORETENTION AREA. SEE UTILITY AND LANDSCAPE PLANS
5. INSTALL CURB RAMP PER CITY STANDARD 111 (111 / C-501)
6. INSTALL STREET MONUMENT PER CITY STANDARD 140 (140 / C-501)
7. TREE AND TREE WELL. SEE LANDSCAPE PLAN FOR DETAILS
8. INSTALL SINGLE HEAD PARKING METER POST.
9. INSTALL DOUBLE HEAD PARKING METER POST.
10. CORE AND INSTALL 1-1/2" DIAMETER 4" LONG PVC SLEEVE FOR FLAG POLE POST.

LOCATION OF EXISTING UTILITIES AND STRUCTURES ARE FROM AVAILABLE RECORD MAPS, EXACT LOCATION AND COMPLETENESS ARE NOT GUARANTEED. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 OR DIAL 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION AND POTHOLE FOR EXACT LOCATION.



IMPROVEMENT PROFILE STATE STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

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0 1"

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IMPROVEMENT PLAN & PROFILE
STATE STREET STA. 2+00 - STA. 7+00

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-101

SHEET 27 OF 124

2019-10-30 3:17 PM KHARVEY
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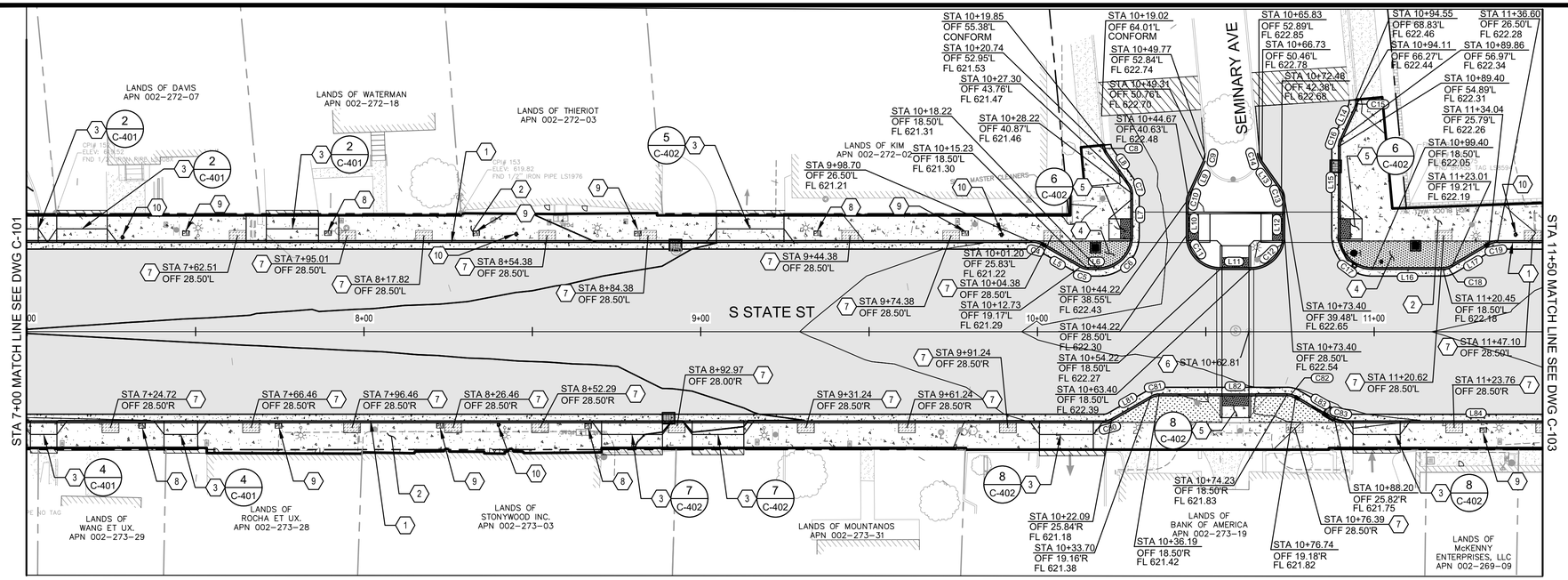

IMPROVEMENT PLAN STATE STREET

SCALE: 1" = 20'

0 10' 20' 40'

N

SHEET GENERAL NOTES

1. CONTRACTOR SHALL PERFORM ALL UNDERGROUND UTILITY WORK, CONCRETE WORK, SURFACE RESTORATION WORK, AND PERFORM ALL DIGOUT AND REPAIR WORK, SUCH AS PLACING LEVELING COURSE AND SEPARATION FABRIC, PRIOR TO FINAL HOT MIX PAVING.
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3. SEE SHEETS G-006, G-007, AND G-008 FOR TYPICAL SECTIONS.
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SHEET KEYNOTES

1. INSTALL CURB AND GUTTER PER CITY STANDARD 102 (102 / C-501)
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CONSTRUCTION LEGEND

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- CONCRETE CURB AND GUTTER PER CITY STD 102 ON SHEET C-501
- CONCRETE SIDEWALK PER CITY STD 101 AND CITY STD 102 ON SHEET C-501. SEE LANDSCAPE PLANS FOR SCORE MARKS AND FINISHES
- BIORETENTION AREA. SEE DETAILS ON SHEET C-505 AND LANDSCAPE PLANS FOR PLANTING, IRRIGATION, AND OTHER DETAILS
- PLANTING AREA, SEE LANDSCAPE PLAN
- (N) OVERLAY TO (E) PAVEMENT CONFORM PER DETAIL 1 ON SHEET C-505
- DG TREE WELL, SEE LANDSCAPE PLAN

LINE TABLE

LINE #	LENGTH	DIRECTION
L5	13.32	S24°48'12"W
L6	2.99	N5°11'48"W
L7	12.37	N84°48'12"E
L8	11.28	N49°23'58"E
L9	11.15	S70°36'02"E
L10	10.05	N84°48'12"E
L11	9.18	N5°11'48"W
L12	10.98	N84°48'12"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L13	9.92	N49°23'58"E
L14	10.23	S70°36'02"E
L15	26.39	N84°48'12"E
L16	21.05	N5°11'48"W
L17	12.84	N36°02'44"W
L81	13.40	N35°03'43"W
L82	38.04	N5°11'48"W
L83	13.25	N24°55'36"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L84	163.72	N5°11'48"W

CURVE TABLE

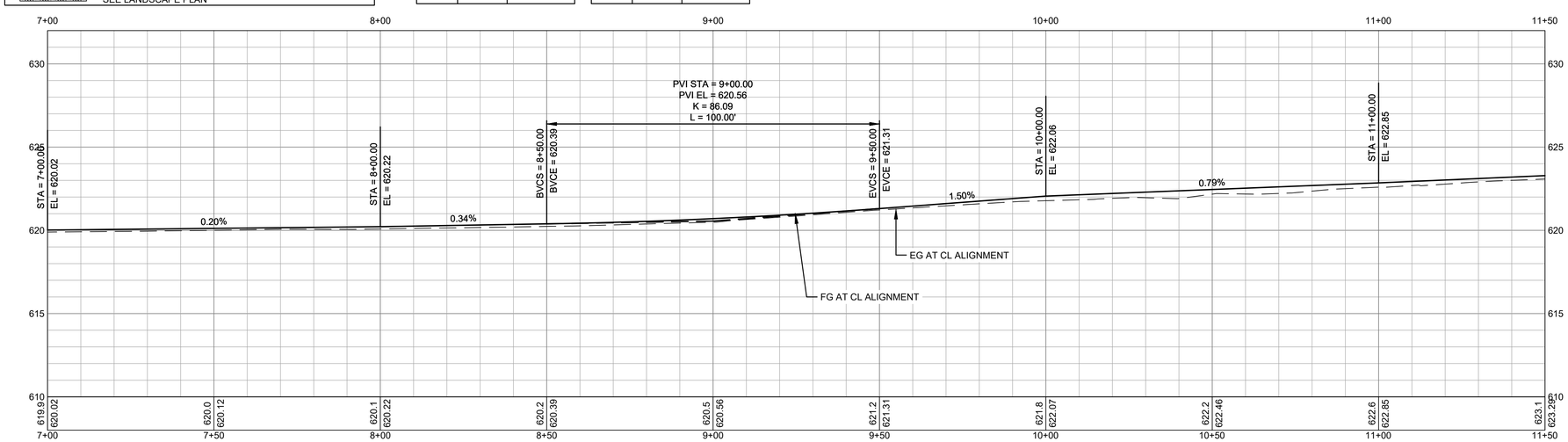
CURVE #	LENGTH	RADIUS	DELTA
C4	2.62	5.00	30°00'00"
C5	2.62	5.00	30°00'00"
C6	15.71	10.00	90°00'00"
C7	3.09	5.00	35°24'13"
C8	2.62	5.00	30°00'00"
C9	2.15	5.00	24°35'47"
C10	2.15	5.00	24°35'47"
C11	15.71	10.00	90°00'00"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C12	15.71	10.00	90°00'00"
C13	3.09	5.00	35°24'13"
C14	2.62	5.00	30°00'00"
C15	2.62	5.00	30°00'00"
C16	2.15	5.00	24°35'47"
C17	15.71	10.00	90°00'00"
C18	2.69	5.00	30°50'56"
C19	2.69	5.00	30°50'56"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C80	2.61	5.00	29°51'55"
C81	2.61	5.00	29°51'55"
C82	2.63	5.00	30°07'24"
C83	2.63	5.00	30°07'24"



IMPROVEMENT PROFILE STATE STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IMPROVEMENT PLAN & PROFILE
STATE STREET STA. 7+00 - STA. 11+50

PROJ NO: 11191705

DRWN: CP CHKD: JS

C-102

SHEET 28 OF 124

2019-10-30 3:18 PM KHARVEY
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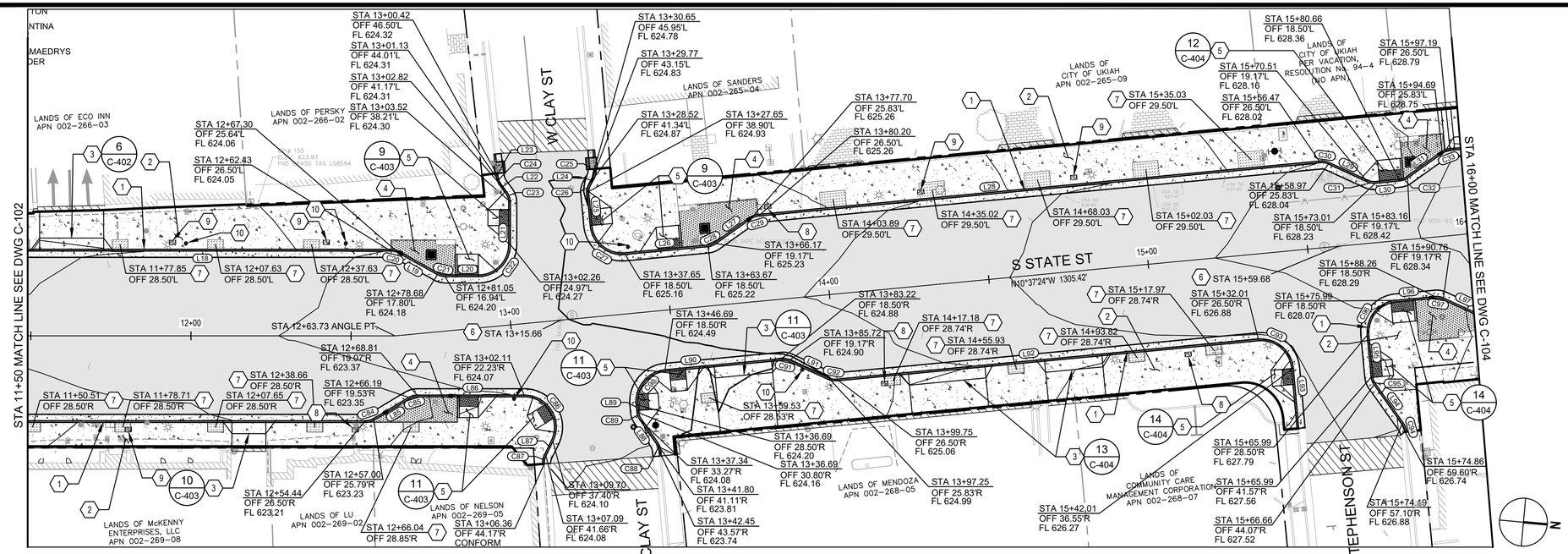

IMPROVEMENT PLAN STATE STREET

SCALE: 1" = 20'

0 10' 20' 40'

SHEET GENERAL NOTES

1. CONTRACTOR SHALL PERFORM ALL UNDERGROUND UTILITY WORK, CONCRETE WORK, SURFACE RESTORATION WORK, AND PERFORM ALL DIGOUT AND REPAIR WORK, SUCH AS PLACING LEVELING COURSE AND SEPARATION FABRIC, PRIOR TO FINAL HOT MIX PAVING.
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3. SEE SHEETS G-006, G-007, AND G-008 FOR TYPICAL SECTIONS.
4. SEE CURB RAMPS AND DRIVEWAYS ENLARGED PLANS FOR HORIZONTAL AND VERTICAL INFORMATION NOT SHOWN.

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CONSTRUCTION LEGEND

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- CONCRETE SIDEWALK PER CITY STD 101 AND CITY STD 102 ON SHEET C-501. SEE LANDSCAPE PLANS FOR SCORE MARKS AND FINISHES
- BIORETENTION AREA. SEE DETAILS ON SHEET C-505 AND LANDSCAPE PLANS FOR PLANTING, IRRIGATION, AND OTHER DETAILS
- PLANTING AREA, SEE LANDSCAPE PLAN
- (N) OVERLAY TO (E) PAVEMENT CONFORM PER DETAIL 1 ON SHEET C-505
- DG TREE WELL, SEE LANDSCAPE PLAN

LINE TABLE

LINE #	LENGTH	DIRECTION
L18	125.82	N5°11'48"W
L19	13.82	N23°57'16"E
L20	10.36	N5°11'48"W
L21	13.30	S84°48'12"W
L22	3.30	S48°30'48"W
L23	1.02	S78°30'48"W
L24	2.20	S66°02'44"E
L25	10.40	N79°22'36"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L26	26.02	S10°37'24"E
L27	13.32	N40°37'30"W
L28	176.27	S10°37'24"E
L29	13.32	S19°22'30"W
L30	7.65	S10°37'24"E
L31	13.32	N40°37'30"W
L85	12.84	N36°02'44"W
L86	33.45	N5°11'48"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L87	4.99	S69°09'37"E
L88	9.01	N49°44'47"E
L89	2.30	S79°22'36"W
L90	36.53	S10°37'24"E
L91	13.32	N19°22'30"E
L92	132.26	S10°37'24"E
L93	18.86	S79°39'43"W
L94	15.04	N49°22'30"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L95	13.07	N79°22'36"E
L96	12.27	S10°37'24"E
L97	13.32	S19°22'30"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C20	2.54	5.00	29°09'04"
C21	2.54	5.00	29°09'04"
C22	15.71	10.00	90°00'00"
C23	3.09	5.00	35°26'28"
C24	2.62	5.00	30°00'00"
C25	2.98	5.00	34°09'56"
C26	2.62	5.00	30°00'00"
C27	15.71	10.00	90°00'00"

CURVE TABLE

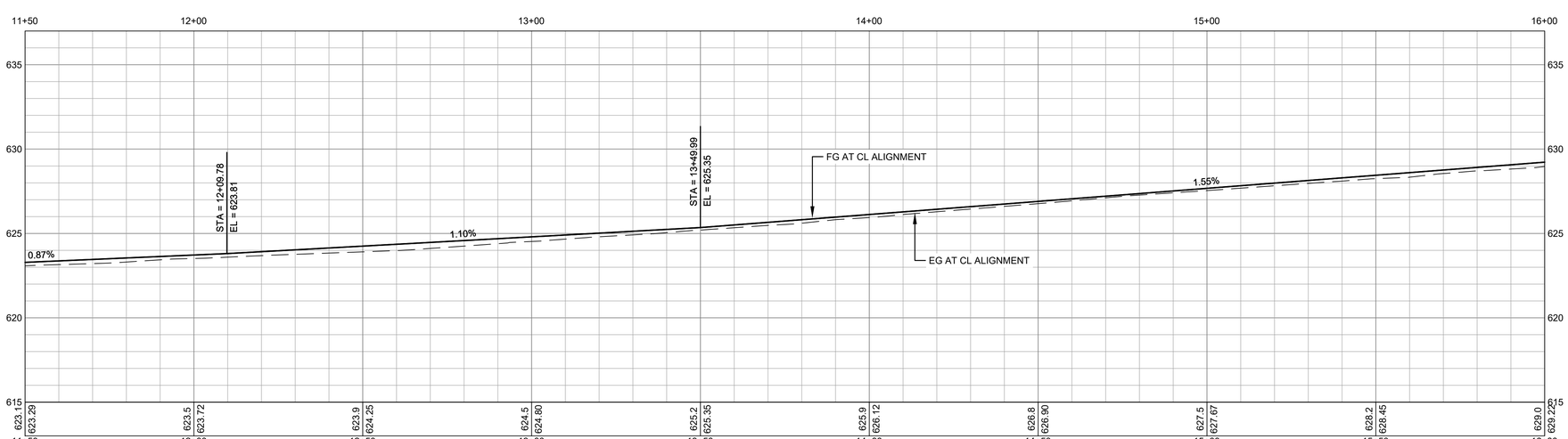
CURVE #	LENGTH	RADIUS	DELTA
C28	2.62	5.00	30°00'06"
C29	2.62	5.00	30°00'06"
C30	2.62	5.00	29°59'54"
C31	2.62	5.00	29°59'54"
C32	2.62	5.00	30°00'06"
C33	2.62	5.00	30°00'06"
C84	2.69	5.00	30°50'56"
C85	2.69	5.00	30°50'56"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C86	20.25	10.00	116°02'11"
C87	2.64	5.00	30°15'36"
C88	2.58	5.00	29°35'09"
C89	2.59	5.00	29°37'49"
C90	15.71	10.00	90°00'00"
C91	2.62	5.00	29°59'54"
C92	2.62	5.00	29°59'54"
C93	15.76	10.00	90°17'07"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C94	2.62	5.00	29°59'34"
C95	2.62	5.00	30°00'06"
C96	15.71	10.00	90°00'00"
C97	2.62	5.00	29°59'54"



IMPROVEMENT PROFILE STATE STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

SHEET KEYNOTES

1. INSTALL CURB AND GUTTER PER CITY STANDARD 102 (102 / C-501)
2. INSTALL SIDEWALK PER CITY STANDARD 102 (102 / C-501)
3. INSTALL DRIVEWAY APPROACH PER CITY STANDARD 102 (102 / C-501)
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5. INSTALL CURB RAMP PER CITY STANDARD 111 (111 / C-501)
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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IMPROVEMENT PLAN & PROFILE
STATE STREET STA. 11+50 - STA. 16+00

PROJ NO: 11191705

DRWN: CP CHKD: JS

C-103

SHEET 29 OF 124

2019-10-30 3:18 PM KHARVEY
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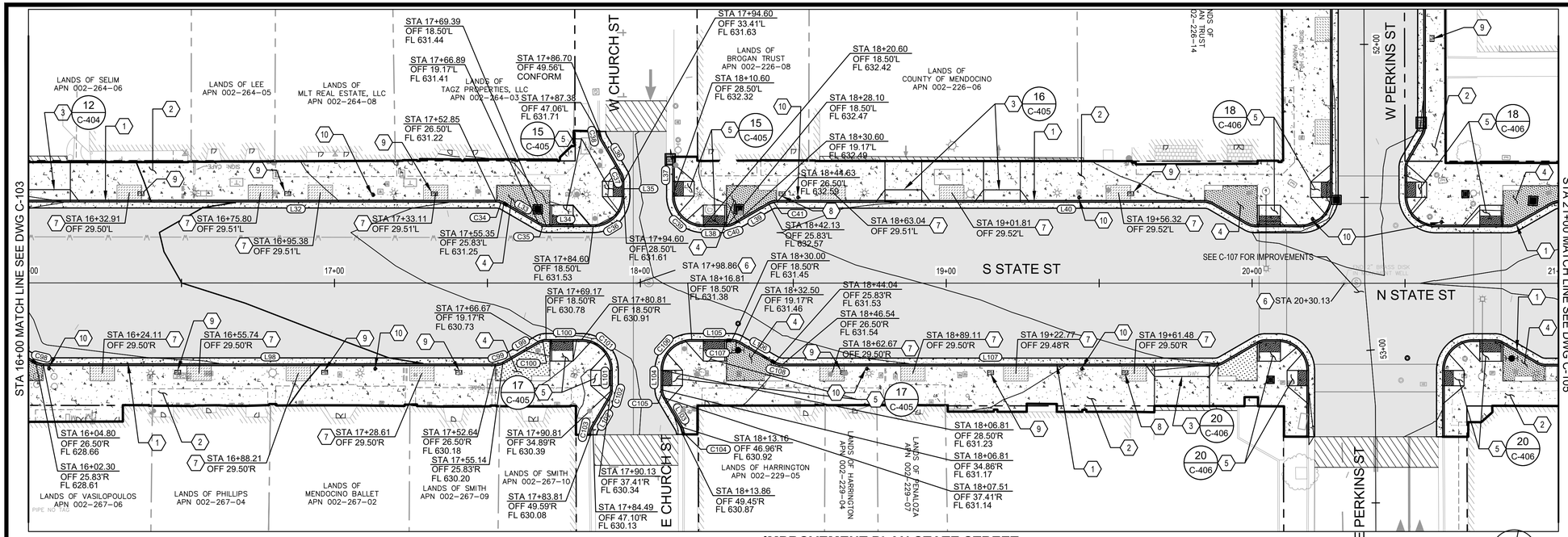

IMPROVEMENT PLAN STATE STREET

SCALE: 1" = 20'

0 10' 20' 40'

CONSTRUCTION LEGEND

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LINE TABLE

LINE #	LENGTH	DIRECTION
L32	155.66	S10°37'24"E
L33	13.32	S19°22'30"W
L34	15.22	S10°37'24"E
L35	4.91	N79°22'36"E
L36	12.90	S48°57'43"W
L37	12.77	N79°22'36"E
L38	7.50	N10°37'24"W
L39	13.32	N40°37'30"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L40	139.80	N10°37'24"W
L98	147.84	S10°37'24"E
L99	13.32	S40°37'30"E
L100	11.64	S10°37'24"E
L101	6.38	S79°22'30"W
L102	11.21	N70°23'10"W
L103	11.10	N48°44'52"E
L104	6.36	S79°22'36"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L105	13.19	N10°37'24"W
L106	13.32	N19°22'30"E
L107	141.24	N10°37'24"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C34	2.62	5.00	29°59'54"
C35	2.62	5.00	29°59'54"
C36	15.71	10.00	90°00'00"
C37	2.65	5.00	30°24'46"
C38	2.62	5.00	30°00'00"
C39	15.71	10.00	90°00'00"
C40	2.62	5.00	30°00'06"
C41	2.62	5.00	30°00'06"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C98	2.62	5.00	29°59'54"
C99	2.62	5.00	30°00'06"
C100	2.62	5.00	30°00'06"
C101	15.71	10.00	90°00'00"
C102	2.64	5.00	30°14'20"
C103	2.62	5.00	30°00'00"
C104	2.62	5.00	30°00'00"
C105	2.67	5.00	30°37'38"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C106	15.71	10.00	90°00'00"
C107	2.62	5.00	29°59'54"
C108	2.62	5.00	29°59'54"

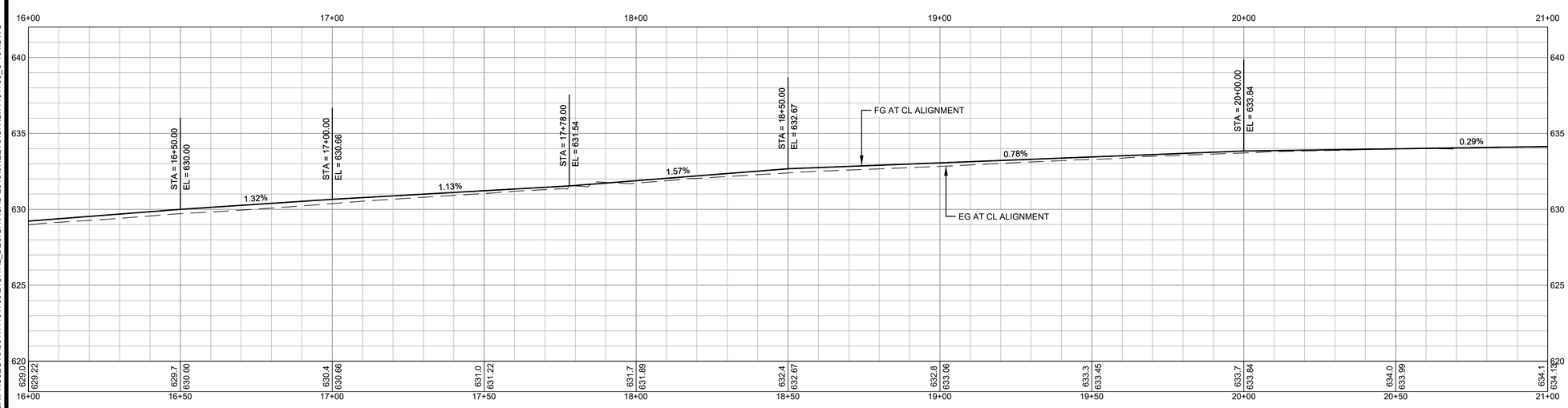
SHEET GENERAL NOTES

1. CONTRACTOR SHALL PERFORM ALL UNDERGROUND UTILITY WORK, CONCRETE WORK, SURFACE RESTORATION WORK, AND PERFORM ALL DIGOUT AND REPAIR WORK, SUCH AS PLACING LEVELING COURSE AND SEPARATION FABRIC, PRIOR TO FINAL HOT MIX PAVING.
2. APPLY TACK COAT TO ALL ADJACENT (E) AC IMPROVEMENTS OR CONCRETE SURFACES AND AT JOINT BETWEEN (E) AND (N) IMPROVEMENTS.
3. SEE SHEETS G-006, G-007, AND G-008 FOR TYPICAL SECTIONS.
4. SEE CURB RAMPS AND DRIVEWAYS ENLARGED PLANS FOR HORIZONTAL AND VERTICAL INFORMATION NOT SHOWN.
5. SEE SHEET C-107 FOR LAYOUT OF PERKINS STREET AND STATE STREET INTERSECTION.

SHEET KEYNOTES

1. INSTALL CURB AND GUTTER PER CITY STANDARD 102 (102 / C-501)
2. INSTALL SIDEWALK PER CITY STANDARD 102 (102 / C-501)
3. INSTALL DRIVEWAY APPROACH PER CITY STANDARD 102 (102 / C-501)
4. INSTALL BIORETENTION AREA. SEE UTILITY AND LANDSCAPE PLANS
5. INSTALL CURB RAMP PER CITY STANDARD 111 (111 / C-501)
6. INSTALL STREET MONUMENT PER CITY STANDARD 140 (140 / C-501)
7. TREE AND TREE WELL. SEE LANDSCAPE PLAN FOR DETAILS
8. INSTALL SINGLE HEAD PARKING METER POST.
9. INSTALL DOUBLE HEAD PARKING METER POST.
10. CORE AND INSTALL 1-1/2" DIAMETER 4" LONG PVC SLEEVE FOR FLAG POLE POST.

LOCATION OF EXISTING UTILITIES AND STRUCTURES ARE FROM AVAILABLE RECORD MAPS, EXACT LOCATION AND COMPLETENESS ARE NOT GUARANTEED. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 OR DIAL 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION AND POTHOLE FOR EXACT LOCATION.



IMPROVEMENT PROFILE STATE STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

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	10/30/2019	BID SET

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IMPROVEMENT PLAN & PROFILE
STATE STREET STA. 16+00 - STA. 21+00

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-104

SHEET 30 OF 124

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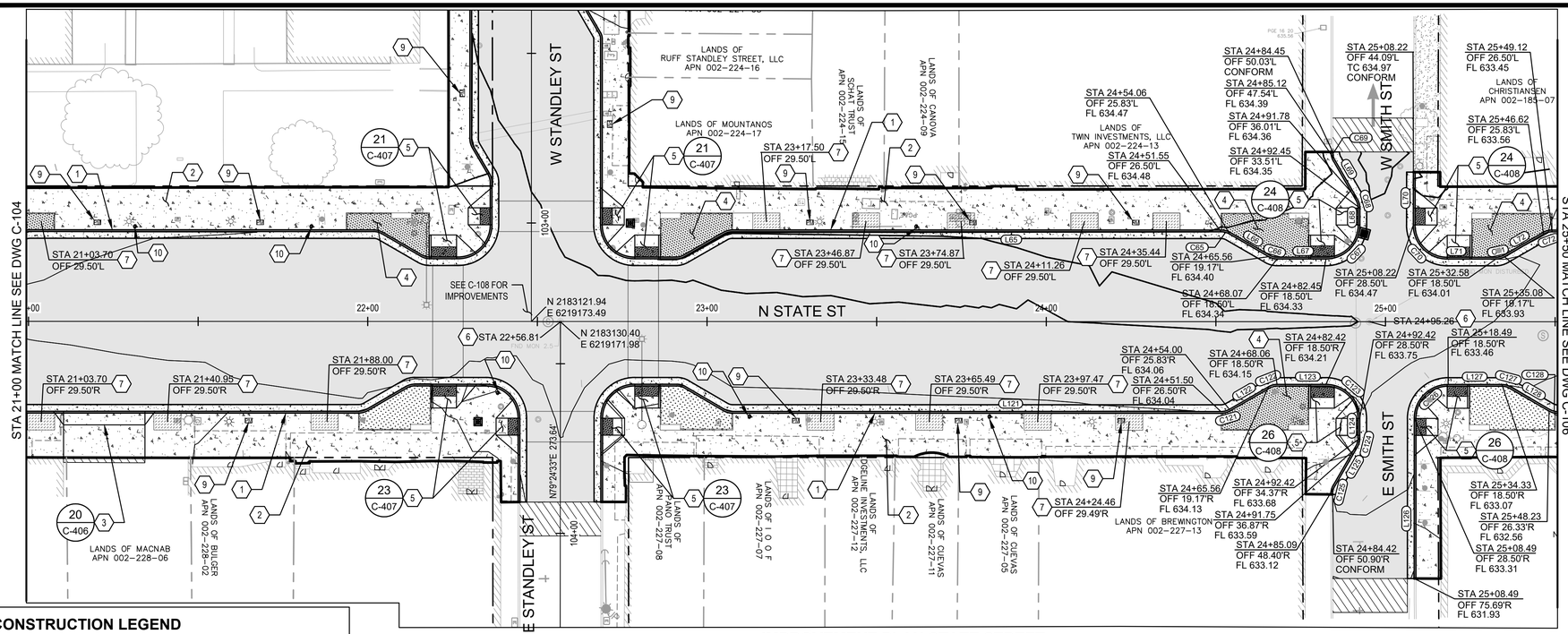


IMPROVEMENT PLAN STATE STREET

SCALE: 1" = 20'

0 10' 20' 40'

CONSTRUCTION LEGEND

- HMA PAVEMENT PER TYPICAL SECTIONS ON SHEETS G-006, G-007, AND G-008
- CONCRETE CURB AND GUTTER PER CITY STD 102 ON SHEET C-501
- CONCRETE SIDEWALK PER CITY STD 101 AND CITY STD 102 ON SHEET C-501. SEE LANDSCAPE PLANS FOR SCORE MARKS AND FINISHES
- BIORETENTION AREA. SEE DETAILS ON SHEET C-505 AND LANDSCAPE PLANS FOR PLANTING, IRRIGATION, AND OTHER DETAILS
- PLANTING AREA, SEE LANDSCAPE PLAN
- (N) OVERLAY TO (E) PAVEMENT CONFORM PER DETAIL 1 ON SHEET C-505
- DG TREE WELL, SEE LANDSCAPE PLAN

LINE TABLE

LINE #	LENGTH	DIRECTION
L65	144.05	S10°37'24"E
L66	13.29	S19°25'20"W
L67	14.38	S10°37'24"E
L68	5.01	N79°22'36"E
L69	13.32	S49°22'30"W
L70	15.59	N79°22'36"E
L71	14.36	S10°37'24"E
L72	13.32	N40°37'30"W

LINE TABLE

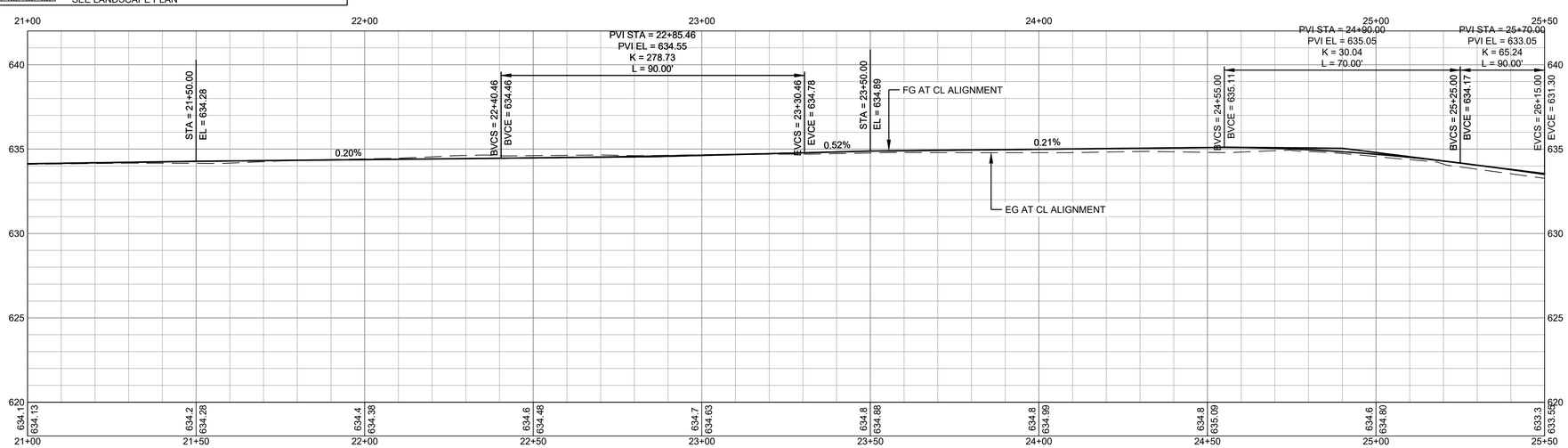
LINE #	LENGTH	DIRECTION
L121	143.92	S10°37'24"E
L122	13.35	S40°34'40"E
L123	14.37	S10°37'24"E
L124	5.87	S79°22'36"W
L125	13.32	S70°37'30"E
L126	47.19	S79°22'36"W
L127	15.84	N10°37'24"W
L128	13.32	S19°22'30"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C65	2.62	5.00	30°02'44"
C66	2.62	5.00	30°02'44"
C67	15.71	10.00	90°00'00"
C68	2.62	5.00	30°00'00"
C69	2.61	5.00	29°54'24"
C70	15.71	10.00	90°00'00"
C71	2.62	5.00	30°00'06"
C72	2.62	5.00	30°00'06"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C121	2.61	5.00	29°57'16"
C122	2.61	5.00	29°57'16"
C123	15.71	10.00	90°00'00"
C124	2.62	5.00	30°00'00"
C125	2.62	5.00	30°00'00"
C126	15.71	10.00	90°00'00"
C127	2.62	5.00	29°59'54"
C128	2.62	5.00	29°59'54"



IMPROVEMENT PROFILE STATE STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

SHEET GENERAL NOTES

1. CONTRACTOR SHALL PERFORM ALL UNDERGROUND UTILITY WORK, CONCRETE WORK, SURFACE RESTORATION WORK, AND PERFORM ALL DIGOUT AND REPAIR WORK, SUCH AS PLACING LEVELING COURSE AND SEPARATION FABRIC, PRIOR TO FINAL HOT MIX PAVING.
2. APPLY TACK COAT TO ALL ADJACENT (E) AC IMPROVEMENTS OR CONCRETE SURFACES AND AT JOINT BETWEEN (E) AND (N) IMPROVEMENTS.
3. SEE SHEETS G-006, G-007, AND G-008 FOR TYPICAL SECTIONS.
4. SEE CURB RAMPS AND DRIVEWAYS ENLARGED PLANS FOR HORIZONTAL AND VERTICAL INFORMATION NOT SHOWN.
5. SEE SHEET C-108 FOR LAYOUT OF STANDLEY STREET AND N STATE STREET INTERSECTION.

SHEET KEYNOTES

1. INSTALL CURB AND GUTTER PER CITY STANDARD 102 (102 / C-501)
2. INSTALL SIDEWALK PER CITY STANDARD 102 (102 / C-501)
3. INSTALL DRIVEWAY APPROACH PER CITY STANDARD 102 (102 / C-501)
4. INSTALL BIORETENTION AREA. SEE UTILITY AND LANDSCAPE PLANS
5. INSTALL CURB RAMP PER CITY STANDARD 111 (111 / C-501)
6. INSTALL STREET MONUMENT PER CITY STANDARD 140 (140 / C-501)
7. TREE AND TREE WELL. SEE LANDSCAPE PLAN FOR DETAILS
8. INSTALL SINGLE HEAD PARKING METER POST.
9. INSTALL DOUBLE HEAD PARKING METER POST.
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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IMPROVEMENT PLAN & PROFILE
STATE STREET STA. 21+00 - STA. 25+50

PROJ NO: 11191705

DRWN: CP CHKD: JS

C-105

SHEET 31 OF 124

2019-10-30 3:20 PM KHARVEY
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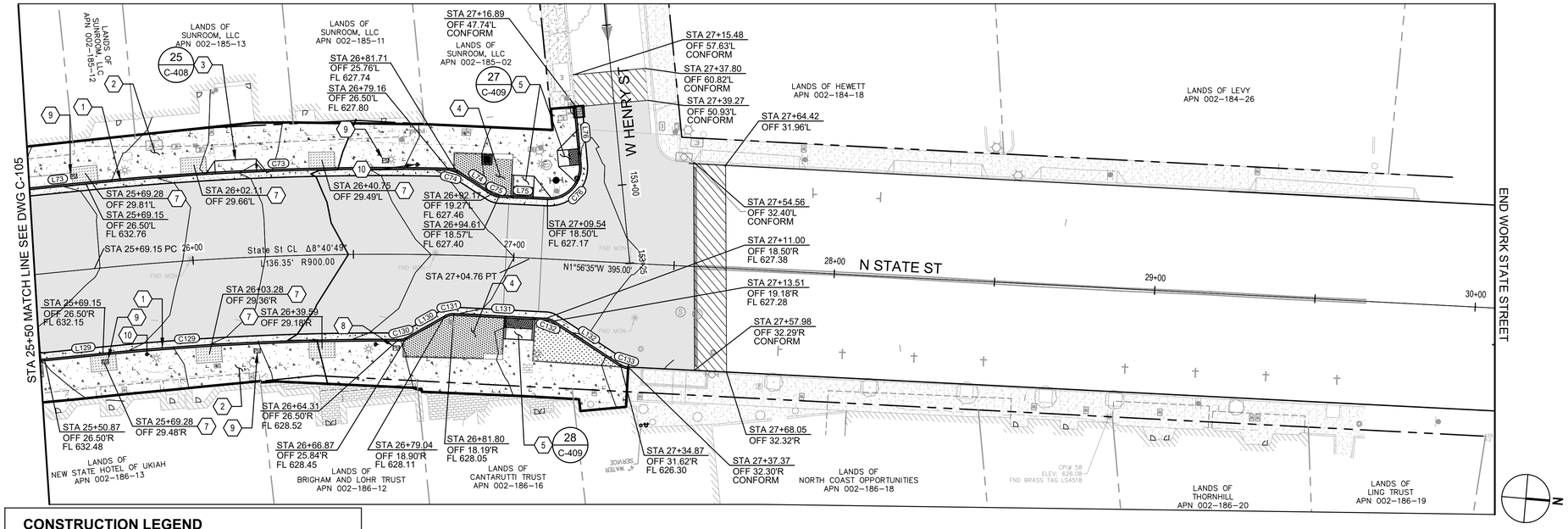


IMPROVEMENT PLAN STATE STREET

SCALE: 1" = 20'

0 10' 20' 40'

CONSTRUCTION LEGEND

- HMA PAVEMENT PER TYPICAL SECTIONS ON SHEETS G-006, G-007, AND G-008
- CONCRETE CURB AND GUTTER PER CITY STD 102 ON SHEET C-501
- CONCRETE SIDEWALK PER CITY STD 101 AND CITY STD 102 ON SHEET C-501. SEE LANDSCAPE PLANS FOR SCORE MARKS AND FINISHES
- BIORETENTION AREA. SEE DETAILS ON SHEET C-505 AND LANDSCAPE PLANS FOR PLANTING, IRRIGATION, AND OTHER DETAILS
- PLANTING AREA, SEE LANDSCAPE PLAN
- (N) OVERLAY TO (E) PAVEMENT CONFORM PER DETAIL 1 ON SHEET C-505
- DG TREE WELL, SEE LANDSCAPE PLAN

LINE TABLE

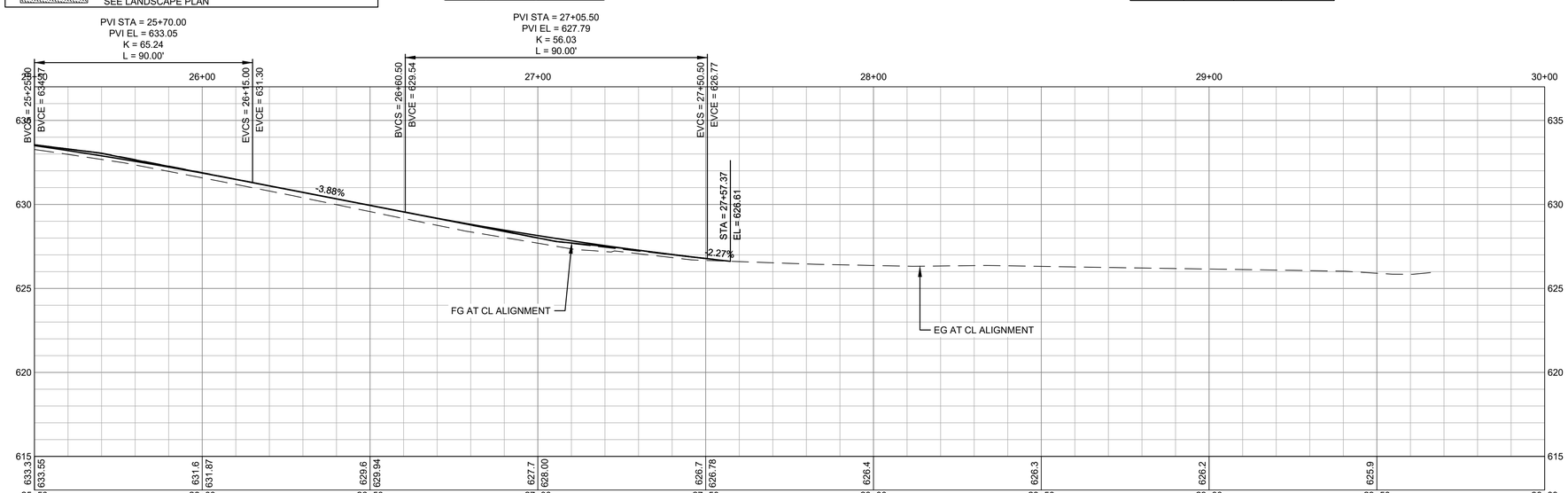
LINE #	LENGTH	DIRECTION
L73	20.03	S10°37'24"E
L74	12.54	S28°02'49"W
L75	15.15	S1°56'35"E
L76	18.01	N79°55'21"E
L129	18.28	S10°37'24"E
L130	13.75	S34°19'37"E
L131	28.72	S1°56'35"E
L132	24.71	N28°16'33"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C73	113.25	926.50	7°00'12"
C74	2.76	5.00	31°40'02"
C75	2.62	5.00	29°59'25"
C76	17.13	10.00	98°08'04"
C129	92.36	873.50	6°03'30"
C130	2.60	5.00	29°45'41"
C131	2.83	5.00	32°23'02"
C132	2.64	5.00	30°13'08"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C133	2.62	5.00	30°03'27"



IMPROVEMENT PROFILE STATE STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

SHEET GENERAL NOTES

1. CONTRACTOR SHALL PERFORM ALL UNDERGROUND UTILITY WORK, CONCRETE WORK, SURFACE RESTORATION WORK, AND PERFORM ALL DIGOUT AND REPAIR WORK, SUCH AS PLACING LEVELING COURSE AND SEPARATION FABRIC, PRIOR TO FINAL HOT MIX PAVING.
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3. SEE SHEETS G-006, G-007, AND G-008 FOR TYPICAL SECTIONS.
4. SEE CURB RAMPS AND DRIVEWAYS ENLARGED PLANS FOR HORIZONTAL AND VERTICAL INFORMATION NOT SHOWN.

SHEET KEYNOTES

1. INSTALL CURB AND GUTTER PER CITY STANDARD 102 — 102 / C-501
2. INSTALL SIDEWALK PER CITY STANDARD 102 — 102 / C-501
3. INSTALL DRIVEWAY APPROACH PER CITY STANDARD 102 — 102 / C-501
4. INSTALL BIORETENTION AREA. SEE UTILITY AND LANDSCAPE PLANS
5. INSTALL CURB RAMP PER CITY STANDARD 111 — 111 / C-501
6. INSTALL STREET MONUMENT PER CITY STANDARD 140 — 140 / C-501
7. TREE AND TREE WELL. SEE LANDSCAPE PLAN FOR DETAILS
8. INSTALL SINGLE HEAD PARKING METER POST.
9. INSTALL DOUBLE HEAD PARKING METER POST.
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REGISTERED PROFESSIONAL ENGINEER — CIVIL — No. C86504 — Exp. 9/30/21 — STATE OF CALIFORNIA

10/24/2019

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IMPROVEMENT PLAN & PROFILE
STATE STREET STA. 25+50 - STA. 30+00

PROJ NO: 11191705

DRWN: CP CHKD: JS

C-106

SHEET 32 OF 124

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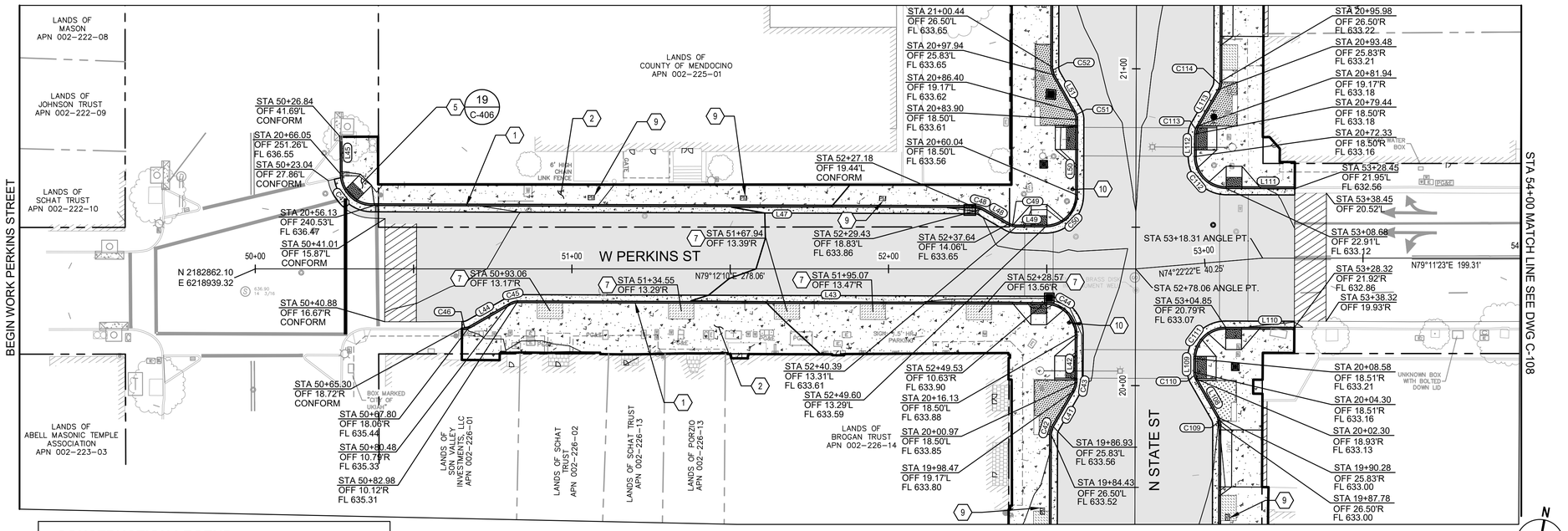


IMPROVEMENT PLAN PERKINS STREET

SCALE: 1" = 20' 0 10' 20' 40'

CONSTRUCTION LEGEND

- HMA PAVEMENT PER TYPICAL SECTIONS ON SHEETS G-006, G-007, AND G-008
- CONCRETE CURB AND GUTTER PER CITY STD 102 ON SHEET C-501
- CONCRETE SIDEWALK PER CITY STD 101 AND CITY STD 102 ON SHEET C-501. SEE LANDSCAPE PLANS FOR SCORE MARKS AND FINISHES
- BIORETENTION AREA. SEE DETAILS ON SHEET C-505 AND LANDSCAPE PLANS FOR PLANTING, IRRIGATION, AND OTHER DETAILS
- PLANTING AREA, SEE LANDSCAPE PLAN
- (N) OVERLAY TO (E) PAVEMENT CONFORM PER DETAIL 1 ON SHEET C-505
- DG TREE WELL, SEE LANDSCAPE PLAN

LINE TABLE

LINE #	LENGTH	DIRECTION
L41	13.32	N19°22'30"E
L42	15.16	N10°37'24"W
L43	166.54	S79°22'36"W
L44	14.62	S49°22'30"W
L45	11.72	N11°04'01"W
L47	190.32	S79°22'36"W
L48	9.49	N70°37'30"W
L49	9.21	S79°22'36"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L50	23.86	S10°37'24"E
L51	13.32	S40°37'30"E
L108	13.30	N40°37'30"W
L109	4.17	N10°37'30"W
L110	21.66	N79°22'36"E
L111	21.67	N79°22'36"E
L112	7.11	S10°37'24"E
L113	13.32	S19°22'30"W

CURVE TABLE

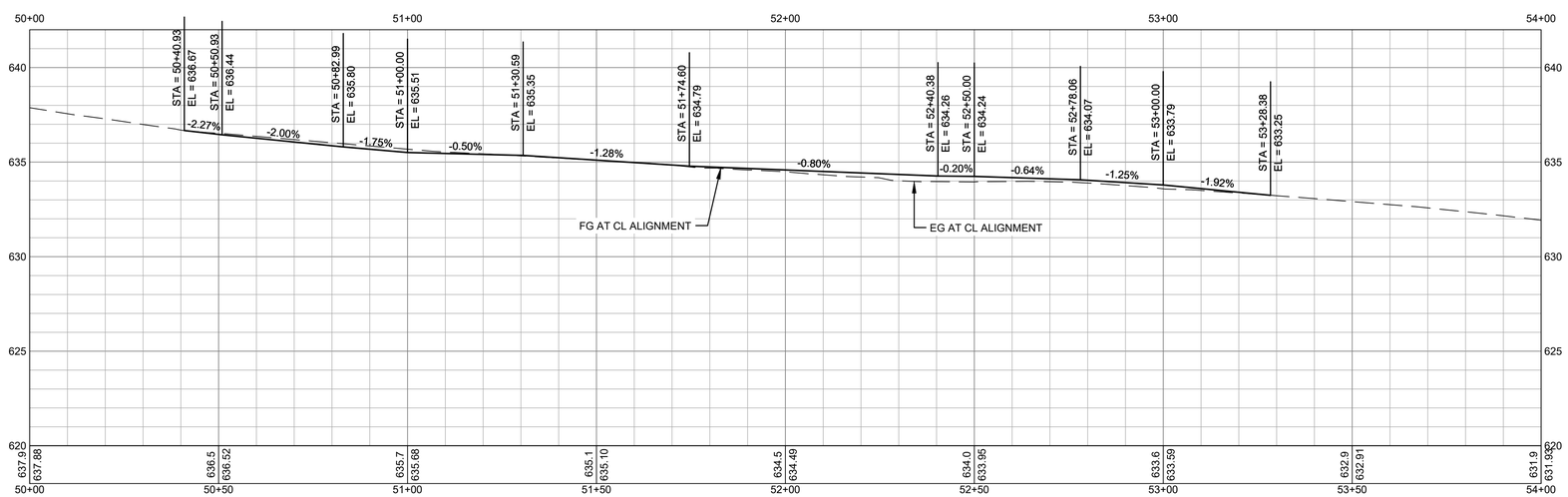
CURVE #	LENGTH	RADIUS	DELTA
C42	2.62	5.00	29°59'54"
C43	2.62	5.00	29°59'54"
C44	15.71	10.00	90°00'00"
C45	2.62	5.00	30°00'06"
C46	2.61	5.00	29°55'22"
C47	15.63	10.00	89°33'25"
C48	2.36	4.50	29°59'54"
C49	2.88	5.50	29°59'54"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C50	15.71	10.00	90°00'00"
C51	2.62	5.00	30°00'06"
C52	2.62	5.00	30°00'06"
C109	2.62	5.00	30°00'06"
C110	2.62	5.00	30°00'00"
C111	15.71	10.00	90°00'06"
C112	15.71	10.00	90°00'00"
C113	2.62	5.00	29°59'54"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C114	2.62	5.00	29°59'54"



IMPROVEMENT PROFILE PERKINS STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

SHEET GENERAL NOTES

1. CONTRACTOR SHALL PERFORM ALL UNDERGROUND UTILITY WORK, CONCRETE WORK, SURFACE RESTORATION WORK, AND PERFORM ALL DIGOUT AND REPAIR WORK, SUCH AS PLACING LEVELING COURSE AND SEPARATION FABRIC, PRIOR TO FINAL HOT MIX PAVING.
2. APPLY TACK COAT TO ALL ADJACENT (E) AC IMPROVEMENTS OR CONCRETE SURFACES AND AT JOINT BETWEEN (E) AND (N) IMPROVEMENTS.
3. SEE SHEET G-008 FOR TYPICAL SECTIONS.
4. SEE CURB RAMPS AND DRIVEWAYS ENLARGED PLANS FOR HORIZONTAL AND VERTICAL INFORMATION NOT SHOWN.

SHEET KEYNOTES

1. INSTALL CURB AND GUTTER PER CITY STANDARD 102 (102 / C-501)
2. INSTALL SIDEWALK PER CITY STANDARD 102 (102 / C-501)
3. INSTALL DRIVEWAY APPROACH PER CITY STANDARD 102 (102 / C-501)
4. INSTALL BIORETENTION AREA. SEE UTILITY AND LANDSCAPE PLANS
5. INSTALL CURB RAMP PER CITY STANDARD 111 (111 / C-501)
6. INSTALL STREET MONUMENT PER CITY STANDARD 140 (140 / C-501)
7. TREE AND TREE WELL. SEE LANDSCAPE PLAN FOR DETAILS
8. INSTALL SINGLE HEAD PARKING METER POST.
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REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA — No. C88304 — Exp. 9/30/21 — 10/24/2019

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IMPROVEMENT PLAN & PROFILE
PERKINS STREET STA. 50+00 - STA. 54+00

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-107

SHEET 44 OF 124

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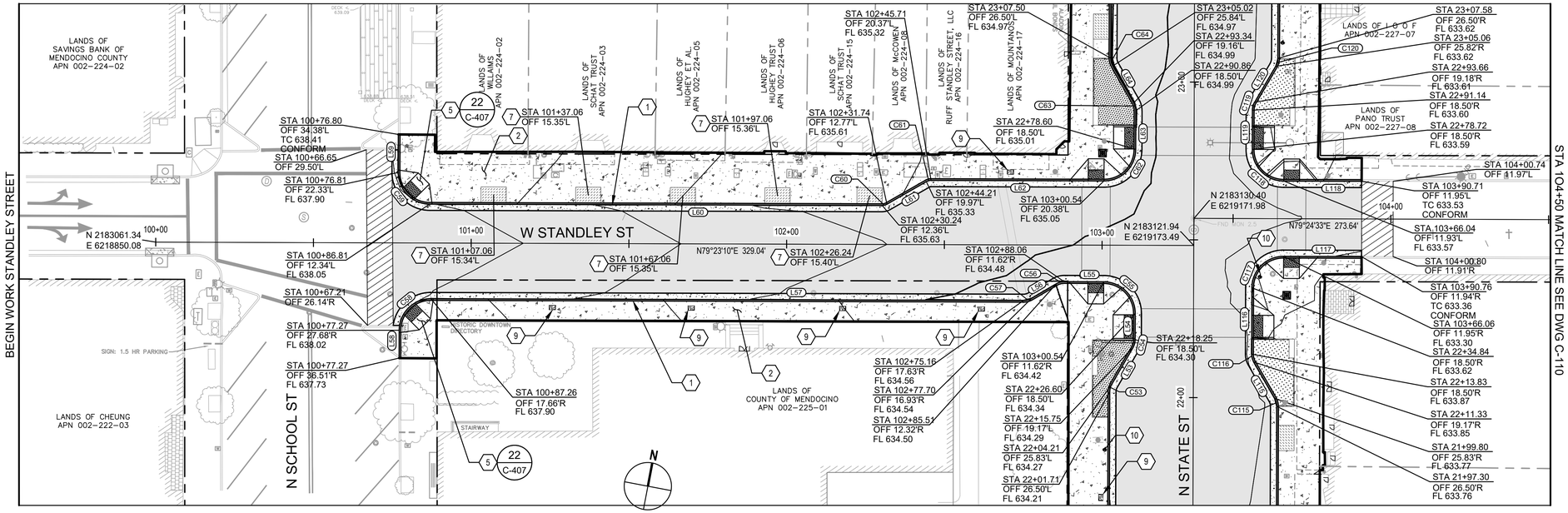


IMPROVEMENT PLAN STANDLEY STREET

SCALE: 1" = 20'

CONSTRUCTION LEGEND

- HMA PAVEMENT PER TYPICAL SECTIONS ON SHEETS G-006, G-007, AND G-008
- CONCRETE CURB AND GUTTER PER CITY STD 102 ON SHEET C-501
- CONCRETE SIDEWALK PER CITY STD 101 AND CITY STD 102 ON SHEET C-501. SEE LANDSCAPE PLANS FOR SCORE MARKS AND FINISHES
- BIORETENTION AREA. SEE DETAILS ON SHEET C-505 AND LANDSCAPE PLANS FOR PLANTING, IRRIGATION, AND OTHER DETAILS
- PLANTING AREA, SEE LANDSCAPE PLAN
- (N) OVERLAY TO (E) PAVEMENT CONFORM PER DETAIL 1 ON SHEET C-505
- DG TREE WELL, SEE LANDSCAPE PLAN

LINE TABLE

LINE #	LENGTH	DIRECTION
L53	13.32	S19°22'30"W
L54	8.35	S10°37'24"E
L55	12.49	N79°22'36"E
L56	9.07	N48°49'19"E
L57	187.90	N79°22'30"E
L58	8.83	N10°42'29"W
L59	12.05	S10°37'30"E
L60	143.44	S79°22'30"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L61	14.39	S49°22'30"W
L62	54.83	N79°22'36"E
L63	12.26	S10°37'24"E
L64	13.45	S40°24'10"E
L115	13.32	S40°37'30"E
L116	21.01	S10°37'24"E
L117	24.71	S79°22'36"W
L118	24.67	N79°22'36"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L119	12.42	S10°37'24"E
L120	13.19	S19°35'50"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C53	2.62	5.00	29°59'54"
C54	2.62	5.00	29°59'54"
C55	15.71	10.00	90°00'00"
C56	2.67	5.00	30°33'17"
C57	2.67	5.00	30°33'11"
C58	15.72	10.00	90°04'59"
C59	15.71	10.00	90°00'00"
C60	1.57	3.00	30°00'00"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C61	1.57	3.00	30°00'00"
C62	15.71	10.00	90°00'00"
C63	2.60	5.00	29°46'46"
C64	2.60	5.00	29°46'46"
C115	2.62	5.00	30°00'06"
C116	2.62	5.00	30°00'06"
C117	15.71	10.00	90°00'00"
C118	15.71	10.00	90°00'00"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C119	2.64	5.00	30°13'14"
C120	2.64	5.00	30°13'14"

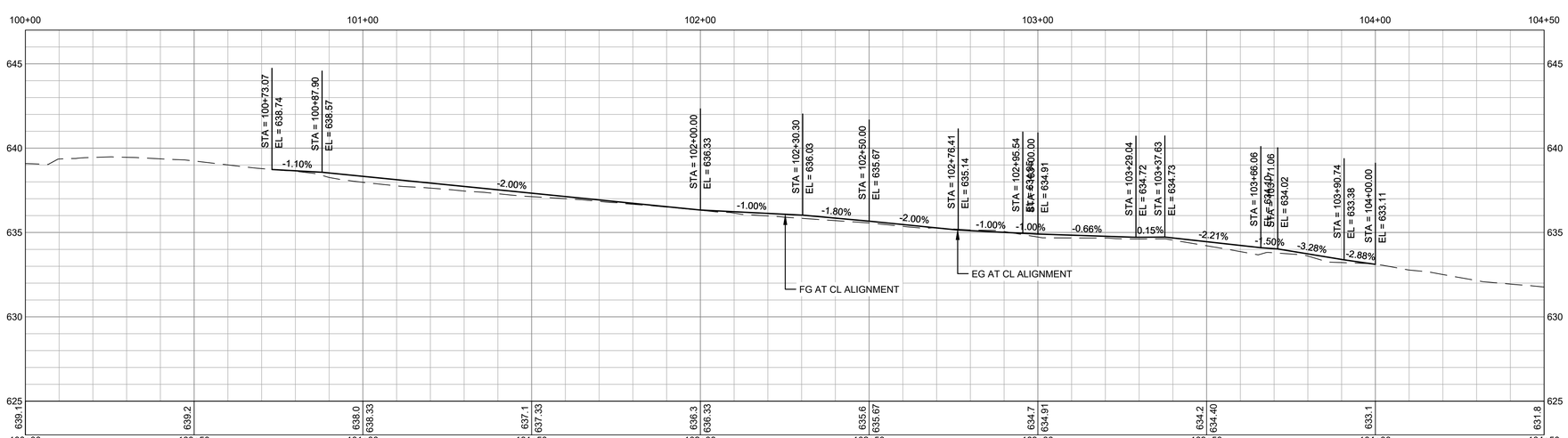
SHEET GENERAL NOTES

1. CONTRACTOR SHALL PERFORM ALL UNDERGROUND UTILITY WORK, CONCRETE WORK, SURFACE RESTORATION WORK, AND PERFORM ALL DIGOUT AND REPAIR WORK, SUCH AS PLACING LEVELING COURSE AND SEPARATION FABRIC, PRIOR TO FINAL HOT MIX PAVING.
2. APPLY TACK COAT TO ALL ADJACENT (E) AC IMPROVEMENTS OR CONCRETE SURFACES AND AT JOINT BETWEEN (E) AND (N) IMPROVEMENTS.
3. SEE SHEET G-008 FOR TYPICAL SECTIONS.
4. SEE CURB RAMPS AND DRIVEWAYS ENLARGED PLANS FOR HORIZONTAL AND VERTICAL INFORMATION NOT SHOWN.

SHEET KEYNOTES

1. INSTALL CURB AND GUTTER PER CITY STANDARD 102 (102 / C-501)
2. INSTALL SIDEWALK PER CITY STANDARD 102 (102 / C-501)
3. INSTALL DRIVEWAY APPROACH PER CITY STANDARD 102 (102 / C-501)
4. INSTALL BIORETENTION AREA. SEE UTILITY AND LANDSCAPE PLANS
5. INSTALL CURB RAMP PER CITY STANDARD 111 (111 / C-501)
6. INSTALL STREET MONUMENT PER CITY STANDARD 140 (140 / C-501)
7. TREE AND TREE WELL. SEE LANDSCAPE PLAN FOR DETAILS
8. INSTALL SINGLE HEAD PARKING METER POST.
9. INSTALL DOUBLE HEAD PARKING METER POST.
10. CORE AND INSTALL 1-1/2" DIAMETER 4" LONG PVC SLEEVE FOR FLAG POLE POST.

LOCATION OF EXISTING UTILITIES AND STRUCTURES ARE FROM AVAILABLE RECORD MAPS, EXACT LOCATION AND COMPLETENESS ARE NOT GUARANTEED. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 OR DIAL 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION AND POTHOLE FOR EXACT LOCATION.



IMPROVEMENT PROFILE STANDLEY STREET

SCALE: HORIZ 1"=20', VERT 1"=4'

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IMPROVEMENT PLAN & PROFILE
STANDLEY STREET STA. 100+00 - STA. 104+50

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-108

SHEET 34 OF 124

2019-10-30 3:22 PM KHARVEY
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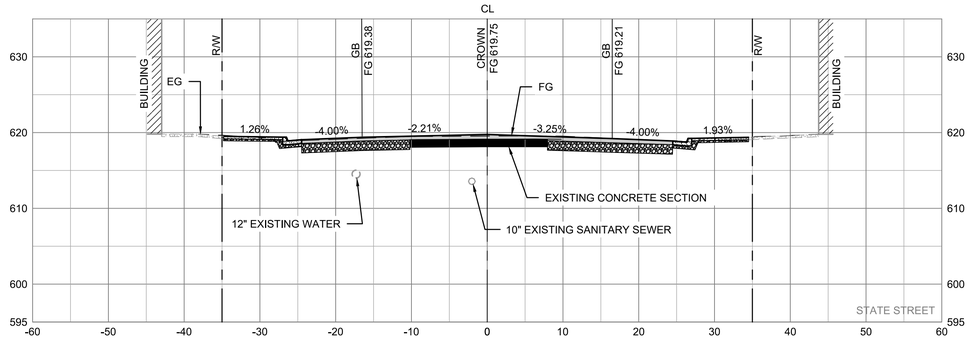
6+00



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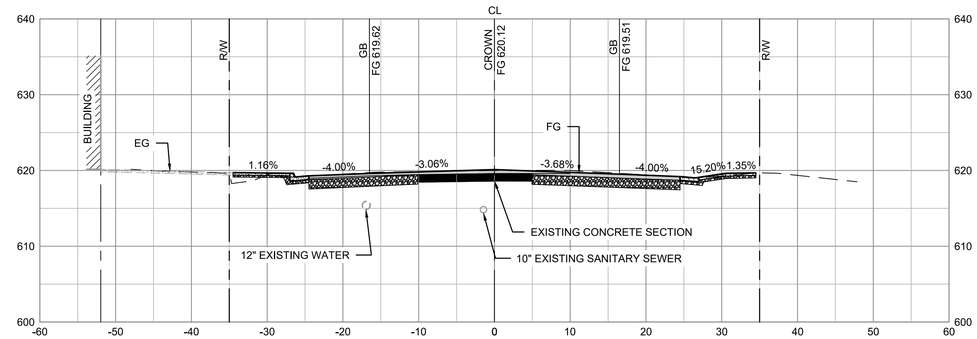

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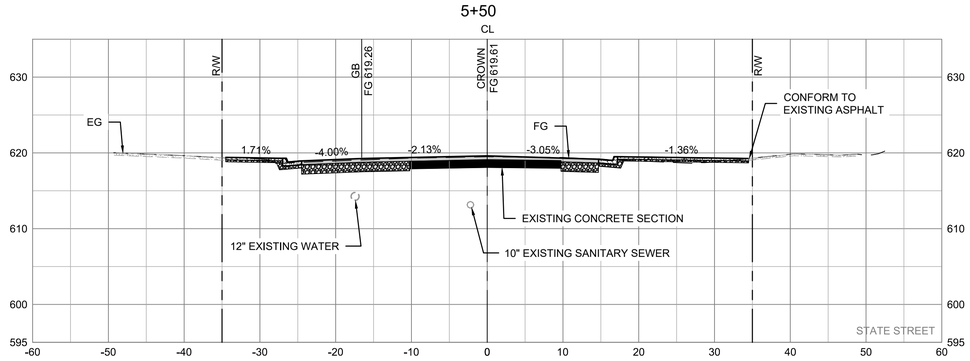

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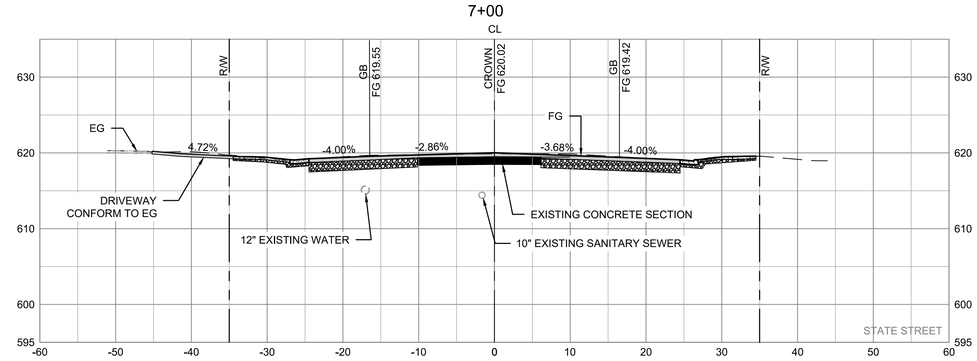

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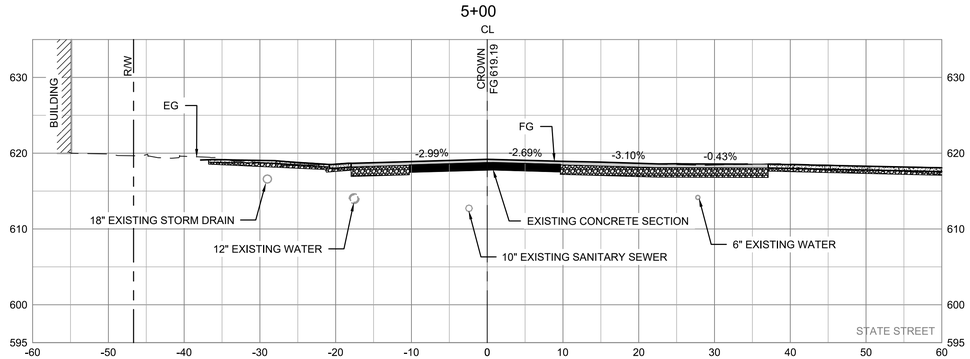

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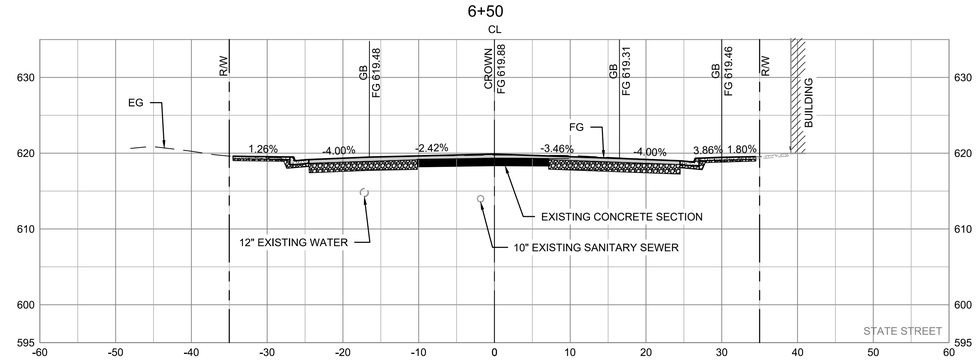

SCALE

0' 10' 20' 30'

1" = 10'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CROSS SECTIONS STA. 5+00-7+50

PROJ NO: 11191705

DRWN: CP CHKD: JS

C-301

SHEET 35 OF 124

2019-10-30 3:23 PM KHARVEY
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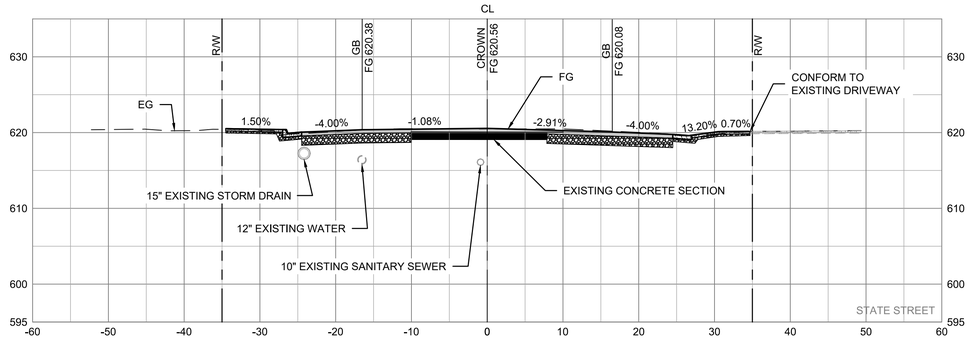

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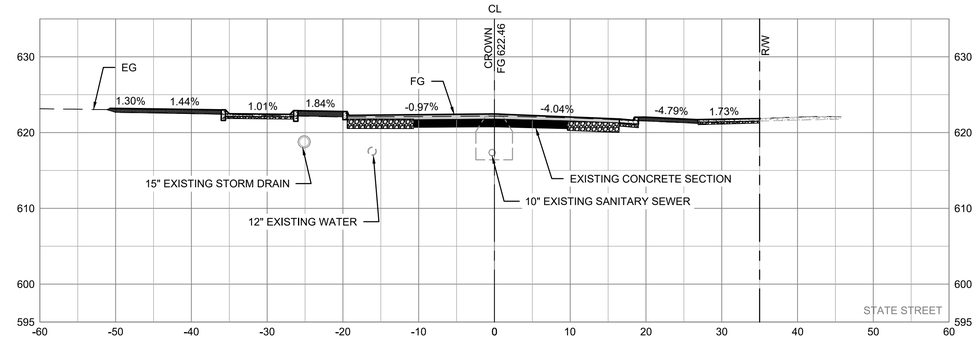

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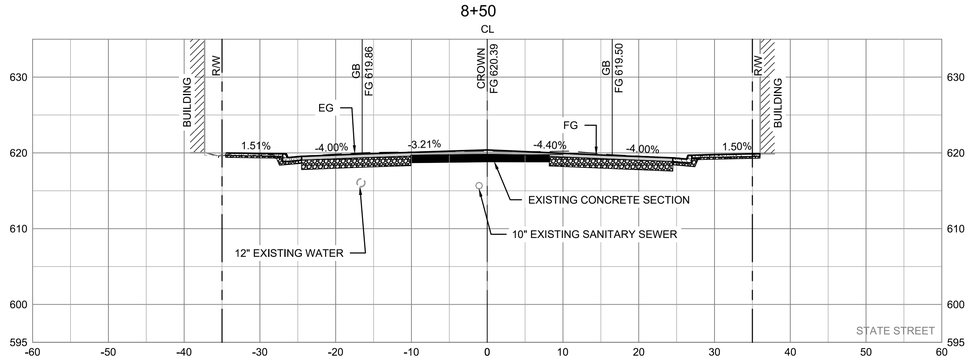

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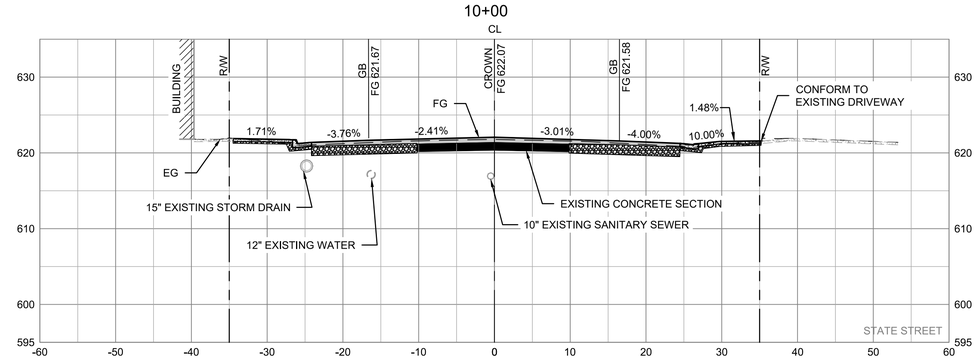

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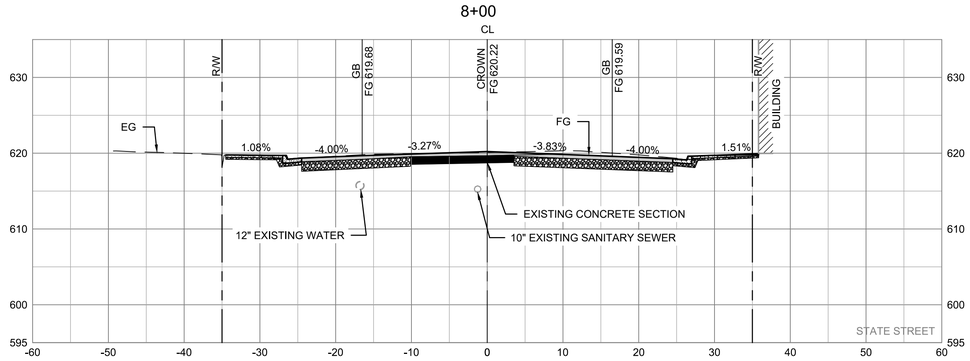

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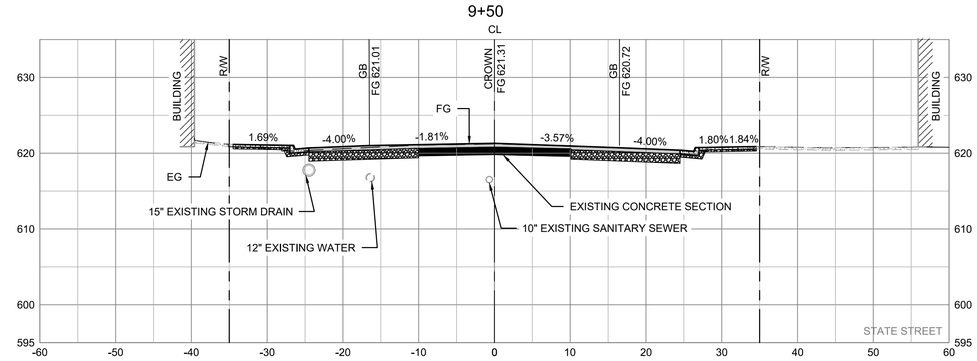

SCALE

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1" = 10'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CROSS SECTIONS STA. 8+00-10+50

PROJ NO: 11191705

DRWN: CP CHKD: JS

C-302

SHEET 36 OF 124

2019-10-30 3:23 PM KHARVEY
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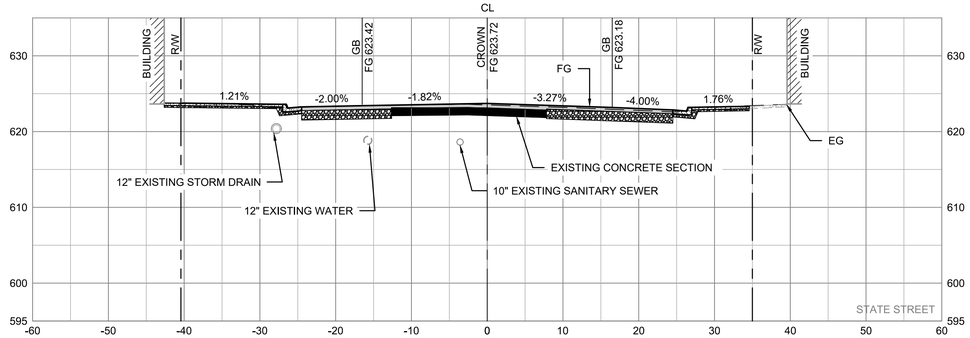

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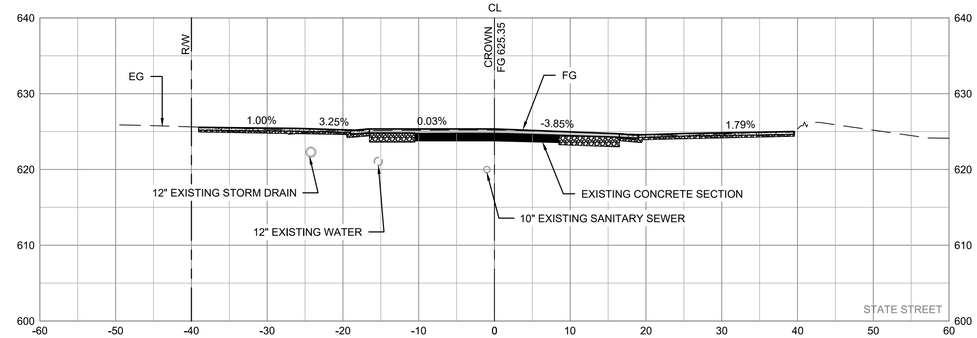

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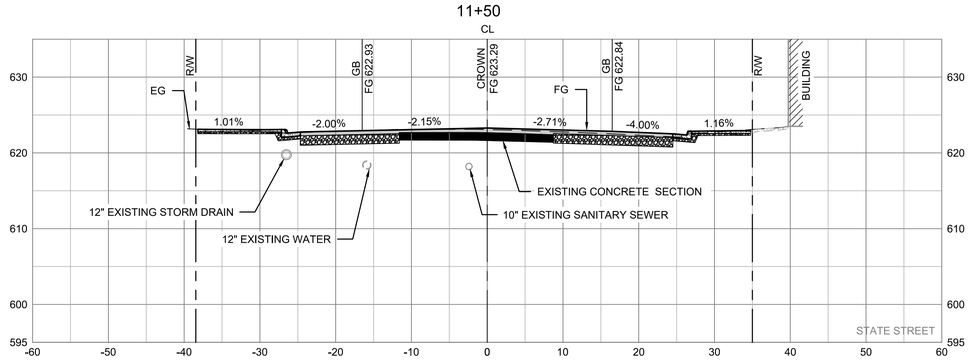

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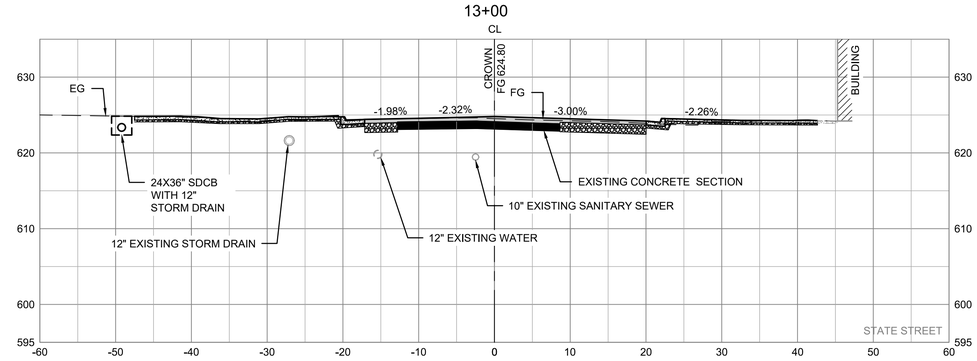

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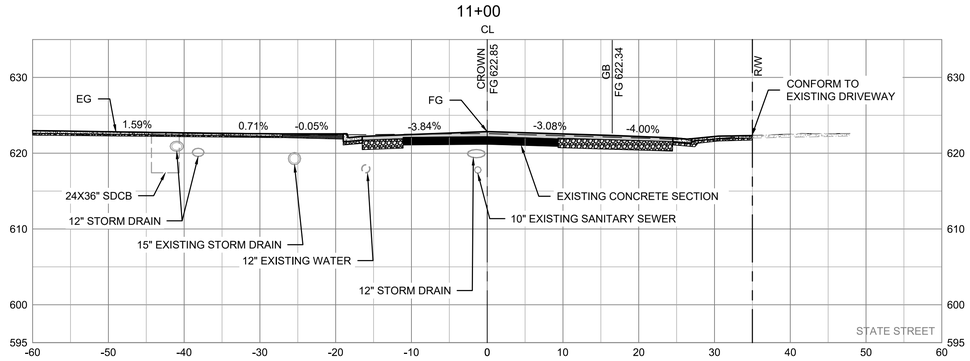

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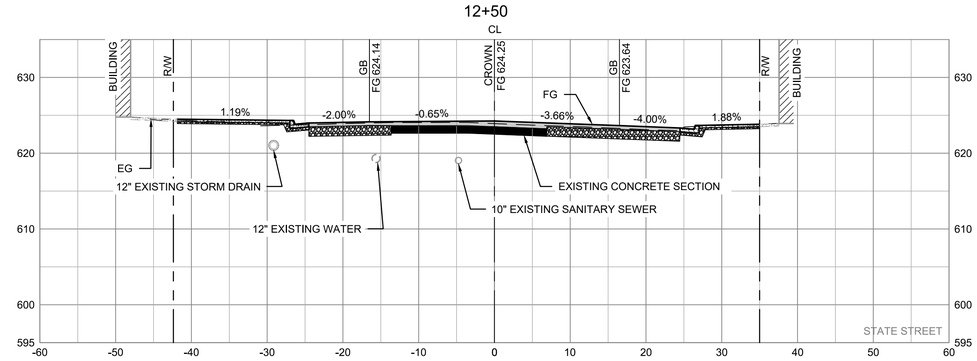

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CROSS SECTIONS STA. 11+00-13+50

PROJ NO: 11191705

DRWN: CP CHKD: JS

C-303

SHEET 37 OF 124

2019-10-30 3:23 PM KHARVEY
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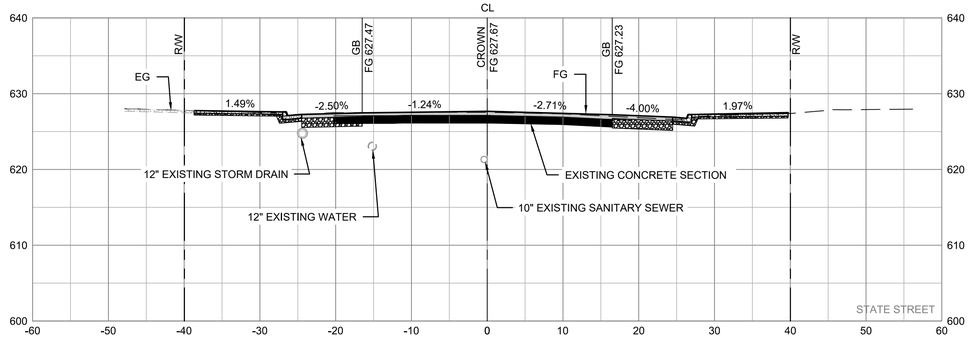

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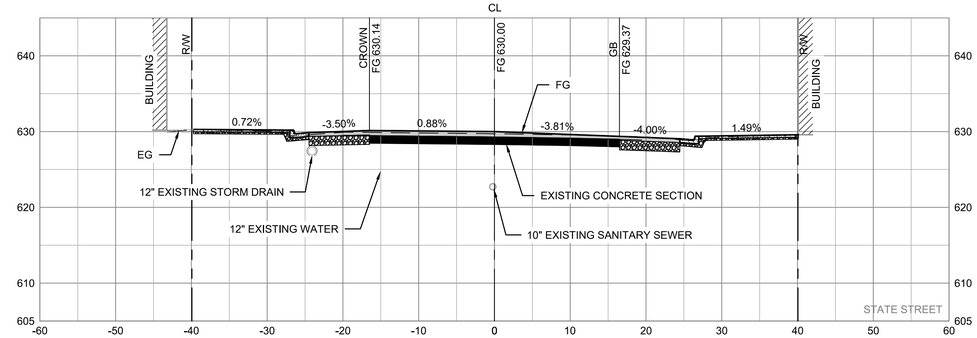

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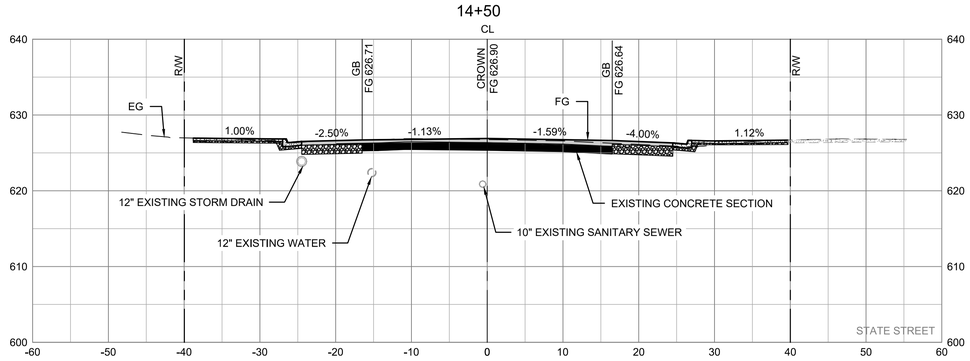

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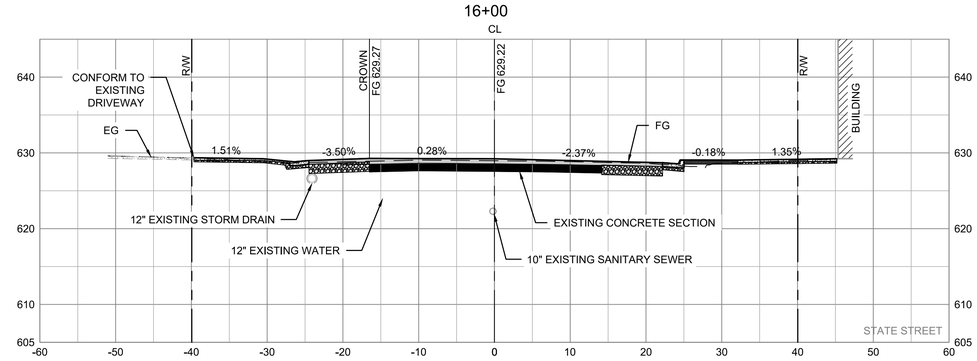

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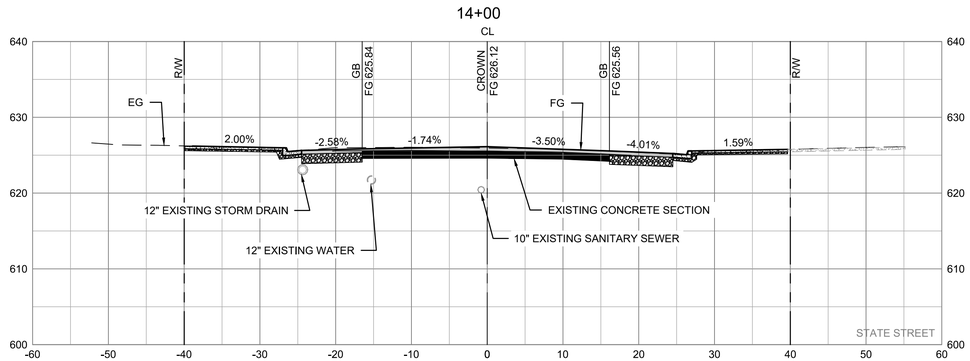

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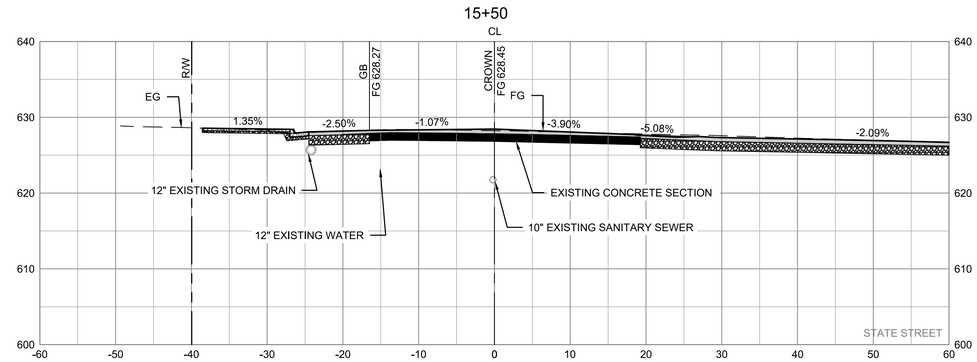

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CROSS SECTIONS STA. 14+00-16+50

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-304

SHEET 38 OF 124

2019-10-30 3:23 PM KHARVEY
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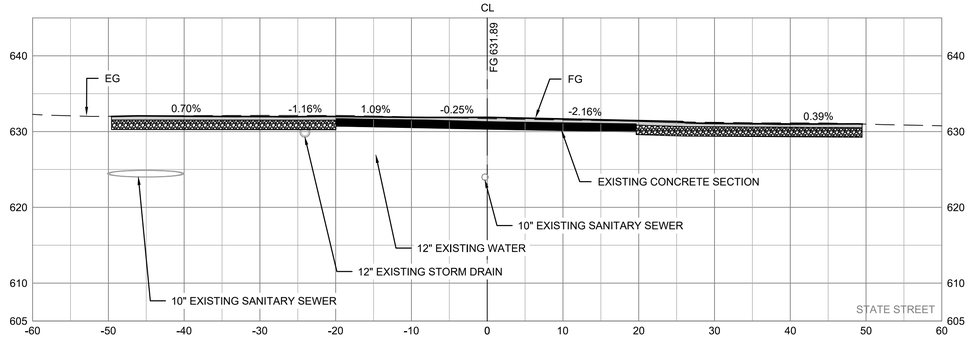

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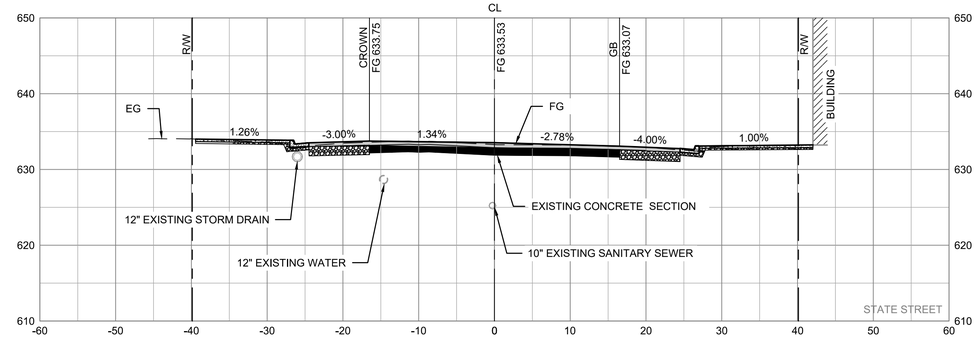

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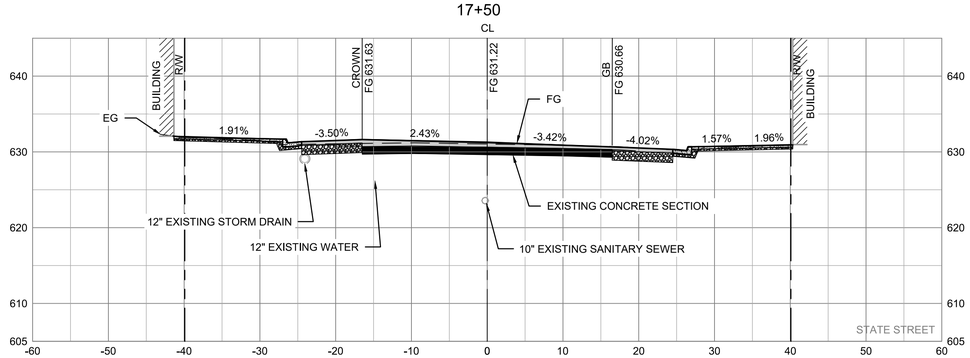

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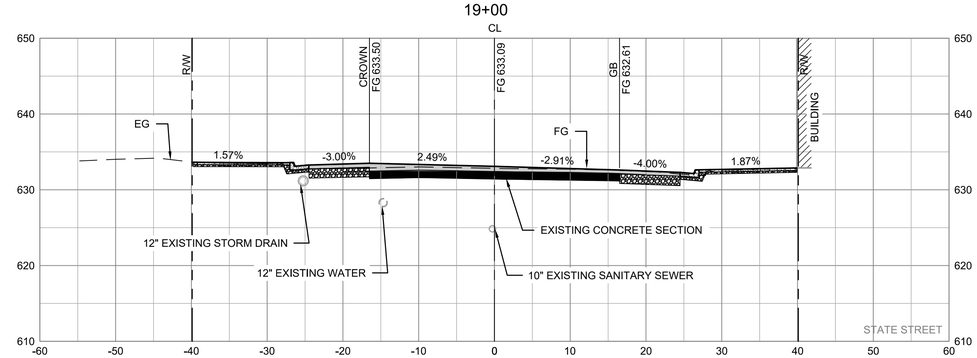

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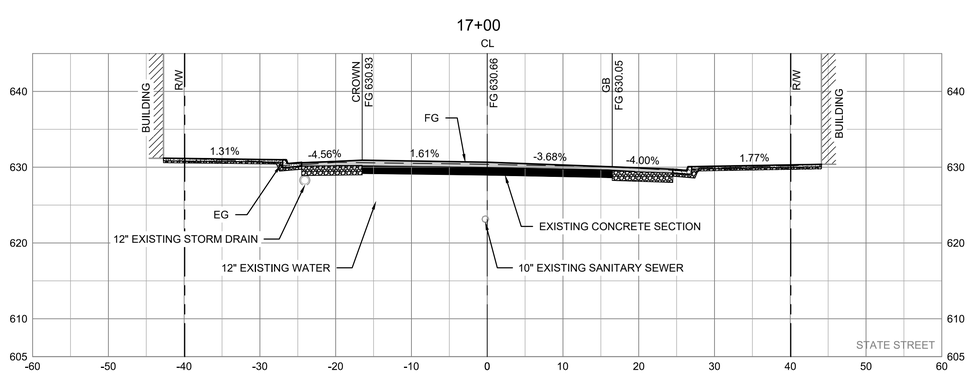

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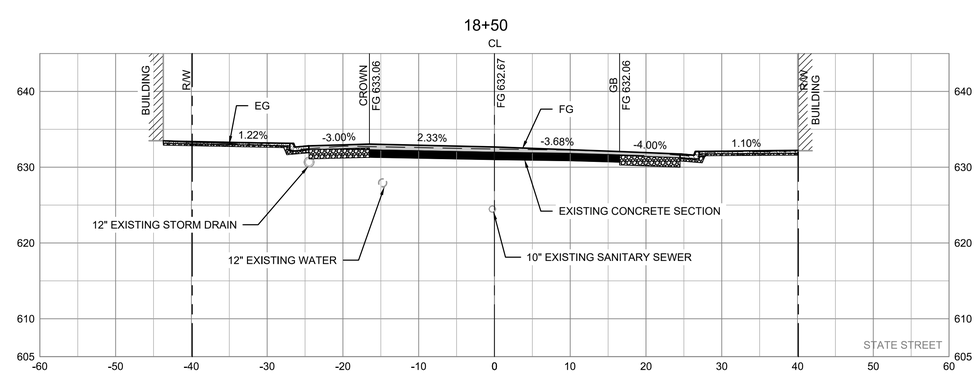

SCALE
0' 10' 20' 30'
1" = 10'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CROSS SECTIONS STA. 17+00-19+50

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-305

SHEET 39 OF 124

2019-10-30 3:23 PM KHARVEY
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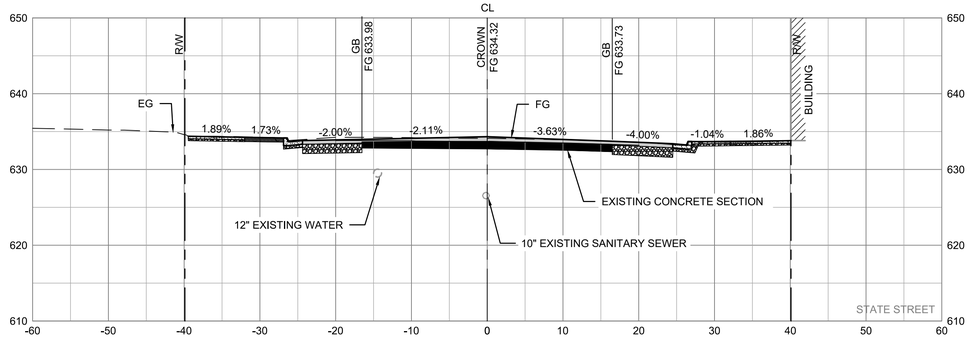

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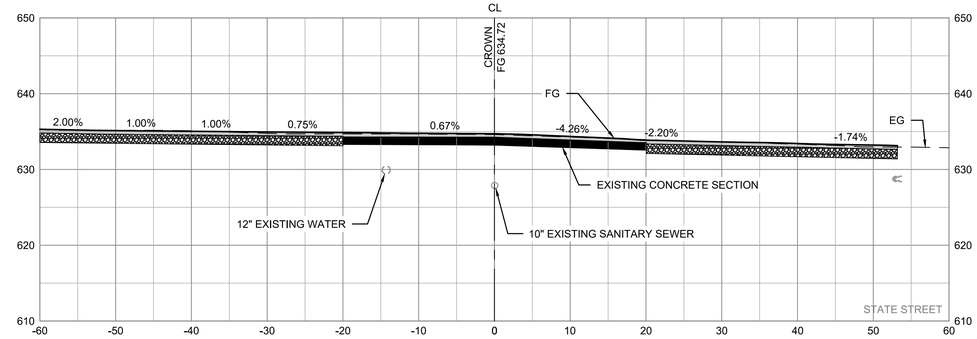

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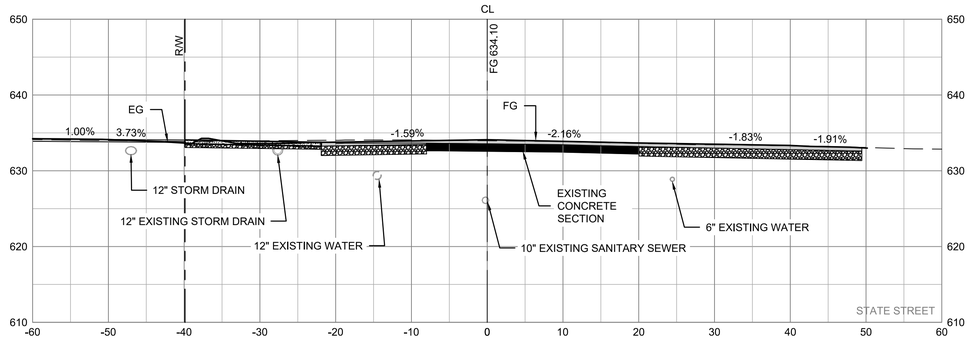

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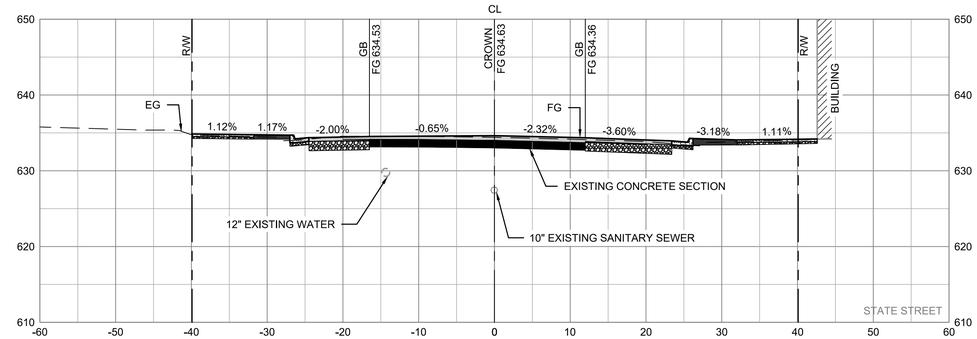

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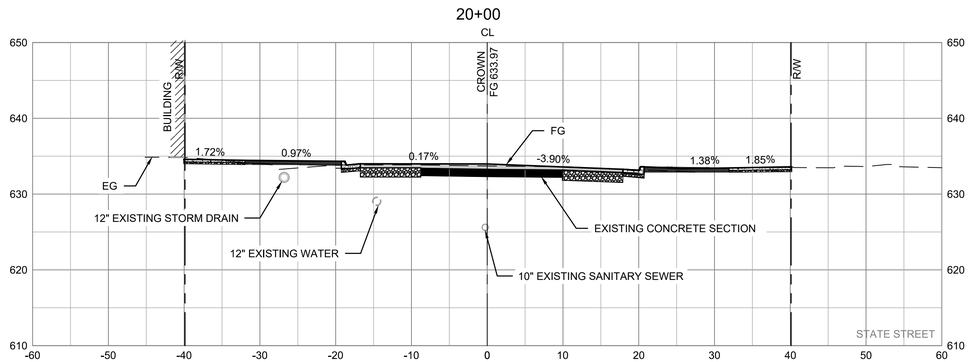

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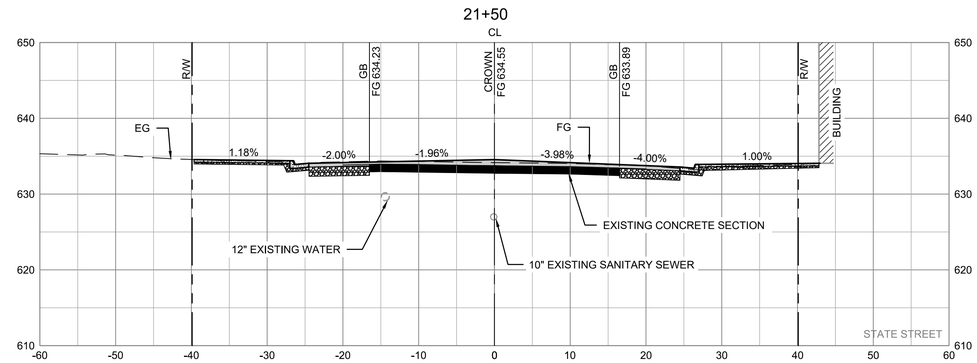

SCALE
0' 10' 20' 30'
1" = 10'

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Exp. 9/30/21
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STATE OF CALIFORNIA
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X:\0038\200\X_100\SHEET		ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CROSS SECTIONS STA. 20+00-22+50

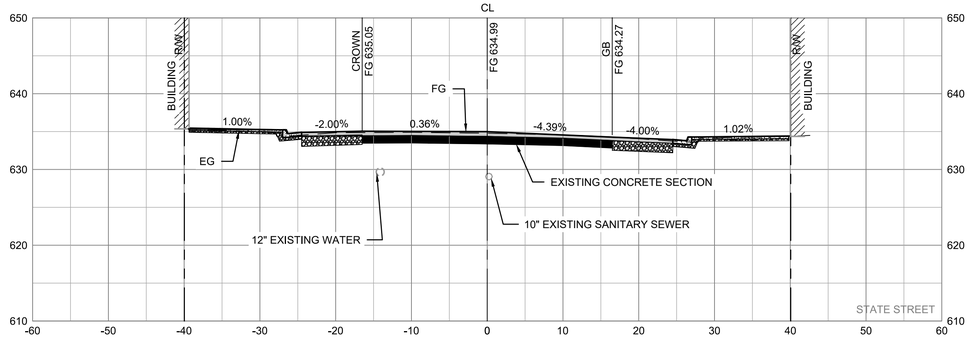
PROJ NO: 11191705
DRWN: CP CHKD: JS

C-306

SHEET 40 OF 124

2019-10-30 3:23 PM KHARVEY
N:\US\SANTA ROSA\PROJECTS\56\11191705\DIGITAL_DESIGN\ACAD 2018\SHEETS\CIVIL\11191705_C-301.DWG

24+00



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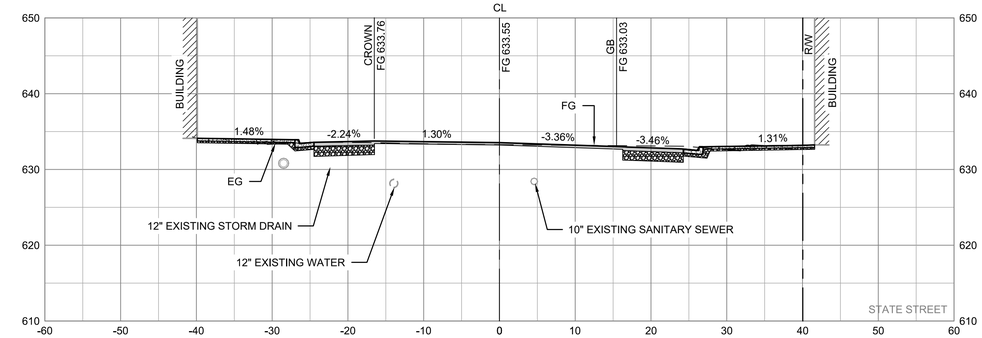

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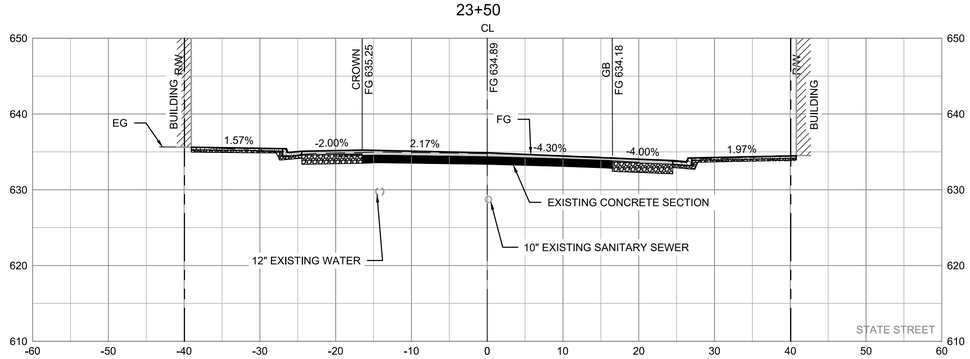

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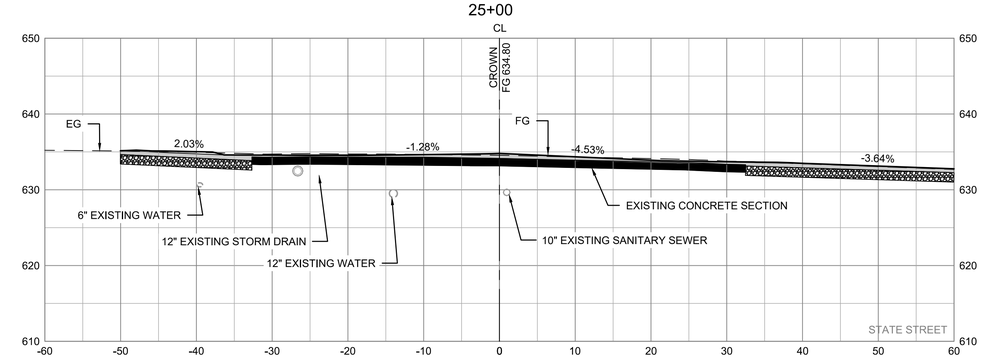
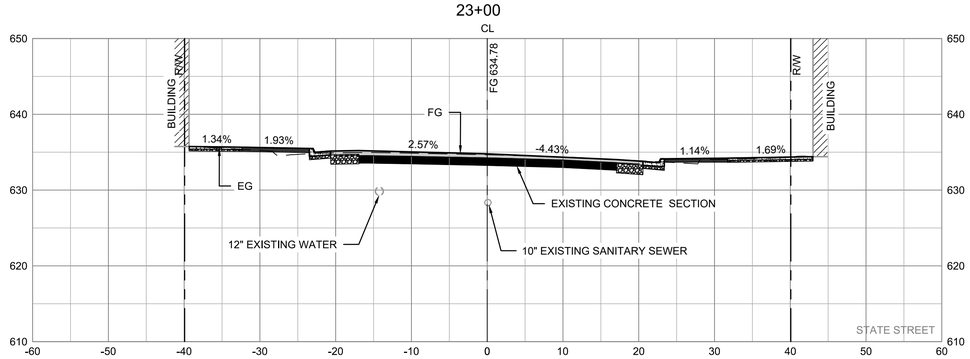


23+00



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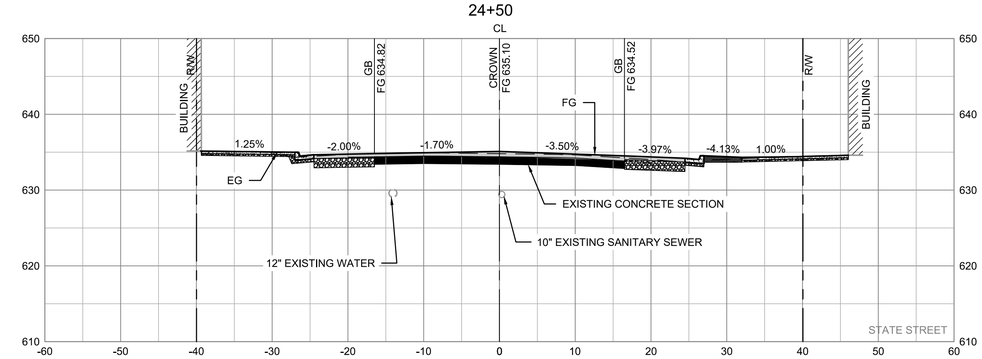

SCALE
0' 10' 20' 30'
1" = 10'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CROSS SECTIONS STA. 23+00-25+50

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-307

SHEET 41 OF 124

2019-10-30 3:23 PM KHARVEY
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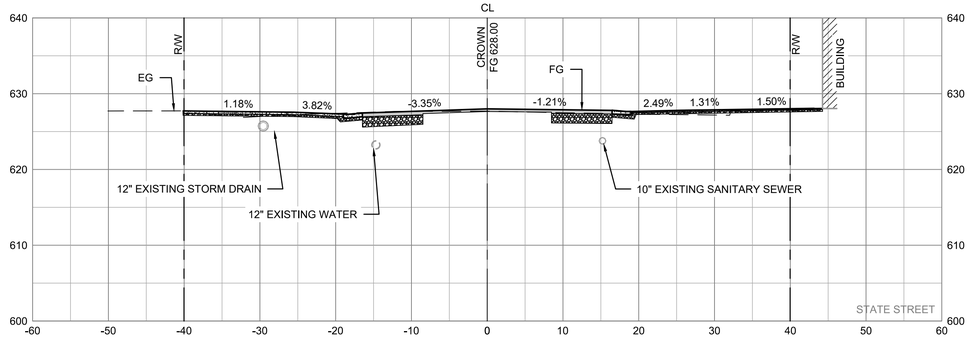
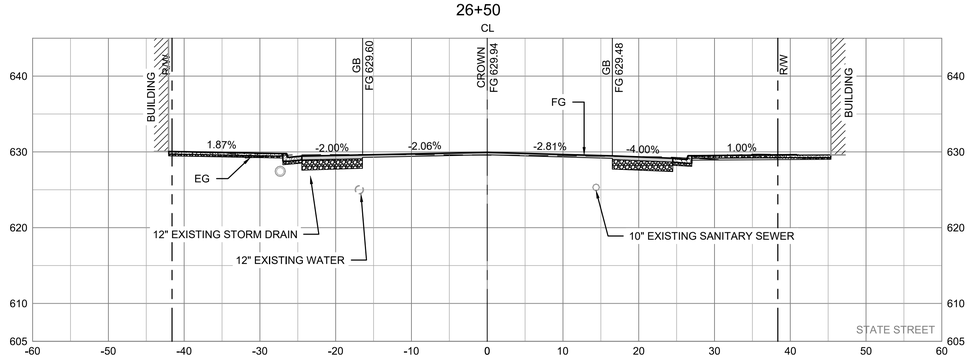
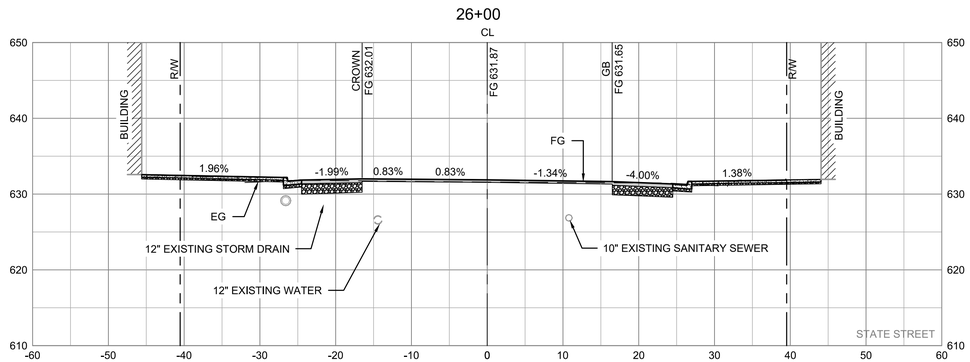
27+00



26+50



26+00



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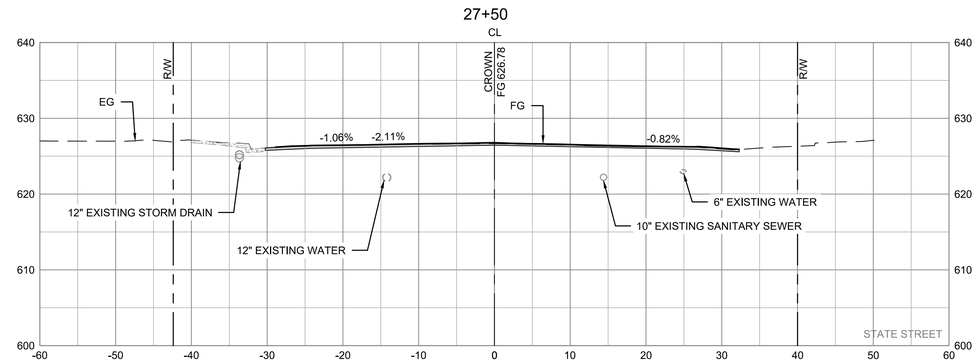

SCALE
0' 10' 20' 30'
1" = 10'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CROSS SECTIONS STA. 26+00-27+50

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-308

SHEET 42 OF 124

2019-10-30 3:23 PM KHARVEY
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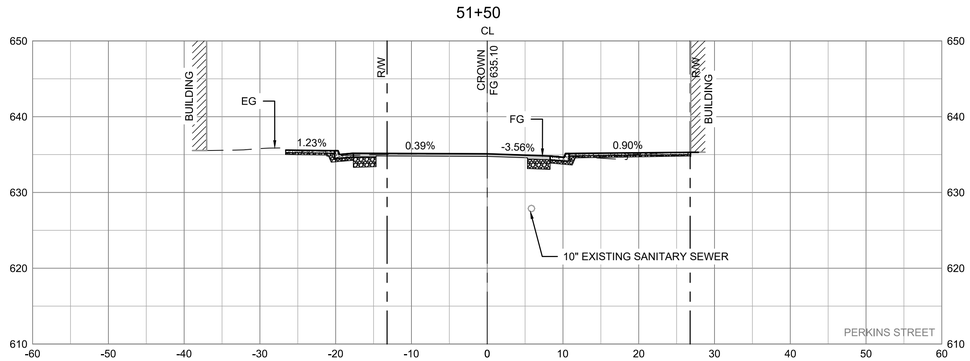

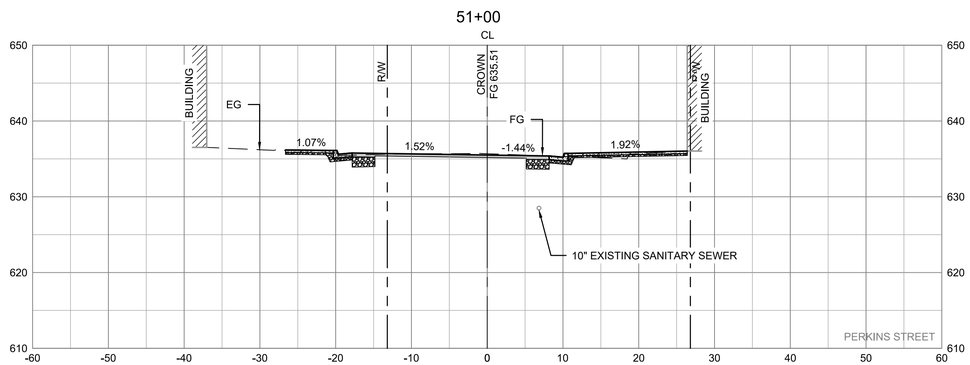

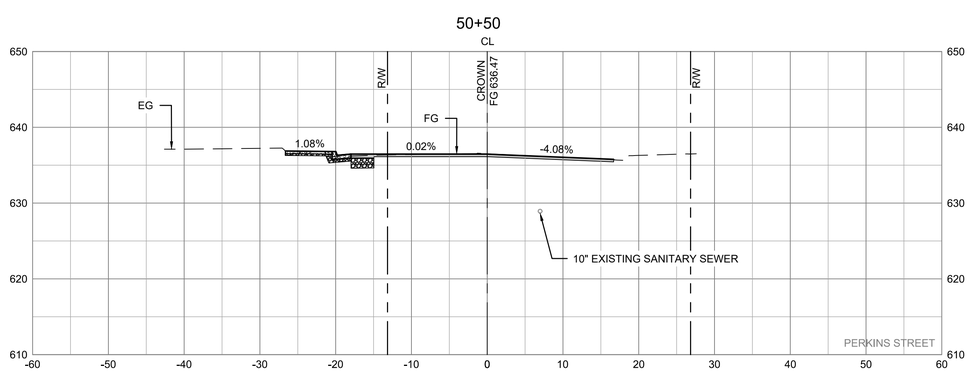

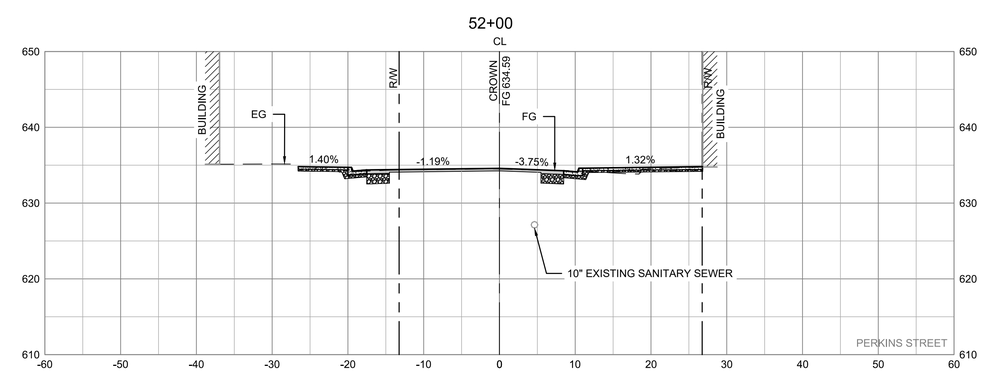

SCALE
0' 10' 20' 30'
1" = 10'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CROSS SECTIONS
PERKINS ST STA. 50+50-52+00

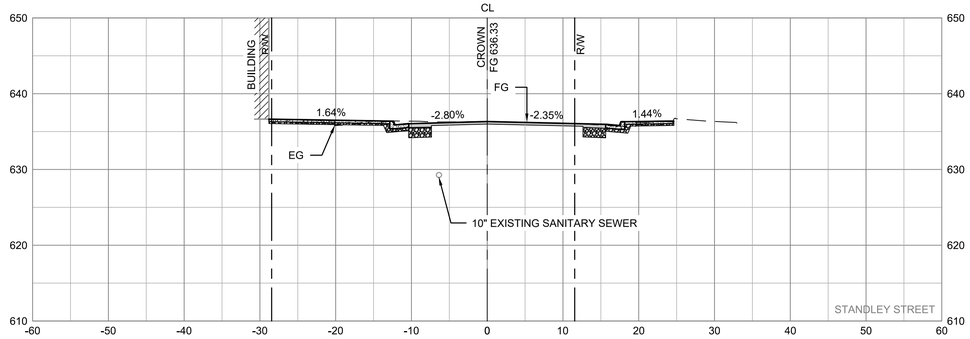
PROJ NO: 11191705
DRWN: CP CHKD: JS

C-309

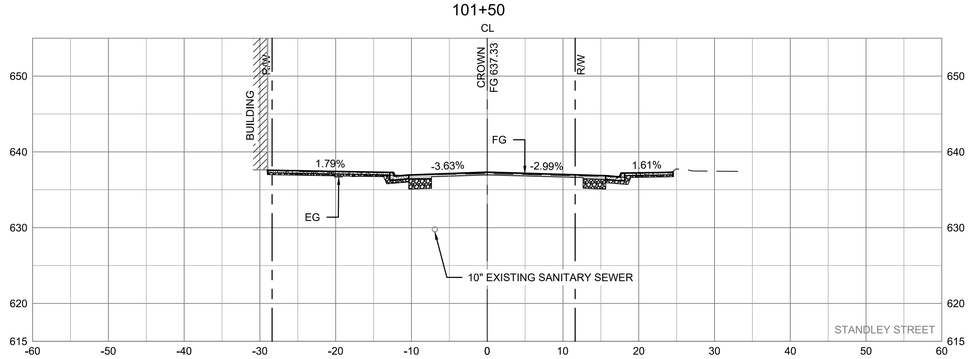
SHEET 43 OF 124

2019-10-30 3:23 PM KHARVEY
N:\US\SANTA ROSA\PROJECTS\56\11191705\DIGITAL_DESIGN\ACAD 2018\SHEETS\CIVIL\11191705_C-301.DWG

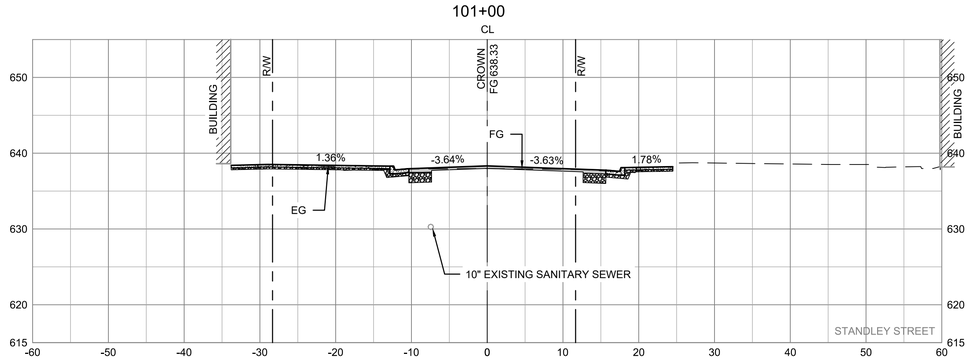
102+00



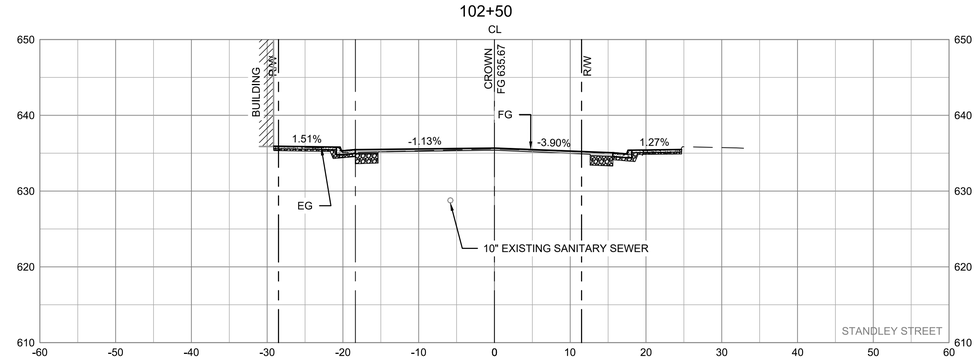
101+50



101+00



102+50



SCALE

0' 10' 20' 30'

1" = 10'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CROSS SECTIONS
STANDLEY ST STA 101+00 - STA 102+50

PROJ NO: 11191705

DRWN: CP CHKD: JS

C-310

SHEET 44 OF 124

2019-10-30 3:23 PM KHARVEY
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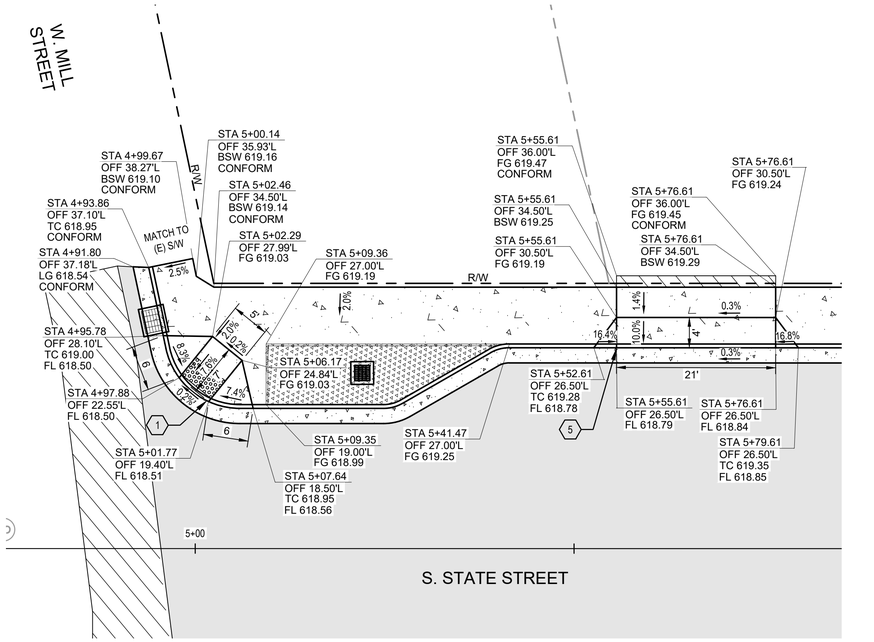
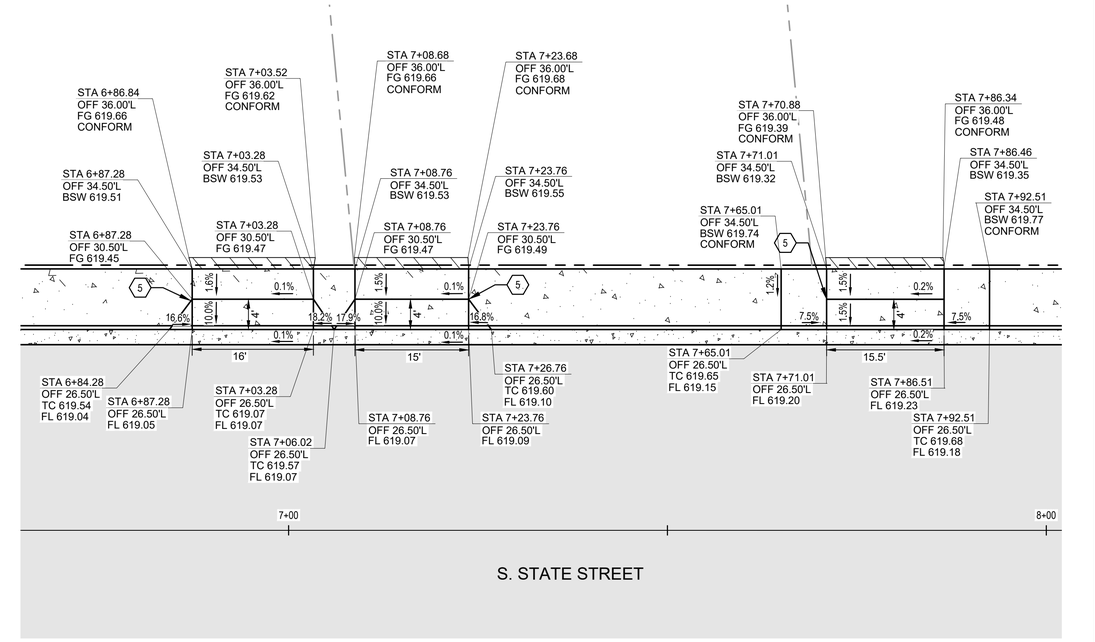


1 NW CORNER OF STATE STREET AND W. MILL STREET

SCALE: 1" = 10'-0"



2 WEST SIDE OF STATE STREET AND NORTH OF W. MILL STREET

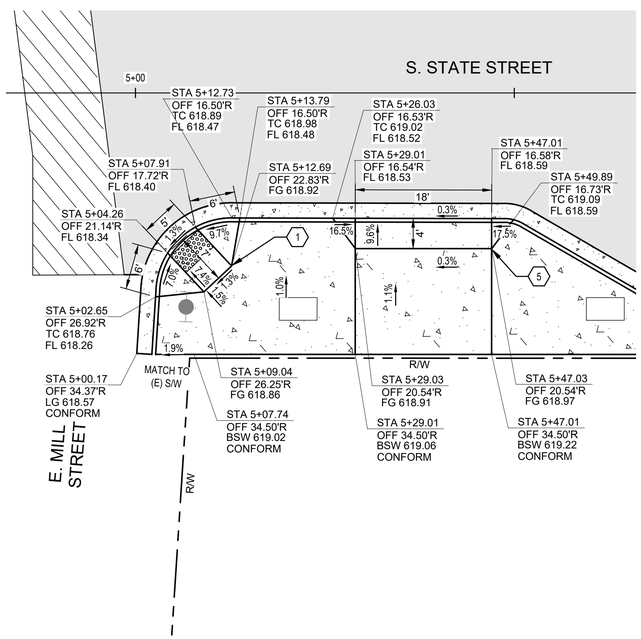
SCALE: 1" = 10'-0"

SHEET GENERAL NOTES

1. SEE IMPROVEMENT PLAN FOR CONSTRUCTION LEGEND.
2. SEE SHEETS C101-C108 FOR LINE AND CURVE TABLE.
3. DRIVEWAYS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A87A.
4. ALL CURB RAMPS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A88A AND A88B.

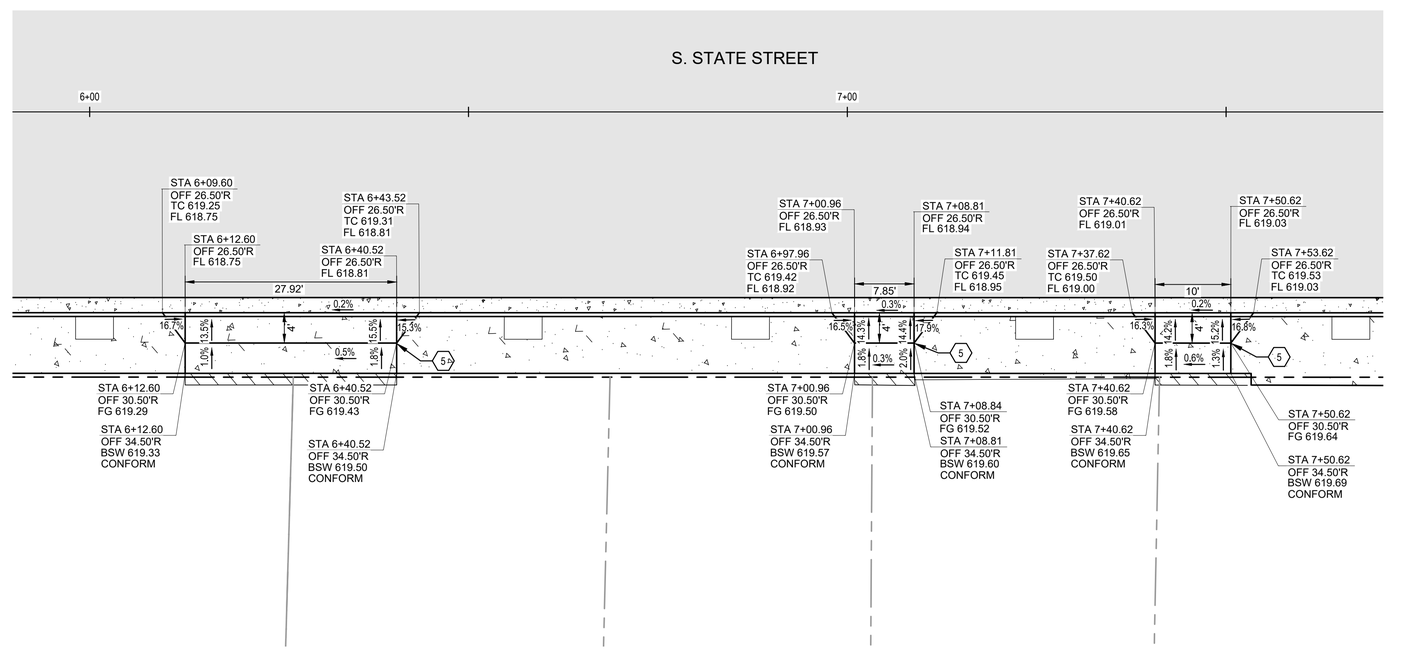
SHEET KEYNOTES

1. INSTALL (N) CASE A CURB RAMP PER CALTRANS DETAIL A88A.
2. INSTALL (N) CASE F CURB RAMP PER CALTRANS DETAIL A88A.
3. INSTALL (N) CASE G CURB RAMP PER CALTRANS DETAIL A88A.
4. INSTALL (N) CASE C CURB RAMP PER CALTRANS DETAIL A88B.
5. INSTALL (N) DRIVEWAY PER CALTRANS DETAIL A87A.



3 NE CORNER OF STATE STREET AND E. MILL STREET

SCALE: 1" = 10'-0"



4 EAST SIDE OF STATE STREET AND NORTH OF E. MILL STREET

SCALE: 1" = 10'-0"

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STATE OF CALIFORNIA
10/24/2019

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CURB RAMPS AND DRIVEWAYS ENLARGED PLANS - 1

PROJ NO: 11191705

DRWN: EM CHKD: JS

C-401

SHEET 45 OF 124

2019-10-30 3:24 PM KHARVEY
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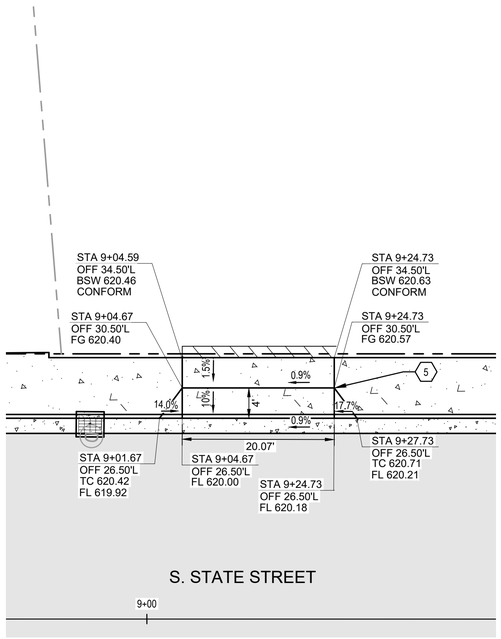
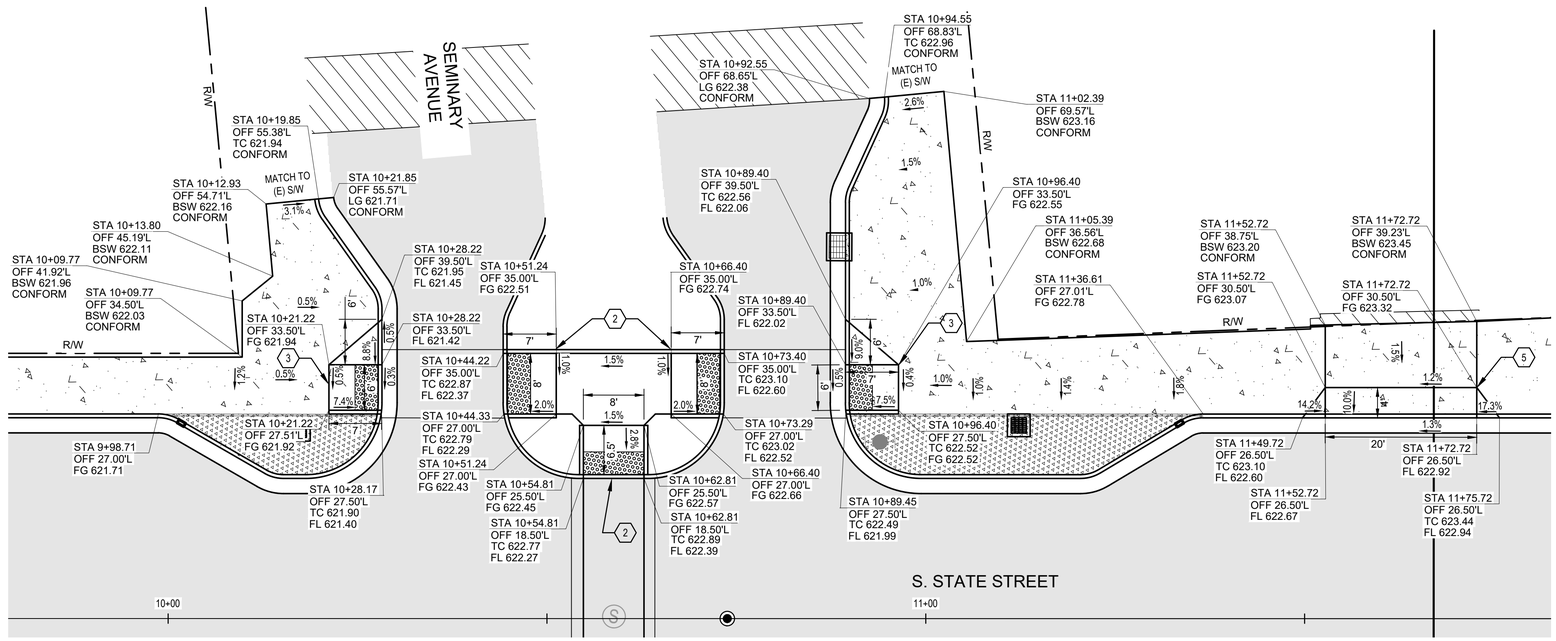
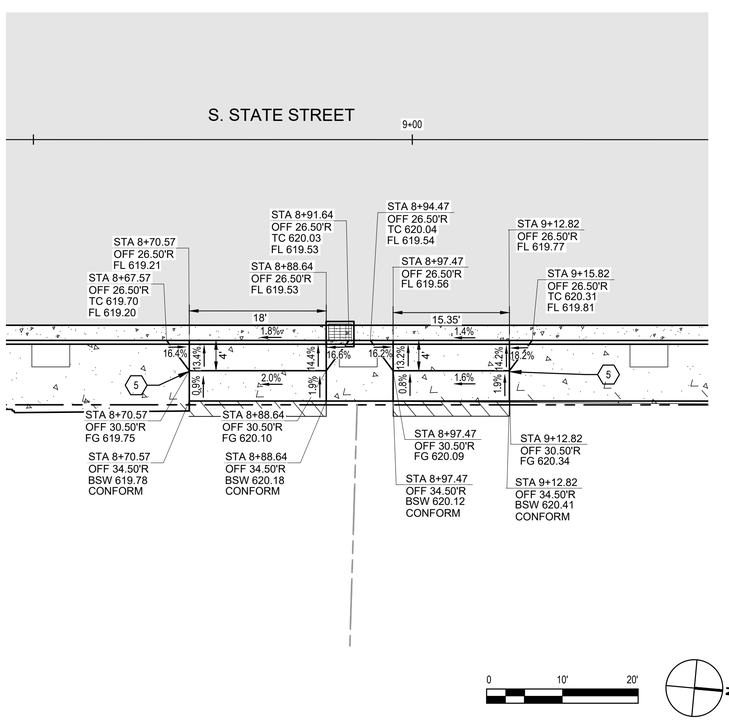


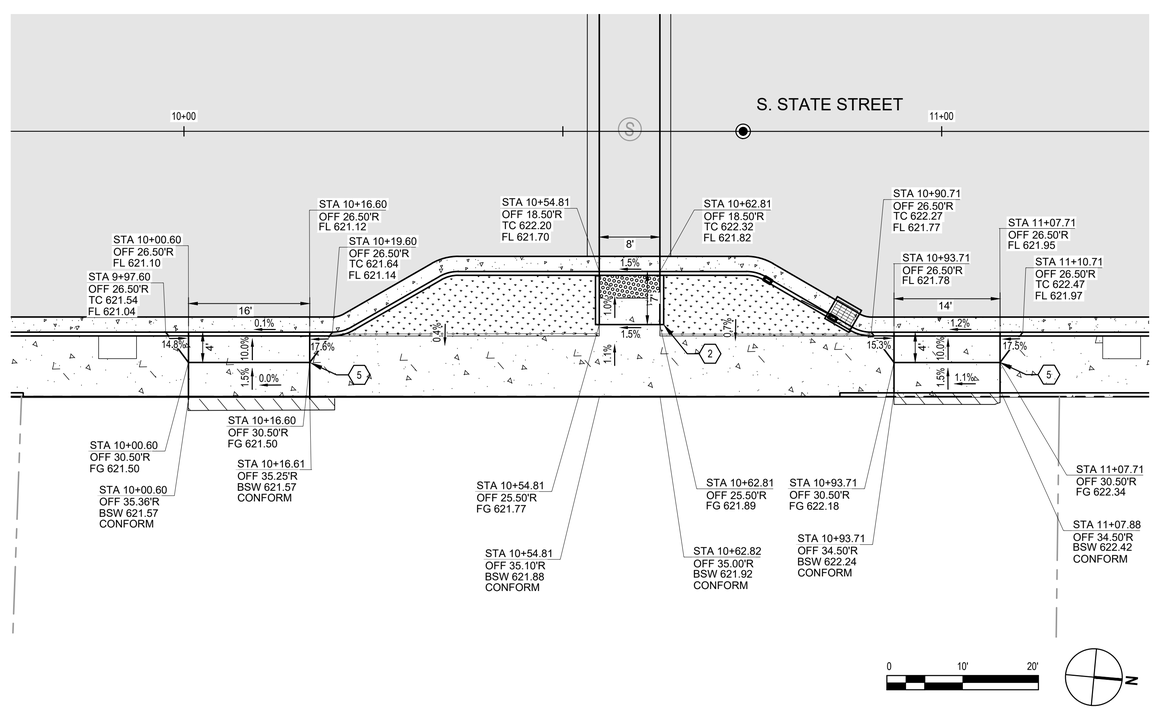
5 WEST SIDE OF STATE STREET AND SOUTH OF SEMINARY AVE SCALE: 1" = 10'-0"



6 SW AND NW CORNERS OF STATE STREET AND SEMINARY AVENUE SCALE: 1" = 10'-0"



7 EAST SIDE OF STATE STREET AND SOUTH OF SEMINARY AVENUE SCALE: 1" = 10'-0"



8 EAST SIDE OF STATE STREET AND SEMINARY AVENUE SCALE: 1" = 10'-0"

SHEET GENERAL NOTES

1. SEE IMPROVEMENT PLAN FOR CONSTRUCTION LEGEND.
2. SEE SHEETS C101-C108 FOR LINE AND CURVE TABLE.
3. DRIVEWAYS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A87A.
4. ALL CURB RAMPS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A88A AND A88B.

SHEET KEYNOTES

1. INSTALL (N) CASE A CURB RAMP PER CALTRANS DETAIL A88A.
2. INSTALL (N) CASE F CURB RAMP PER CALTRANS DETAIL A88A.
3. INSTALL (N) CASE G CURB RAMP PER CALTRANS DETAIL A88A.
4. INSTALL (N) CASE C CURB RAMP PER CALTRANS DETAIL A88A.
5. INSTALL (N) DRIVEWAY PER CALTRANS DETAIL A87A.

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE
CURB RAMPS AND DRIVEWAYS ENLARGED PLANS - 2

PROJ NO: 11191705
DRWN: EM CHKD: JS

C-402

SHEET 46 OF 124

2019-10-30 3:25 PM KHARVEY
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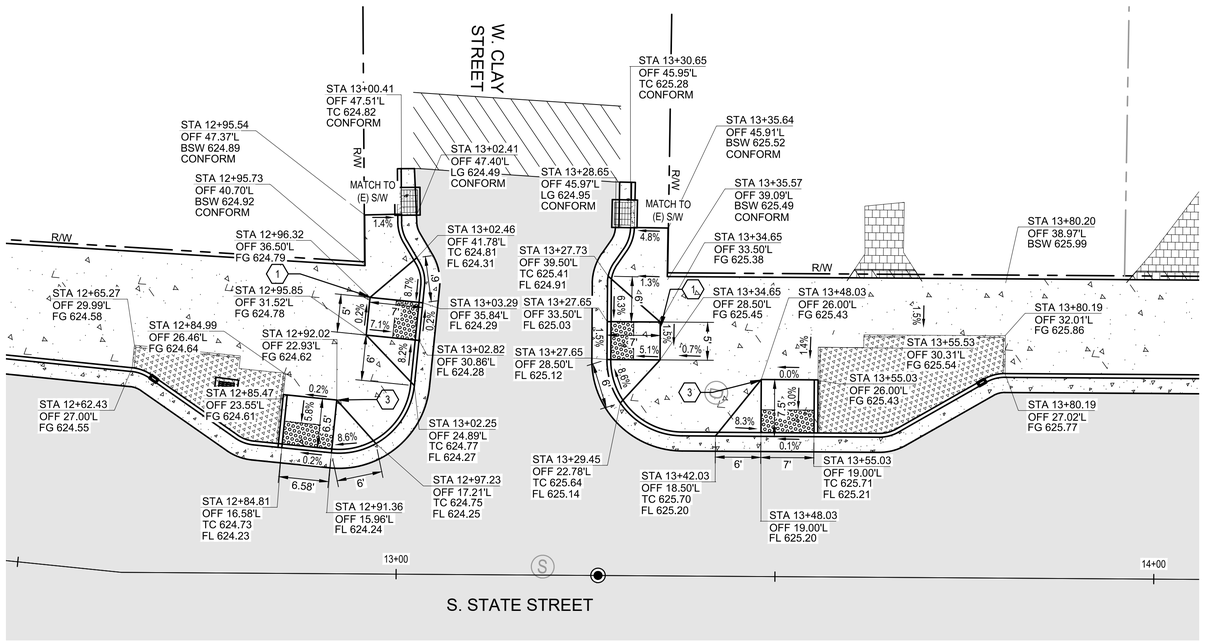
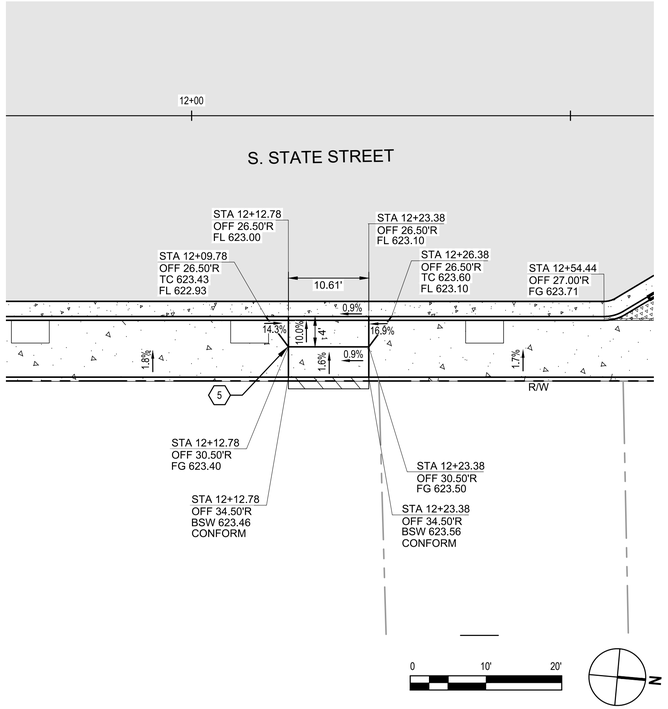


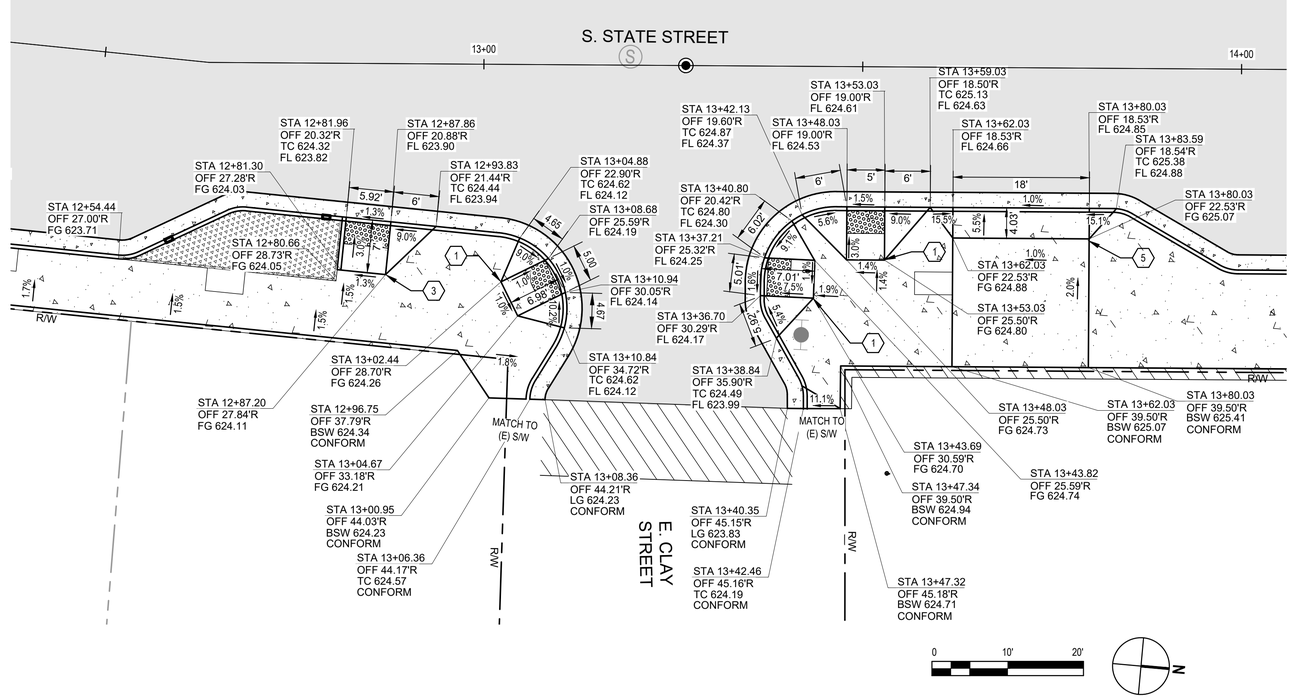
9 SW AND NW CORNERS OF STATE STREET AND W. CLAY STREET

SCALE: 1" = 10'-0"



10 EAST SIDE OF STATE STREET AND SOUTH OF E. CLAY STREET

SCALE: 1" = 10'-0"



11 SE AND NE CORNERS OF STATE STREET AND E. CLAY STREET

SCALE: 1" = 10'-0"

SHEET GENERAL NOTES

1. SEE IMPROVEMENT PLAN FOR CONSTRUCTION LEGEND.
2. SEE SHEETS C101-C108 FOR LINE AND CURVE TABLE.
3. DRIVEWAYS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A87A.
4. ALL CURB RAMPS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A88A AND A88B.

SHEET KEYNOTES

1. INSTALL (N) CASE A CURB RAMP PER CALTRANS DETAIL A88A.
2. INSTALL (N) CASE F CURB RAMP PER CALTRANS DETAIL A88A.
3. INSTALL (N) CASE G CURB RAMP PER CALTRANS DETAIL A88A.
4. INSTALL (N) CASE C CURB RAMP PER CALTRANS DETAIL A88A.
5. INSTALL (N) DRIVEWAY PER CALTRANS DETAIL A87A.

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No. C68304
Exp. 9/30/21
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STATE OF CALIFORNIA
10/24/2019

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MARK	DATE	DESCRIPTION
	10/30/2019	BID SET

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CURB RAMPS AND DRIVEWAYS ENLARGED PLANS - 3

PROJ NO: 11191705

DRWN: EM CHKD: JS

C-403

SHEET 47 OF 124

2019-10-30 3:25 PM KHARVEY
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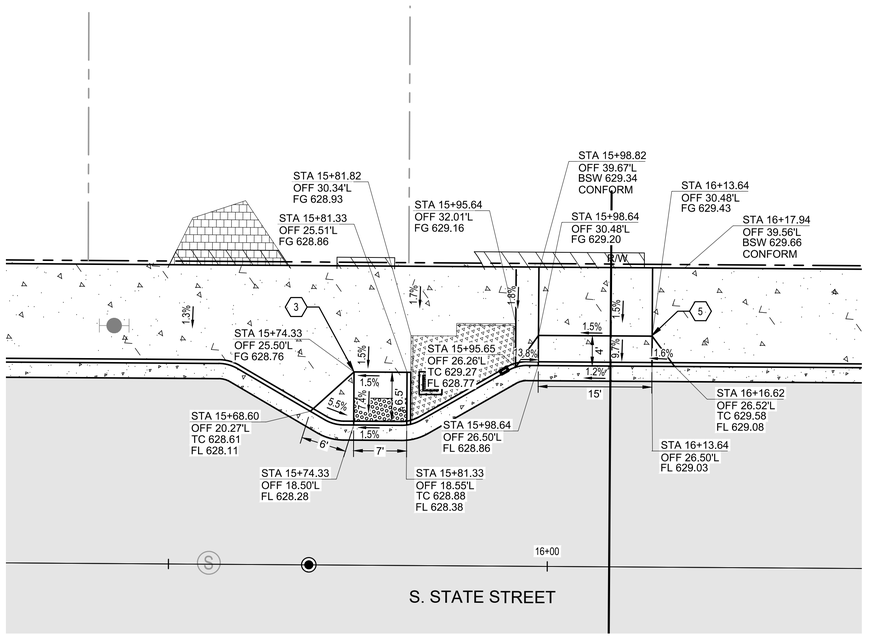
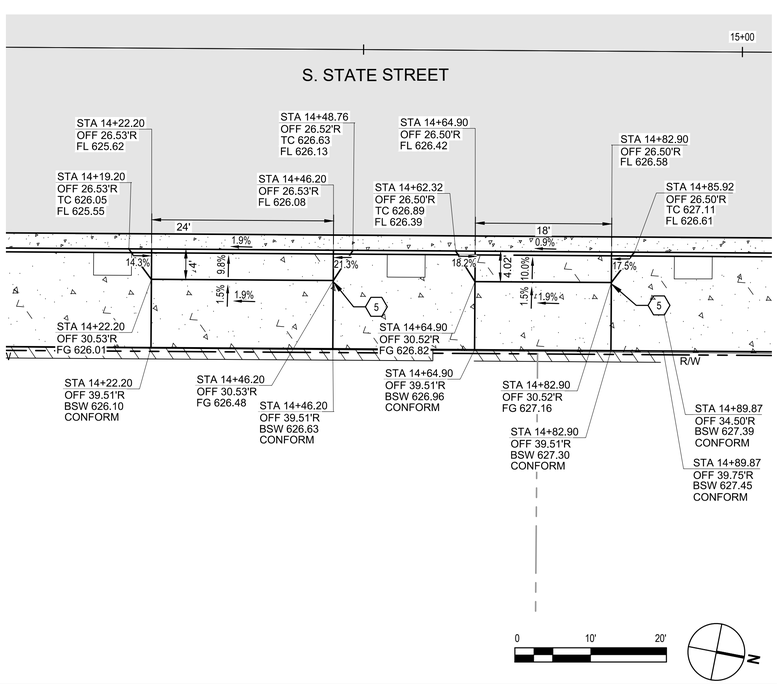


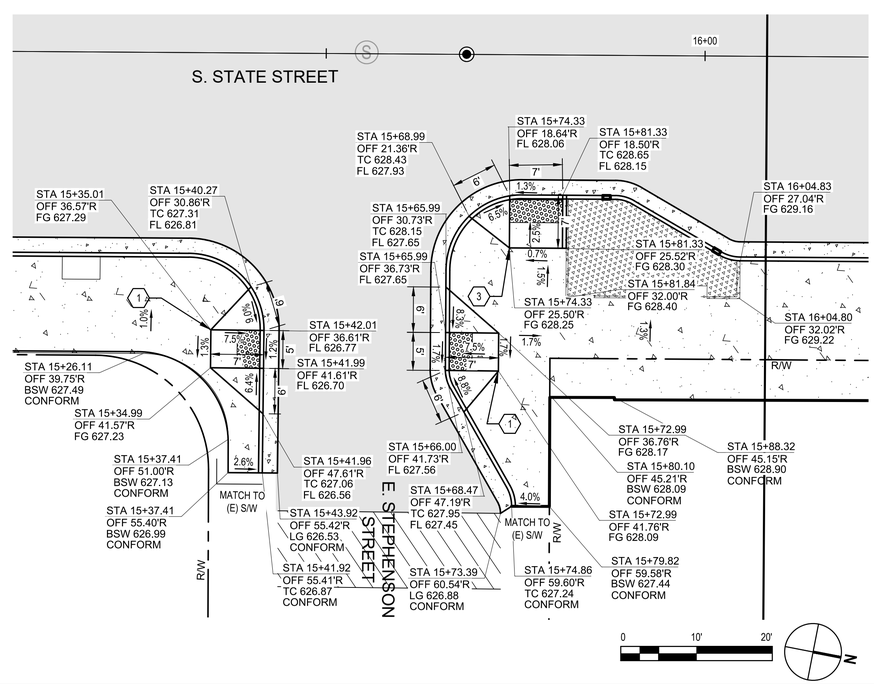
12 WEST SIDE OF STATE STREET AND SOUTH OF E. CHURCH STREET

SCALE: 1" = 10'-0"



13 EAST SIDE OF STATE STREET AND SOUTH OF E. STEPHENSON STREET

SCALE: 1" = 10'-0"



14 SE AND NE CORNERS OF STATE STREET AND E. STEPHENSON STREET

SCALE: 1" = 10'-0"

SHEET GENERAL NOTES

1. SEE IMPROVEMENT PLAN FOR CONSTRUCTION LEGEND.
2. SEE SHEETS C101-C108 FOR LINE AND CURVE TABLE.
3. DRIVEWAYS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A87A.
4. ALL CURB RAMPS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A88A AND A88B.

SHEET KEYNOTES

1. INSTALL (N) CASE A CURB RAMP PER CALTRANS DETAIL A88A.
2. INSTALL (N) CASE F CURB RAMP PER CALTRANS DETAIL A88A.
3. INSTALL (N) CASE G CURB RAMP PER CALTRANS DETAIL A88A.
4. INSTALL (N) CASE C CURB RAMP PER CALTRANS DETAIL A88A.
5. INSTALL (N) DRIVEWAY PER CALTRANS DETAIL A87A.

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CURB RAMPS AND DRIVEWAYS ENLARGED PLANS - 4

PROJ NO: 11191705

DRWN: EM CHKD: JS

C-404

SHEET 48 OF 124

2019-10-30 3:26 PM KHARVEY
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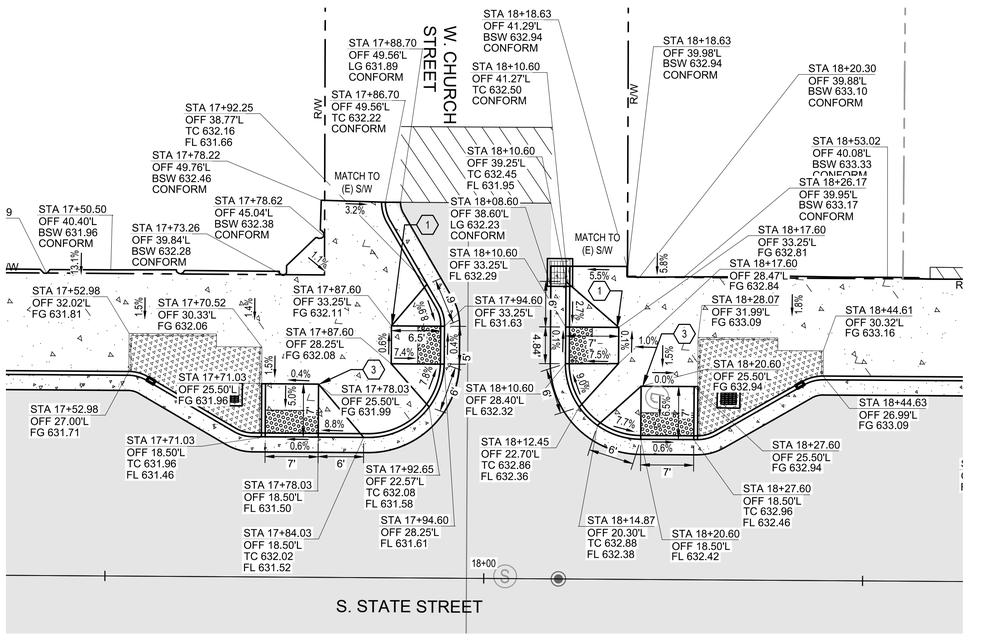
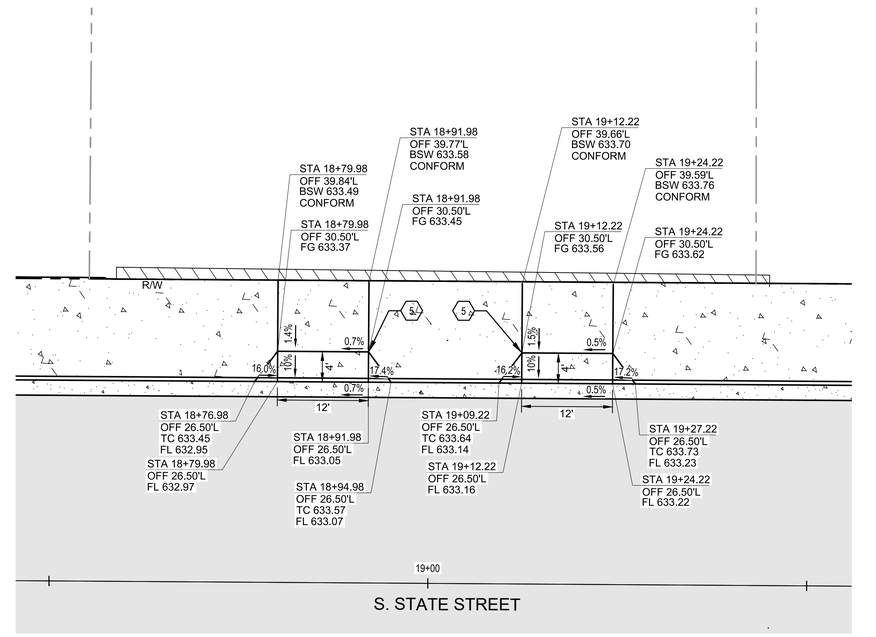


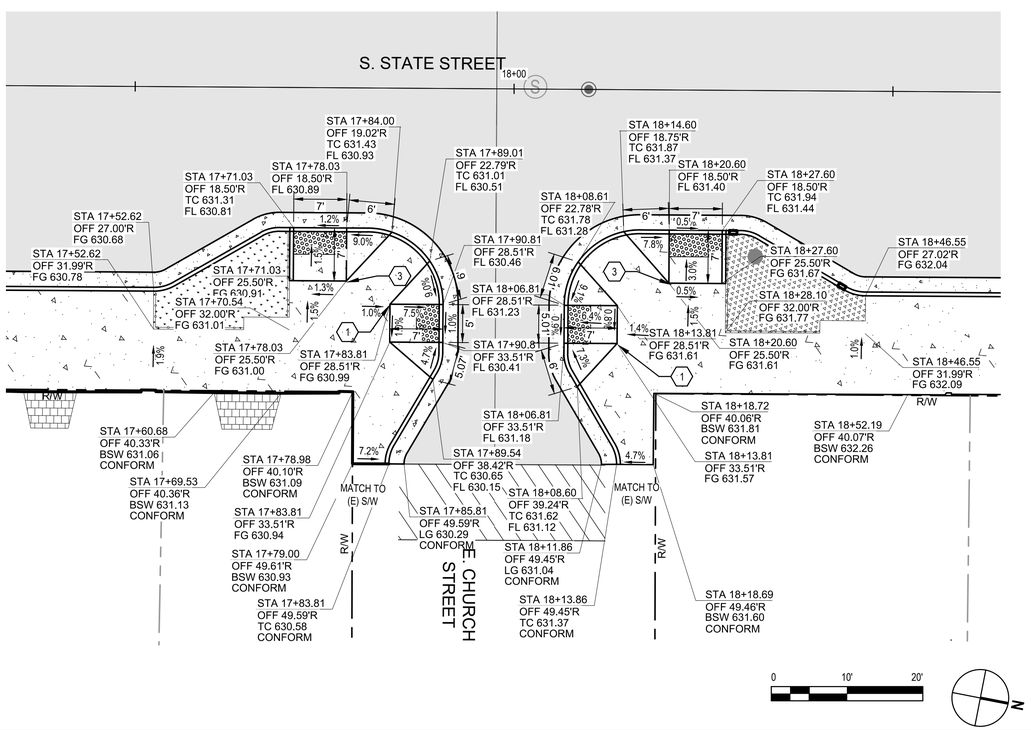
15 SE CORNER OF STATE STREET AND E. CHURCH STREET

SCALE: 1" = 10'-0"



16 SE CORNER OF STATE STREET AND E. CHURCH STREET

SCALE: 1" = 10'-0"



17 SE CORNER OF STATE STREET AND E. CHURCH STREET

SCALE: 1" = 10'-0"

SHEET GENERAL NOTES

1. SEE IMPROVEMENT PLAN FOR CONSTRUCTION LEGEND.
2. SEE SHEETS C101-C108 FOR LINE AND CURVE TABLE.
3. DRIVEWAYS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A87A.
4. ALL CURB RAMPS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A88A AND A88B.

SHEET KEYNOTES

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2. INSTALL (N) CASE F CURB RAMP PER CALTRANS DETAIL A88A.
3. INSTALL (N) CASE G CURB RAMP PER CALTRANS DETAIL A88A.
4. INSTALL (N) CASE C CURB RAMP PER CALTRANS DETAIL A88A.
5. INSTALL (N) DRIVEWAY PER CALTRANS DETAIL A87A.

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CURB RAMPS AND DRIVEWAYS ENLARGED PLANS - 5

PROJ NO: 11191705

DRWN: EM CHKD: JS

C-405

SHEET 49 OF 124

2019-10-30 3:26 PM KHARVEY
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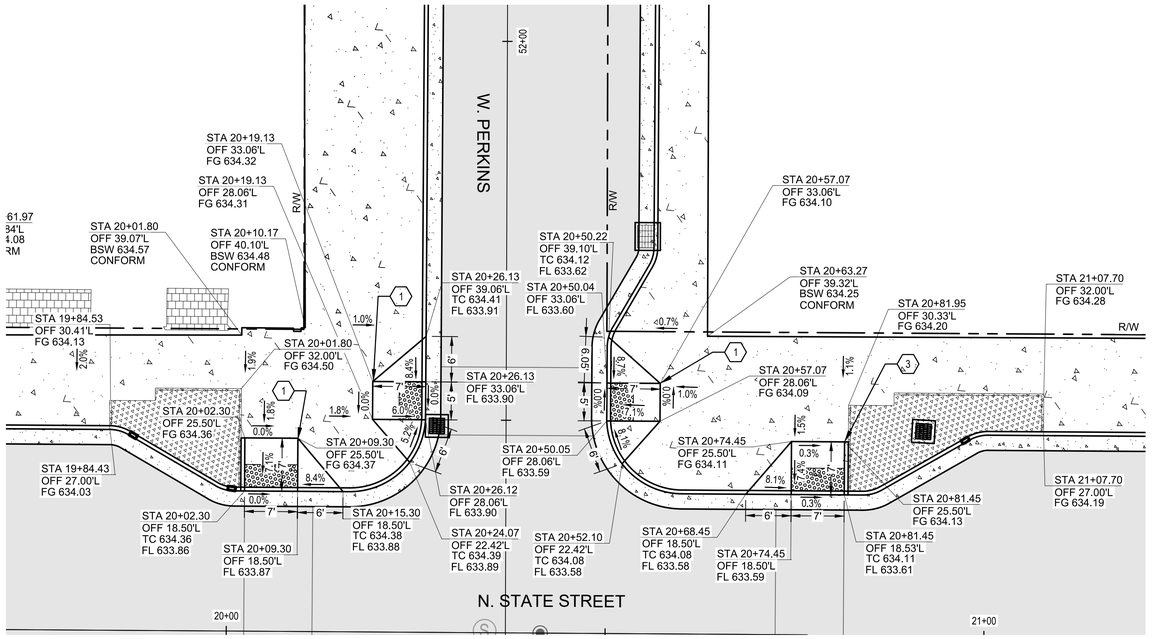
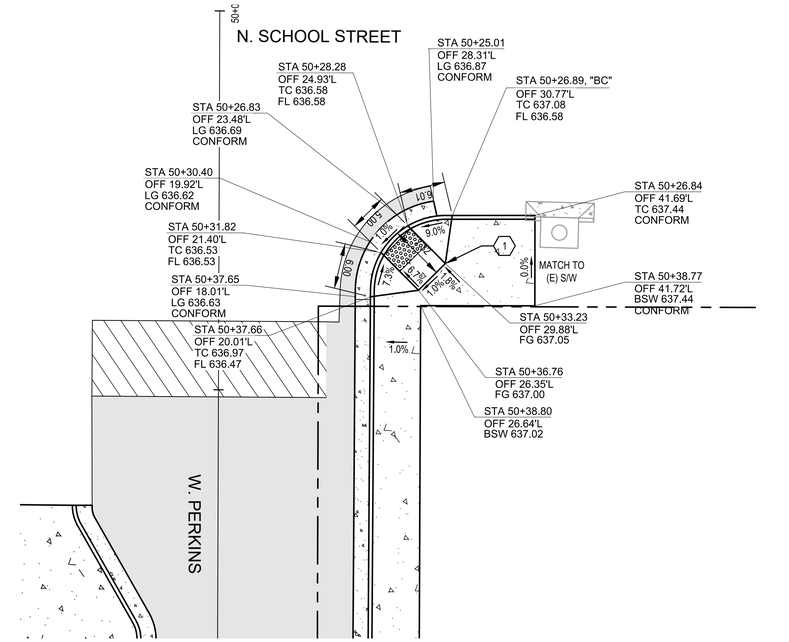


18 SW AND NW CORNERS OF STATE STREET AND W. PERKINS STREET

SCALE: 1" = 10'-0"



19 NW CORNER OF W. PERKINS STREET AND N. SCHOOL STREET

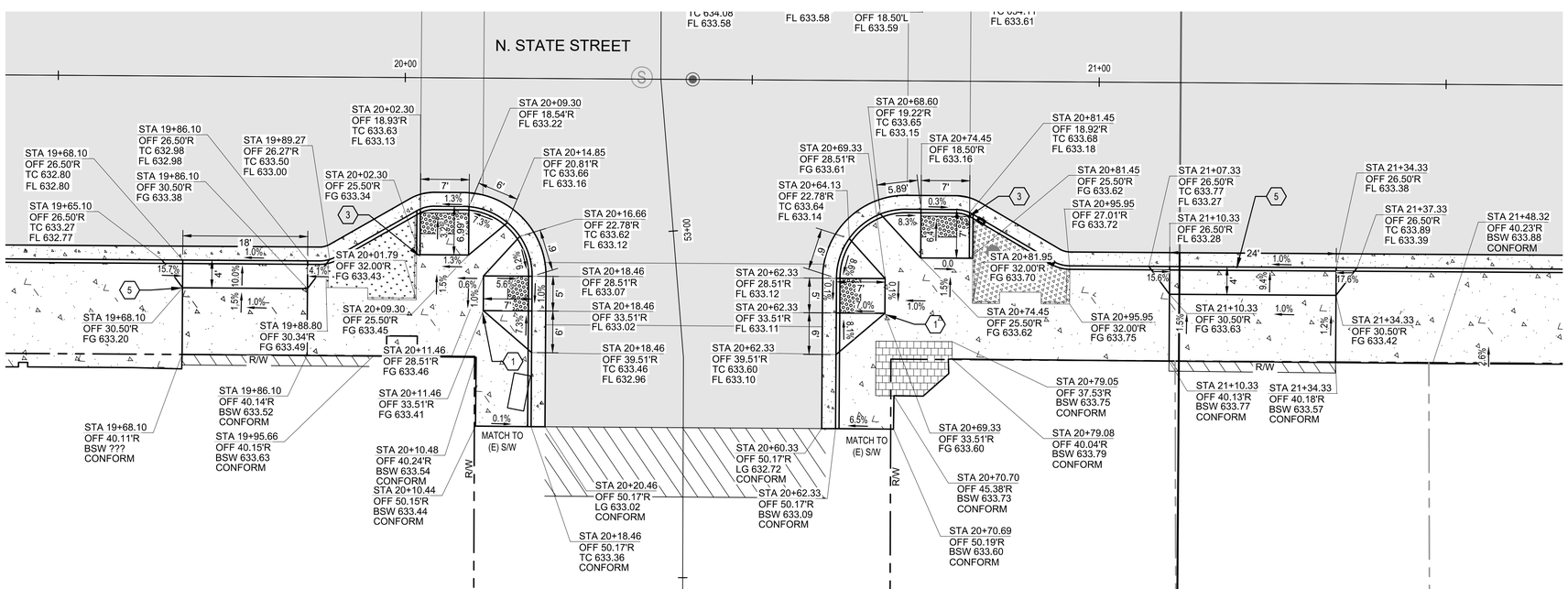
SCALE: 1" = 10'-0"

SHEET GENERAL NOTES

1. SEE IMPROVEMENT PLAN FOR CONSTRUCTION LEGEND.
2. SEE SHEETS C101-C108 FOR LINE AND CURVE TABLE.
3. DRIVEWAYS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A87A.
4. ALL CURB RAMPS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A88A AND A88B.

SHEET KEYNOTES

1. INSTALL (N) CASE A CURB RAMP PER CALTRANS DETAIL A88A.
2. INSTALL (N) CASE F CURB RAMP PER CALTRANS DETAIL A88A.
3. INSTALL (N) CASE G CURB RAMP PER CALTRANS DETAIL A88A.
4. INSTALL (N) CASE C CURB RAMP PER CALTRANS DETAIL A88A.
5. INSTALL (N) DRIVEWAY PER CALTRANS DETAIL A87A.



20 SE AND NE CORNERS OF STATE STREET AND W. PERKINS STREET

SCALE: 1" = 10'-0"

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CURB RAMPS AND DRIVEWAYS ENLARGED PLANS - 6

PROJ NO: 11191705

DRWN: EM CHKD: JS

C-406

SHEET 50 OF 124

2019-10-30 3:27 PM KHARVEY
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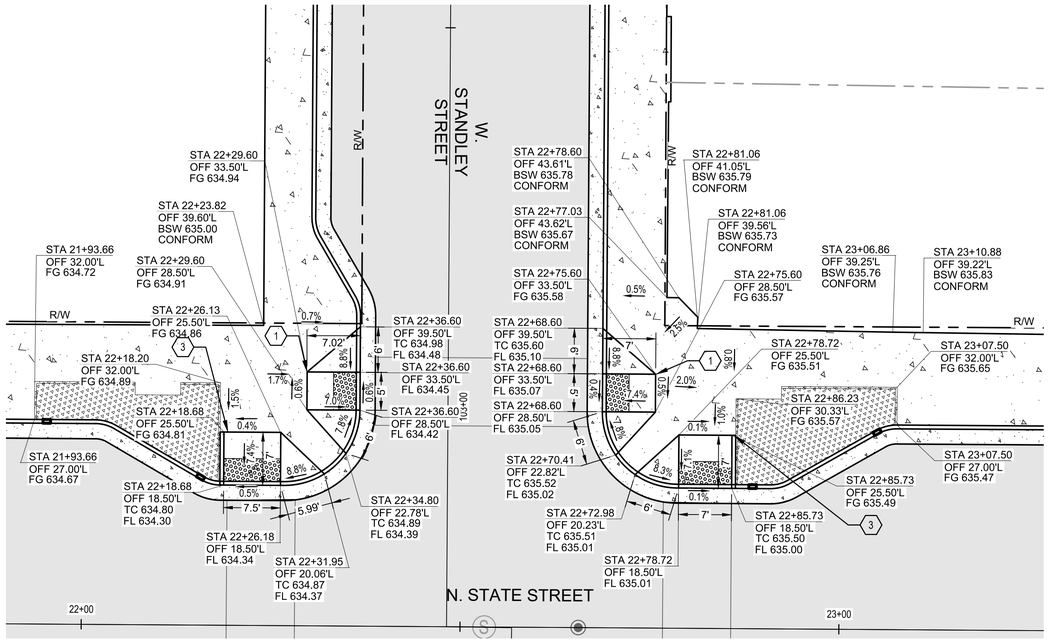
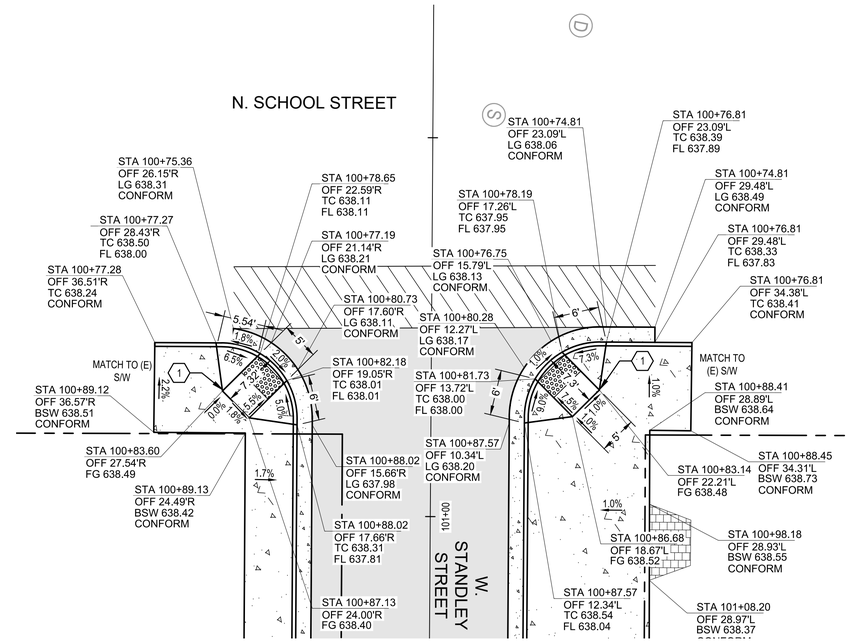


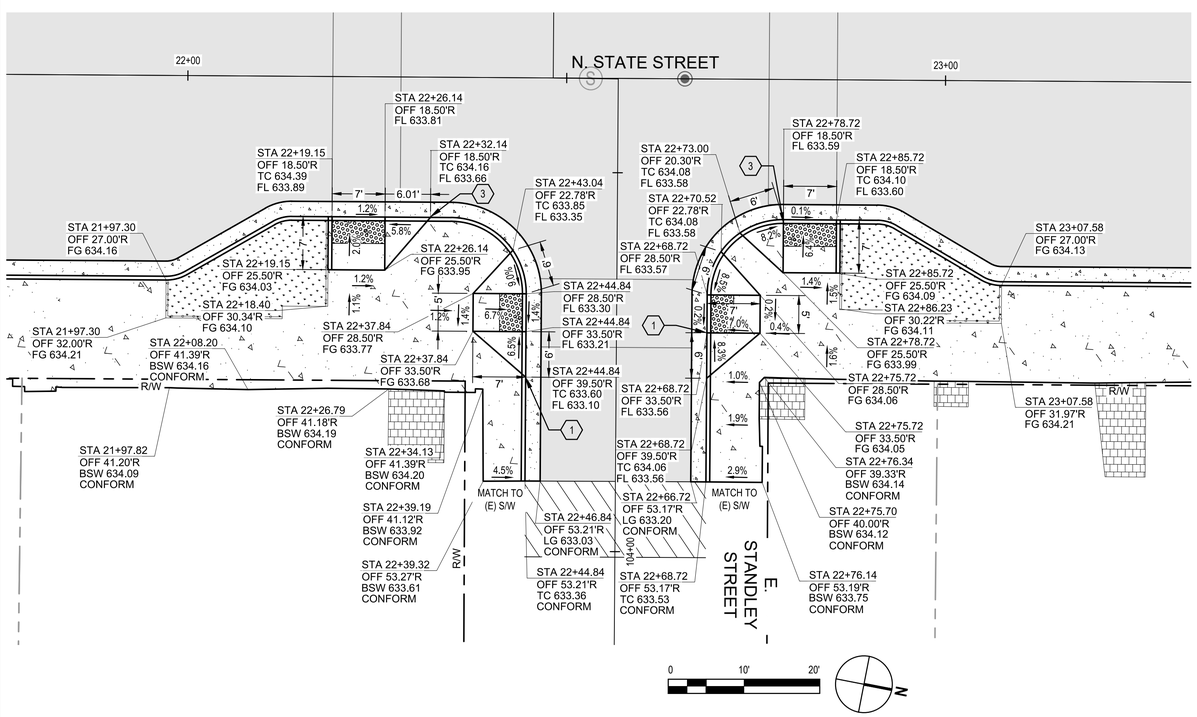
21 SW AND NW CORNERS OF STATE STREET AND W. STANDLEY STREET

SCALE: 1" = 10'-0"



22 SE AND NE CORNER OF W. STANDLEY STREET AND N. SCHOOL STREET

SCALE: 1" = 10'-0"



23 SE AND NE CORNERS OF STATE STREET AND E. STANDLEY STREET

SCALE: 1" = 10'-0"

SHEET GENERAL NOTES

1. SEE IMPROVEMENT PLAN FOR CONSTRUCTION LEGEND.
2. SEE SHEETS C101-C108 FOR LINE AND CURVE TABLE.
3. DRIVEWAYS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A87A.
4. ALL CURB RAMPS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A88A AND A88B.

SHEET KEYNOTES

1. INSTALL (N) CASE A CURB RAMP PER CALTRANS DETAIL A88A.
2. INSTALL (N) CASE F CURB RAMP PER CALTRANS DETAIL A88A.
3. INSTALL (N) CASE G CURB RAMP PER CALTRANS DETAIL A88A.
4. INSTALL (N) CASE C CURB RAMP PER CALTRANS DETAIL A88A.
5. INSTALL (N) DRIVEWAY PER CALTRANS DETAIL A87A.

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10/24/2019

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CURB RAMPS AND DRIVEWAYS ENLARGED PLANS - 7

PROJ NO: 11191705
DRWN: EM CHKD: JS

C-407

SHEET 51 OF 124

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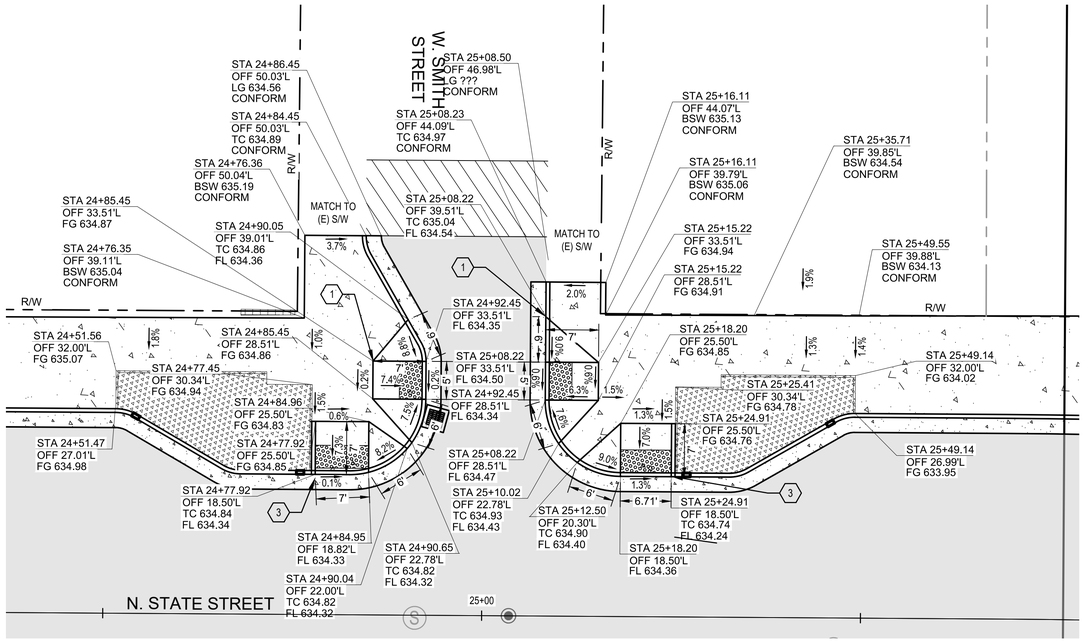
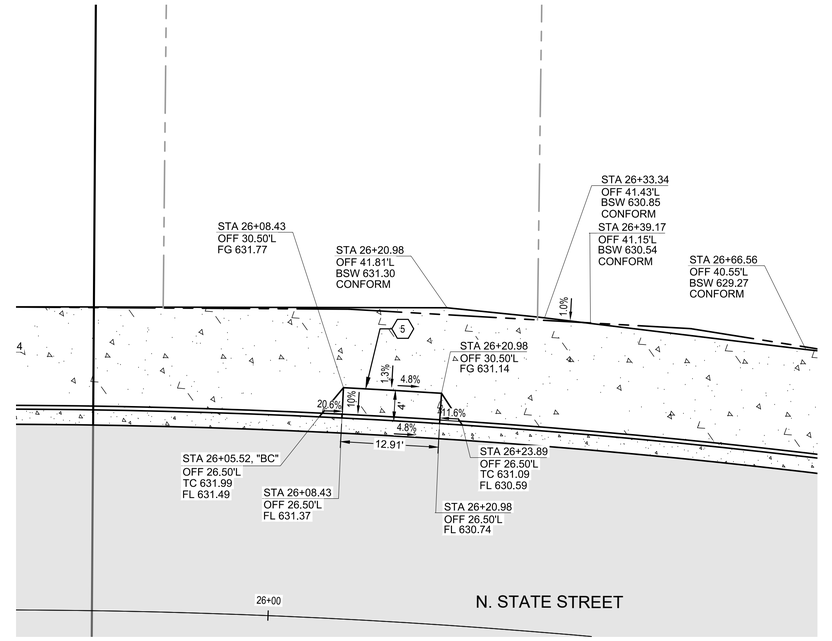


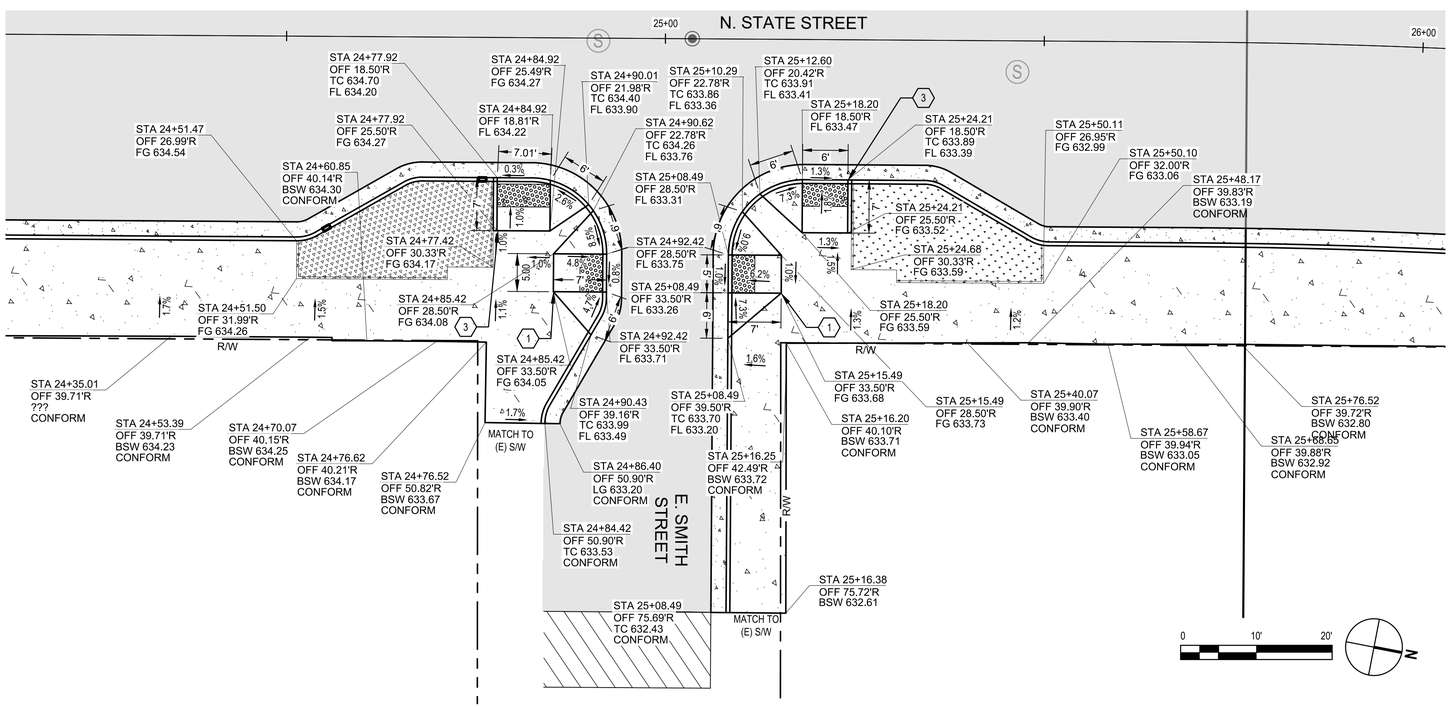
24 SW AND NW CORNERS OF STATE STREET AND W. SMITH STREET

SCALE: 1" = 10'-0"



25 WEST SIDE OF STATE STREET SOUTH OF W. HENRY

SCALE: 1" = 10'-0"



26 SE AND NE CORNER OF STATE STREET AND W. SMITH STREET

SCALE: 1" = 10'-0"

SHEET GENERAL NOTES

1. SEE IMPROVEMENT PLAN FOR CONSTRUCTION LEGEND.
2. SEE SHEETS C101-C108 FOR LINE AND CURVE TABLE.
3. DRIVEWAYS SHALL BE CONSTRUCTED PER CALTRANS STANDARD A87A.
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SHEET KEYNOTES

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3. INSTALL (N) CASE G CURB RAMP PER CALTRANS DETAIL A88A.
4. INSTALL (N) CASE C CURB RAMP PER CALTRANS DETAIL A88A.
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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CURB RAMPS AND DRIVEWAYS ENLARGED PLANS - 8

PROJ NO: 11191705

DRWN: EM CHKD: JS

C-408

SHEET 52 OF 124

2019-10-30 3:28 PM KHARVEY
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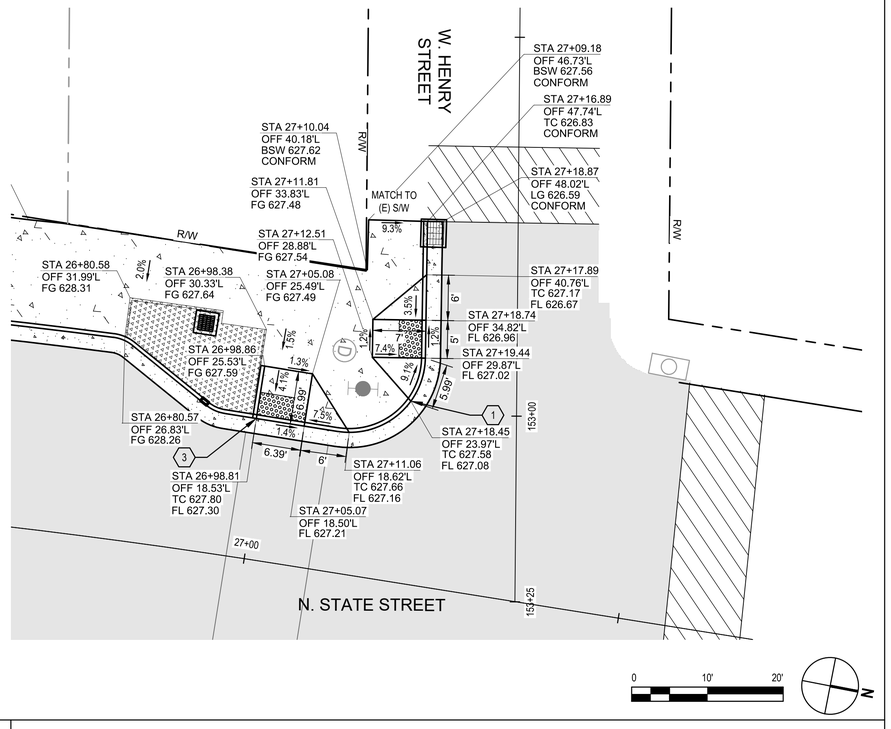
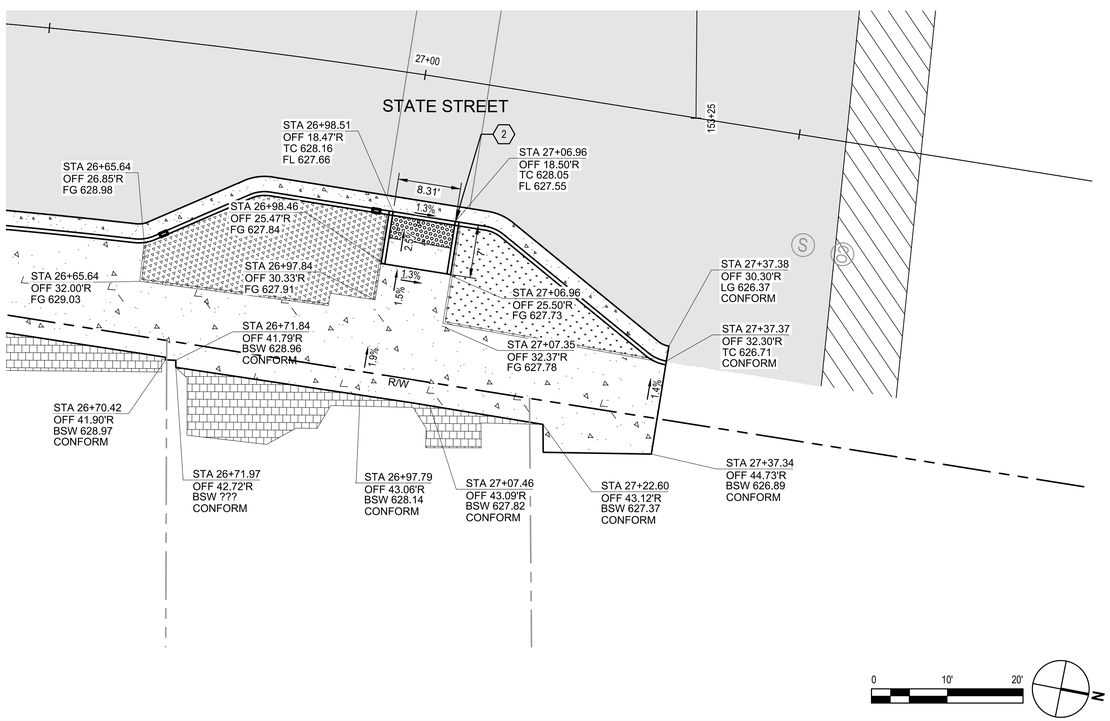


27 SW AND NW CORNERS OF STATE STREET AND W. HENRY STREET

SCALE: 1" = 10'-0"



28 EAST SIDE STATE STREET

SCALE: 1" = 10'-0"

SHEET GENERAL NOTES

1. SEE IMPROVEMENT PLAN FOR CONSTRUCTION LEGEND.
2. SEE SHEETS C101-C108 FOR LINE AND CURVE TABLE.
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SHEET KEYNOTES

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4. INSTALL (N) CASE C CURB RAMP PER CALTRANS DETAIL A88A.
5. INSTALL (N) DRIVEWAY PER CALTRANS DETAIL A87A.

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CURB RAMPS AND DRIVEWAYS ENLARGED PLANS - 8

PROJ NO: 11191705

DRWN: EM CHKD: JS

C-409

SHEET 53 OF 124

2019-10-30 3:28 PM KHARVEY
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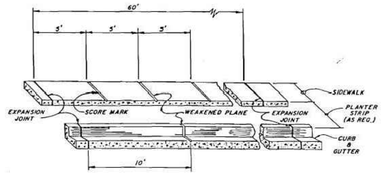
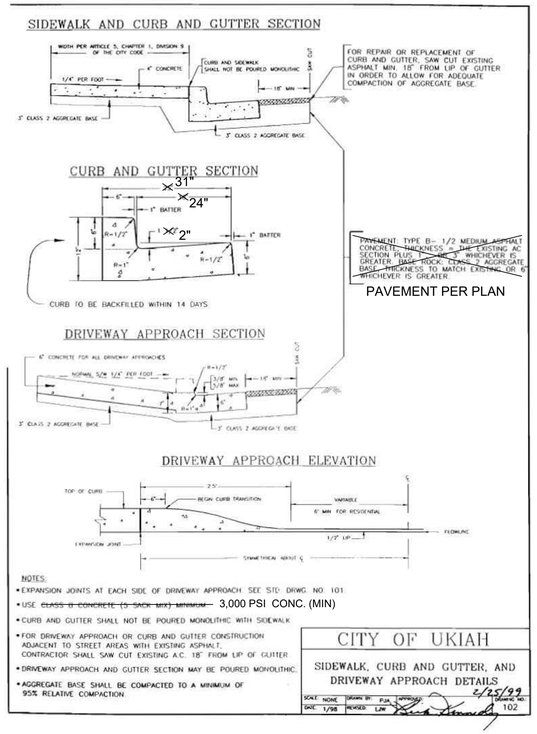


NOTES (See STD. DRG. NO. 102)

1. Weakened Plane - 1/8" Wide x 1" Deep, in sidewalk, 1/8" Wide x 1-1/2" Deep in curb and gutter. (10' on center)
2. Expansion Joints - Material to be 1/2" thick premolded joint filler, full thickness of concrete. Approved mechanical joints may be used in walls in lieu of expansion joints. Expansion joints shall be placed in the sidewalk at the same location as those in the curb and gutter, when the sidewalk is adjacent to the curb and gutter, unless otherwise directed by the Engineer. Distance between joints 60 feet. Expansion joints shall be installed in the curb & gutter at all curb returns, and also at all driveways
3. Score Marks - In sidewalk 5' on center. In sidewalk 6' or more in width, longitudinal score marks along center of walk. In areas with existing sidewalk, score marks to match existing, or shall meet the approval of the City Engineer.
4. Class "B" concrete shall be used.
5. Relative compaction for aggregate base material 90%
6. Weakened Plane shall be made at both sides of vaults and catch basins from back of curb to back of sidewalk.

CITY OF UKIAH
SCORE MARK DETAILS FOR SIDEWALK, CURB, CURB & GUTTER
Scale: NONE | Drawn By: ML | Approved By: | Drawing No. 101
Date: 6-13-95 | Revised: 8-96

101 SCORE MARK DETAILS FOR SIDEWALK CURB, CURB & GUTTER NTS

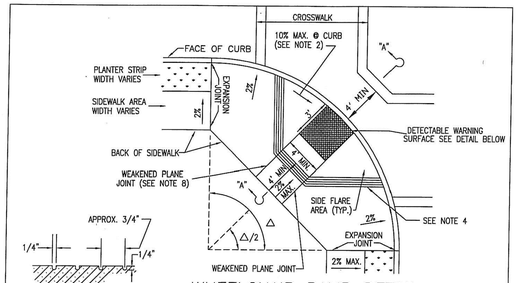


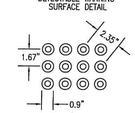
NOTES:

- EXPANSION JOINTS AT EACH SIDE OF DRIVEWAY APPROACH. SEE STD. DRWG. NO. 101
- USE ~~CLASS B CONCRETE (5 SACK MIX) MINIMUM~~ — 3,000 PSI CONC. (MIN)
- CURB AND GUTTER SHALL NOT BE POURED MONOLITHIC WITH SIDEWALK
- FOR DRIVEWAY APPROACH OR CURB AND GUTTER CONSTRUCTION ADJACENT TO STREET AREAS WITH EXISTING ASPHALT, CONTRACTOR SHALL SAW CUT EXISTING A.C. 18" FROM LIP OF GUTTER
- DRIVEWAY APPROACH AND GUTTER SECTION MAY BE POURED MONOLITHIC.
- AGGREGATE BASE SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.

CITY OF UKIAH
SIDEWALK, CURB AND GUTTER, AND DRIVEWAY APPROACH DETAILS
SCALE: NONE | DRAWN BY: FJH | APPROVED: 2/25/99 | DRAWING NO. 102
DATE: 1/98 | REVISED: LJW

102 SIDEWALK, CURB AND GUTTER AND DRIVEWAY APPROACH NTS





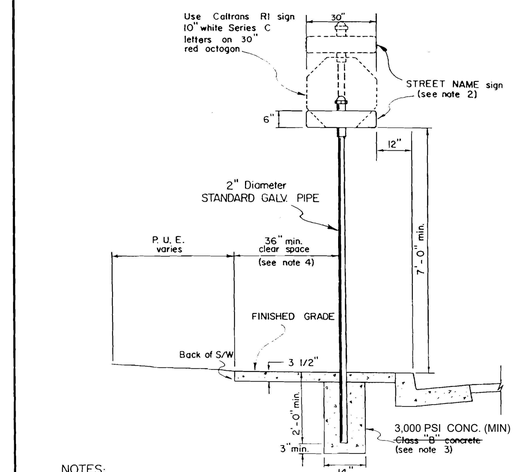
NOTES

1. THE TRANSITION FROM RAMPS TO GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
2. SLOPE OF SIDE FLARE SHALL BE 1:10 (10%) MAXIMUM.
3. RAMP AND SIDE FLARE AREA SHALL BE CONSTRUCTED WITH A HEAVY BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
4. THE RAMP SHALL HAVE A 12" WIDE BORDER WITH 1/4" GROOVES APPROXIMATELY 3/4" O.C.
5. DETECTABLE WARNING SURFACE SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE GRID PATTERN. SEE DETECTABLE WARNING SURFACE DETAIL.
6. BACK OF RAMP SHALL BE 4' WIDE WITH MAXIMUM 2% SLOPE. MINIMUM RAMP WIDTH SHALL BE 4'.
7. MINIMUM FACE OF CURB RADIUS SHALL BE 15'.
8. WEAKENED PLANE JOINTS: 1/8" WIDE X 1-1/2" DEEP.
9. REFER TO STANDARD DRAWING 102 FOR APPLICABLE SIDEWALK, CURB AND GUTTER DETAILS.

1. BASE DIA. OF .09".
2. TOP DIA. OF 50-60% OF BASE DIA.
3. HEIGHT OF 0.2".
4. CENTER TO CENTER SPACING OF 1.67"- 2.35".
5. VISUAL CONTRAST OF LIGHT ON DARK OR DARK ON LIGHT W/ ADJACENT WALKING SURFACE.
6. THE EDGE OF DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.

CITY OF UKIAH
WHEELCHAIR RAMP DETAIL
SCALE: NONE | APPROVED BY: | DATE APPROVED: 2/4/09 | DRAWING NO. 111

111 ADA RAMP NOT TO SCALE

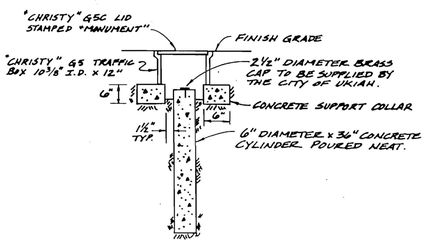


NOTES:

1. SIGN LOCATION TO BE DETERMINED BY CITY ENGINEER.
2. NAME PLATES AND MOUNTING ASSEMBLIES TO MEET THE REQUIREMENTS OF THE CITY ENGINEER.
3. WHEN SIGN POST IS LOCATED IN SIDEWALK, USE CEMENT-TREATED SUBBASE AND TAMP
4. SIGN POST MAY BE LOCATED NEAR BACK OF SIDEWALK OR WITHIN ADJACENT P.U.E., WHEN 36" CLEAR SPACE IS NOT POSSIBLE.

CITY OF UKIAH
STREET NAME & STOP SIGN DETAIL
Scale: 1:20 | Drawn By: SK | Approved By: | Drawing No. 120
Date: 10-3-90 | Revised:

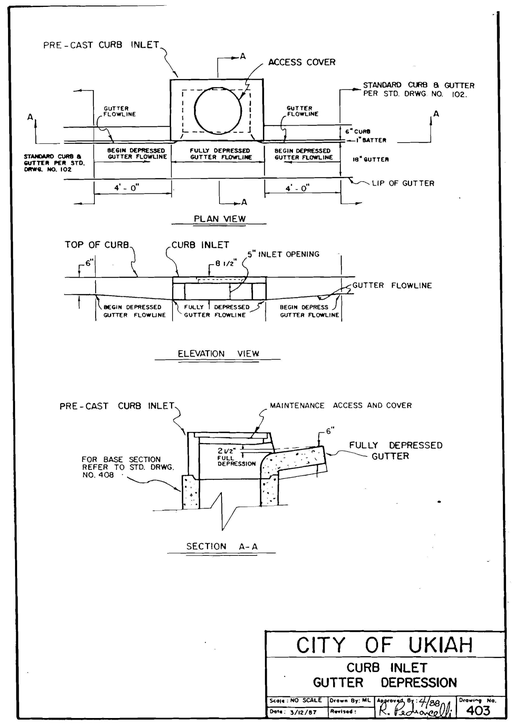
120 TYPICAL ROADSIDE SIGN INSTALLATION NOT TO SCALE



NOTE: SEE DETAILS D ON DRAWING G-006 FOR MONUMENT COVER INSTALLATION AND SURFACE IMPROVEMENT REQUIREMENTS

CITY OF UKIAH
STREET MONUMENT DETAIL
Scale: NONE | Drawn By: D.S. | Approved By: | Drawing No. 140
Date: 8/96 | Revised:

140 STREET MONUMENT NOT TO SCALE



CITY OF UKIAH
CURB INLET GUTTER DEPRESSION
Scale: NO SCALE | Drawn By: ML | Approved By: | Drawing No. 403
Date: 3/12/87 | Revised:

403 CURB INLET GUTTER DEPRESSION NOT TO SCALE

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10/24/2019

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0 1"

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CIVIL DETAILS - 1

PROJ NO: 11191705
DRWN: CP | CHKD: JS

C-501

SHEET 54 OF 124

2019-10-30 3:28 PM KHARVEY
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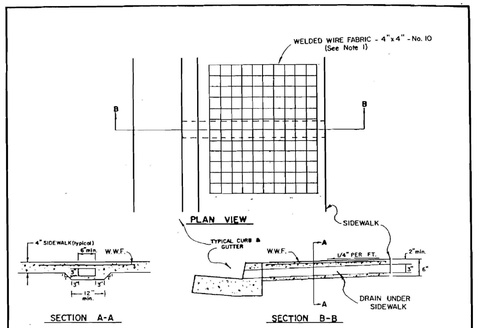


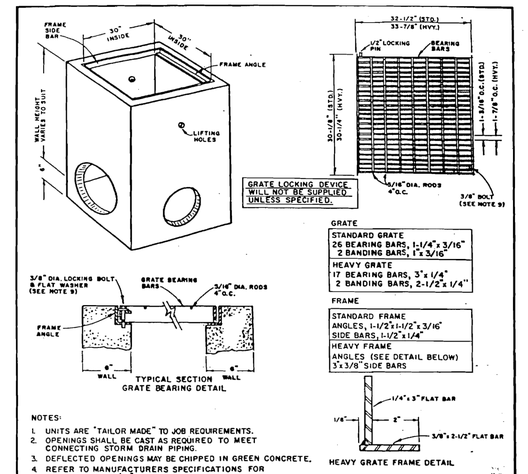
1. Wire fabric shall be 4" long (min.). Width shall equal sidewalk width minus 4".
2. On site drainage and location of curb outlets shall be by owner to the satisfaction of City Engineer.
3. Drain culvert shall have minimum of 2" concrete cover at back of sidewalk.
4. Sidewalk drain shall be 3" x 6" wide minimum or multiple drains may be used where required.
5. Drains shall be welded steel plates, 1/8" thick.
6. When constructing drain within existing sidewalk, remove and replace to the nearest score marks. Also, remove and replace curb to same score marks. (At contractor's option, gutter shall be removed with curb or left in place by sawcutting along gutter flowline.)
7. Refer to STD. DRG. NO. 102 for additional notes on curb & gutter.

CITY OF UKIAH

UNDER SIDEWALK DRAIN

Scale: NO SCALE | Drawn By: ML | Approved By: R. Pachonowski | Drawing No. 410
Date: 2/04/87 | Revised:

410 **UNDER SIDEWALK DRAIN** NOT TO SCALE



GRATE

STANDARD GRATE
26 BEARING BARS, 1-1/4"x 3/16"
2 BANDING BARS, 1"x 3/16"
HEAVY GRATE
17 BEARING BARS, 3"x 1/4"
2 BANDING BARS, 2-1/2"x 1/4"

FRAME

STANDARD FRAME
ANGLES, 1-1/2"x1-1/2"x 3/16"
SIDE BARS, 1-1/2"x 1/4"
HEAVY FRAME
ANGLES (SEE DETAIL BELOW)
3"x 3/8" SIDE BARS

NOTES:

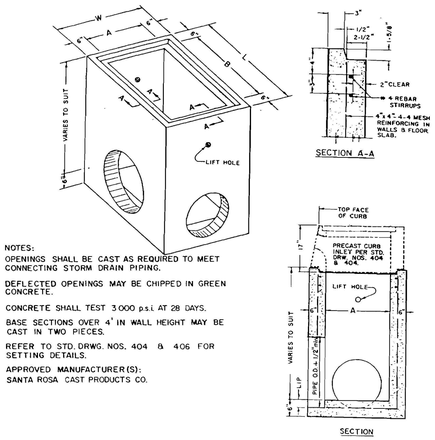
1. UNITS ARE "TAILOR MADE" TO JOB REQUIREMENTS.
2. OPENINGS SHALL BE CAST AS REQUIRED TO MEET CONNECTING STORM DRAIN PIPING.
3. DEFLECTED OPENINGS MAY BE CHIPPED IN GREEN CONCRETE.
4. REFER TO MANUFACTURERS SPECIFICATIONS FOR DEPTHS OVER 5'-0".
5. CONCRETE SHALL TEST 3000 PSI. AT 28 DAYS.
6. WALLS AND FLOOR SLAB ARE REINFORCED WITH 4"x4"-6/6 WELDED WIRE MESH.
7. WALLS AND FLOOR SLAB ARE 6" THICK.
8. METAL FRAME & GRATE SHALL BE GALVANIZED AFTER FABRICATION PER ASTM SPECIFICATION A123.
9. GRATE SHALL BE SECURED TO DROP INLET FRAME WITH ONE 3/8" DIA. UNC PLATED STEEL MACHINE BOLT. OPTIONAL VANDAL PROOFING FEATURE ONLY WHEN SPECIFIED.
10. CLEAR GRATE OPENING IS 5.20 SQ. FT
11. WEIGHT OF WALLS PER VERTICAL FOOT = 900 LBS.
12. WEIGHT OF FLOOR SLAB = 900 LBS.
13. SANTA ROSA CAST PRODUCTS (OR EQUAL) MODEL 5K

CITY OF UKIAH

PRECAST CONCRETE DROP INLET

Scale: NONE | Drawn By: SK | Approved By: | Drawing No. 412
Date: MAY 1991 | Revised:

412 **PRE-CAST CONCRETE DROP INLET** NOT TO SCALE



NOTES:

1. OPENINGS SHALL BE CAST AS REQUIRED TO MEET CONNECTING STORM DRAIN PIPING.
2. DEFLECTED OPENINGS MAY BE CHIPPED IN GREEN CONCRETE.
3. CONCRETE SHALL TEST 3000 p.s.i. AT 28 DAYS.
4. BASE SECTIONS OVER 4' IN WALL HEIGHT MAY BE CAST IN TWO PIECES.
5. REFER TO STD. DRWG. NOS. 404 & 406 FOR SETTING DETAILS.
6. APPROVED MANUFACTURER(S): SANTA ROSA CAST PRODUCTS CO.

PRECAST CURB INLET MODEL	BASE SECTION DIMENSIONS				WEIGHT OF BASE COMPONENTS		
	A	B	W	L	WALL PER VERTICAL FT.	6" FLOOR SLAB	CURB INLET & COVER
MODEL 4-1/2A	2'-0"	2'-0"	3'-0"	3'-0"	825 lb	375 lb	700 lb
MODEL 4AC	3'-0"	4'-0"	4'-0"	5'-0"	1200 lb	900 lb	1500 lb

CITY OF UKIAH

PRECAST BASE SECTION FOR CURB INLET

Scale: NO SCALE | Drawn By: ML | Approved By: R. Pachonowski | Drawing No. 408
Date: 3/24/87 | Revised:

408 **PRECAST BASE SECTION FOR CURB INLET** NOT TO SCALE

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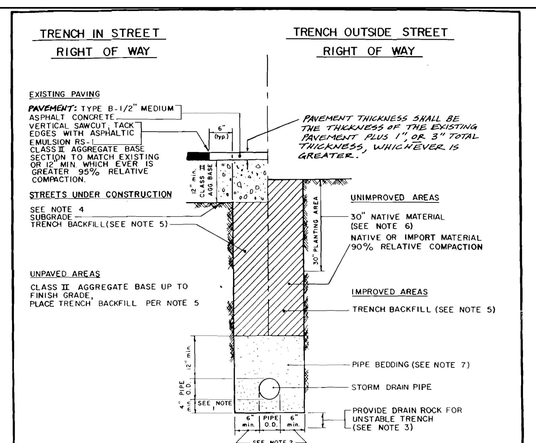


NOTES:

1. When excavation is in rocky ground, use the greater of 1/4 pipe o.d. or 4" minimum.
2. For 18" diameter pipe, or less, use 6" minimum, 9" maximum; for greater than 18" dia. use 9" minimum, 12" maximum.
3. For unstable trench provide drain rock for width of trench, depth as specified on the improvement plans or by the engineer.
4. New street section per improvement plans.
5. Trench backfill, 95% relative compaction, within 30" of finish grade. Remaining backfill, 90% relative compaction.

Sieve size	% passing
3/4"	95 %
No. 4	65 % min.
No. 100	15 % max.

6. Backfill with native material removed from upper 30", 85% relative compaction.
7. Pipe bedding, 90% relative compaction.

Sieve size	% passing
3/4"	95 - 100 %
No. 4	55 - 100 %

8. Compaction: hand and mechanical tamping in 8" maximum lifts.

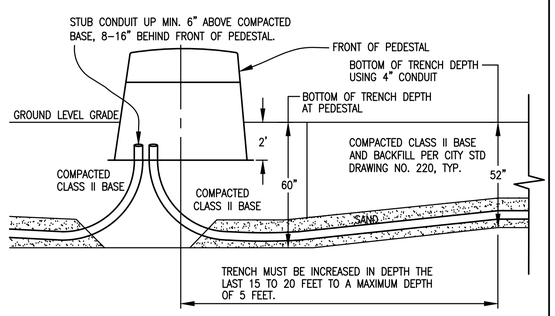
REVISED: 2/25/99

CITY OF UKIAH

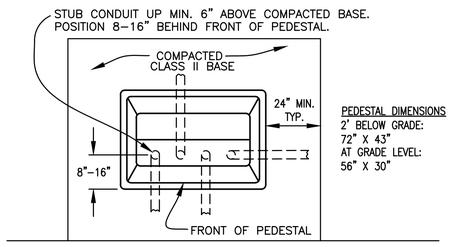
TRENCH DETAIL
STORM DRAIN PIPE

Scale: no scale | Drawn By: ML | Approved By: | Drawing No. 420
Date: 2/20/87 | Revised:

420 **TRENCH DETAIL STORM DRAIN PIPE** NOT TO SCALE



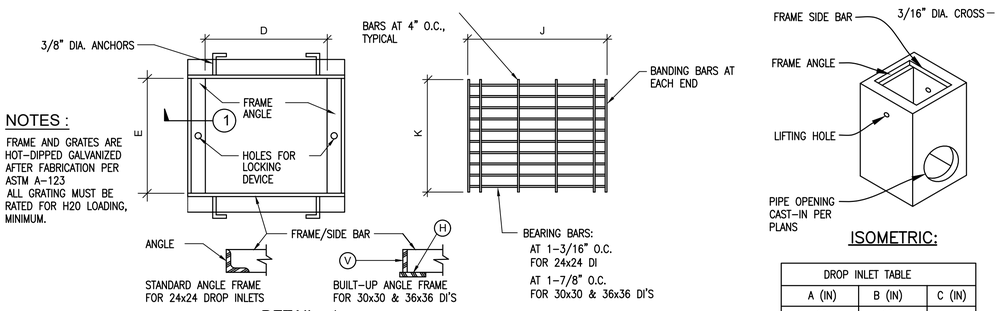
END PROFILE VIEW



PEDESTAL DIMENSIONS
2' BELOW GRADE: 72" X 43"
AT GRADE LEVEL: 56" X 30"

PLAN VIEW

1 **TYPICAL DEAD FRONT JUNCTION PEDESTAL INSTALLATION** NOT TO SCALE



NOTES:

1. FRAME AND GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A-123
2. ALL GRATING MUST BE RATED FOR H20 LOADING, MINIMUM.

DETAIL - 1

FRAME PLAN

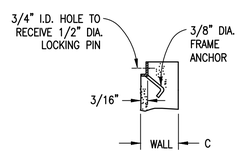
GRATE PLAN

ISOMETRIC:

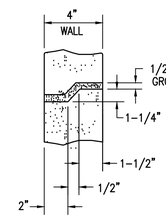
DROP INLET TABLE		
A (IN)	B (IN)	C (IN)
12	12	4

FRAMES					
A	B	D	E	FRAME ANGLE	SIDE BAR
IN	IN	IN	IN	IN	IN
12	12	12-3/8	12-3/8	2-1/2x1-1/2X3/16	2x1/4

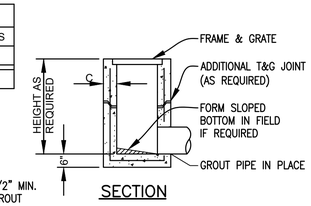
GRATES			
J	K	BEARING BARS	BANDING BARS
IN	IN	IN	IN
14-11/16	12-1/8	2-1/4x3/16	2x3/16



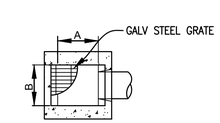
FRAME ANCHORING DETAIL



JOINT DETAIL



SECTION



PLAN

2 **PRECAST BASE SECTION FOR CURB INLET** NOT TO SCALE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CIVIL DETAILS - 2

PROJ NO: 11191705
DRWN: CP | CHKD: JS

C-502

SHEET 55 OF 124

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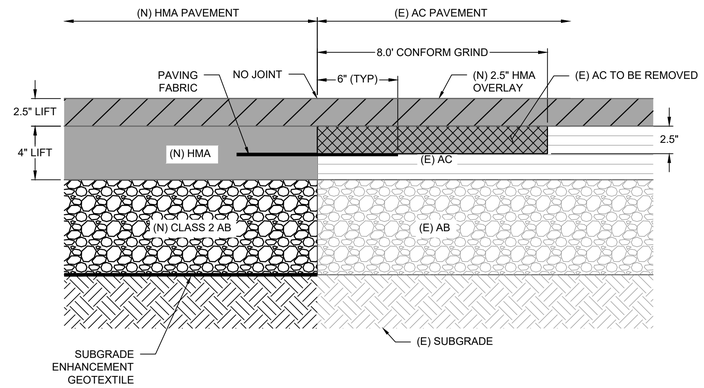
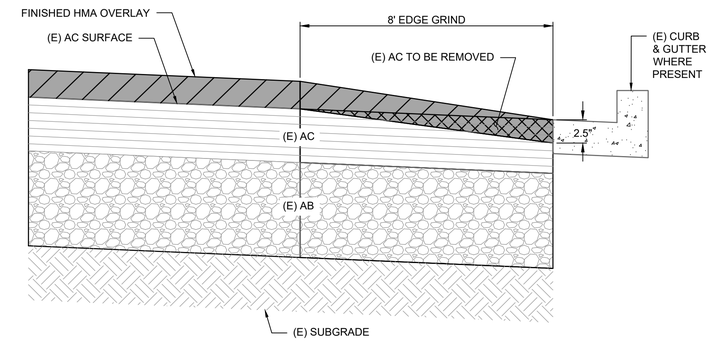
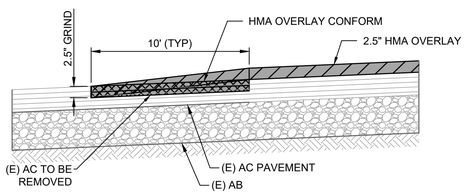


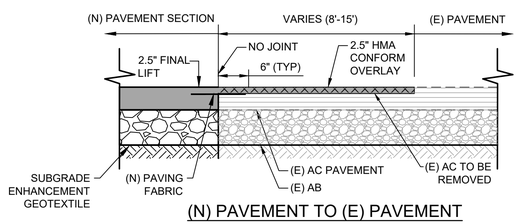
2 HMA PAVEMENT / HMA OVERLAY CONFORM NOT TO SCALE



3 EDGE GRIND NOT TO SCALE

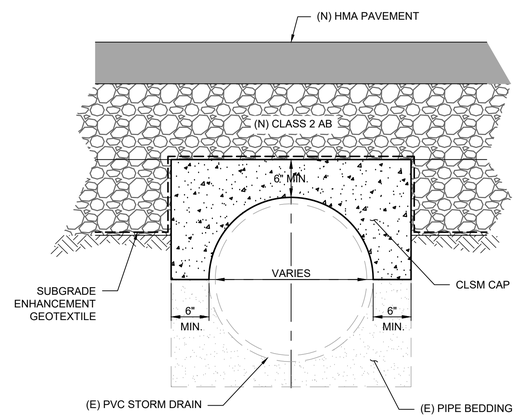


(N) OVERLAY TO (E) PAVEMENT



(N) PAVEMENT TO (E) PAVEMENT

4 TYPICAL CONFORM GRIND NOT TO SCALE



5 CONCRETE STORM DRAIN CAP NOT TO SCALE

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CIVIL DETAILS - 3

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-503

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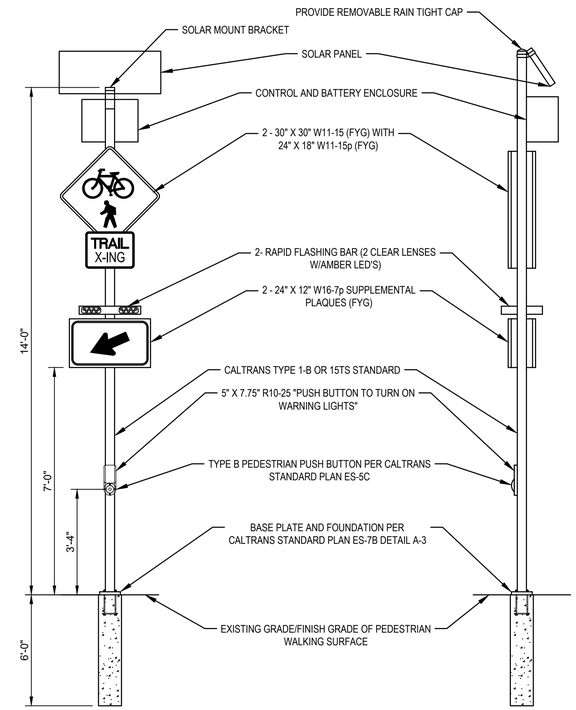
GENERAL NOTES:

1. SIGN/RRFB LOCATIONS SHALL BE MARKED IN THE FIELD 5 DAYS IN ADVANCE OF VERIFICATION. ALL NEW POLES AND PULL BOXES SHALL BE VERIFIED BY THE ENGINEER PRIOR TO INSTALLATION.
2. THE WORK ON THESE PLANS SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITIONS OF THE CALTRANS STANDARD PLANS, STANDARD INCLUDING REVISIONS SPECIFICATIONS, SIGN SPECIFICATION SHEETS, CITY TRAFFIC STANDARDS, AND THE CALIFORNIA MUTCD.
3. THIS PLAN IS ACCURATE FOR ELECTRICAL WORK ONLY.
4. CONTRACTOR SHALL VERIFY OVERHEAD AND UNDERGROUND CLEARANCE WITH ALL UTILITY COMPANIES PRIOR TO START OF WORK.
5. ALL PEDESTRIAN PUSH BUTTON SYSTEMS SHALL BE COMPATIBLE WITH RRFB/IRWL SYSTEMS AND MEET CA MUTCD REQUIREMENTS.
6. CONTRACTOR SHALL FURNISH AND INSTALL FOUNDATIONS AND ALL ANCILLARY HARDWARE (INCLUDING BOLTS, NUTS, MOUNTINGS, ETC.) FOR A COMPLETE INSTALLATION PER THESE PLANS.
7. AS-BUILT OR RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY OF UKIAH AT THE CLOSE OF THE PROJECT.
8. ALL NEW SIGNAL POLES SHALL BE HOT-DIPPED GALVANIZED.
9. CONTRACTOR SHALL PROVIDE ALL CONDUCTORS NECESSARY TO PERFORM ALL FUNCTIONS REQUIRED.

LEGEND:

TRAFFIC SIGNAL STANDARD WITH WIRELESS SOLAR RECTANGULAR RAPID FLASHING BEACON (RRFB) (TWO DIRECTION); SOLAR MODULE; CONTROL AND BATTERY ENCLOSURE WITH W11-15 "BICYCLE/PEDESTRIAN SIGN" & W11-15p "TRAIL X-ING SIGN" ; W16-7p LEFT OR RIGHT "ARROW" SIGN IN DIRECTION OF CROSSING.

INSTALL TAPCO RRFFB-XL2 SOLAR POWERED SYSTEM, OR APPROVED EQUAL.



TYPICAL EQUIPMENT INSTALLATION OF RECTANGULAR RAPID FLASHING BEACON (RRFB) SYSTEM WITH PEDESTRIAN PUSH BUTTON

NOT TO SCALE

SIGN LEGEND:

W11-15

W11-15P

W16-7P (L)

W16-7P (R)

2 | RECTANGULAR RAPID FLASHING BEACON (RRFB) SYSTEM AND PEDESTRIAN PUSH BUTTON

NOT TO SCALE

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

CIVIL DETAILS - 4

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-504

SHEET 57 OF 124

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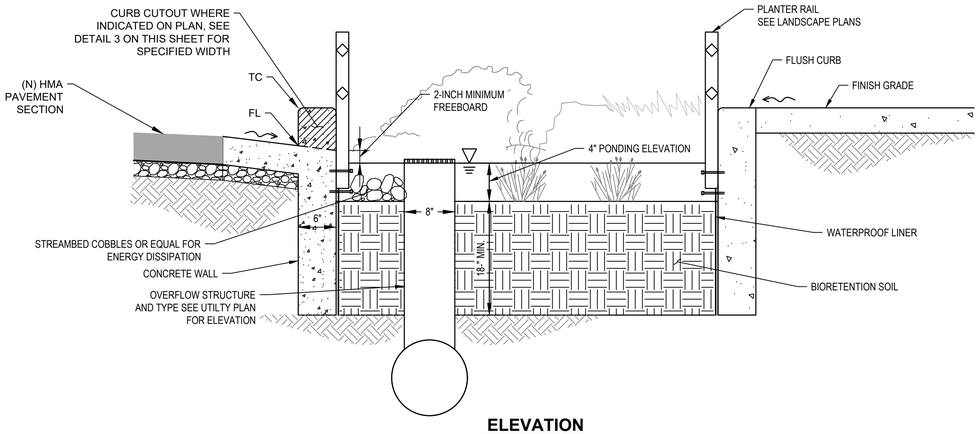
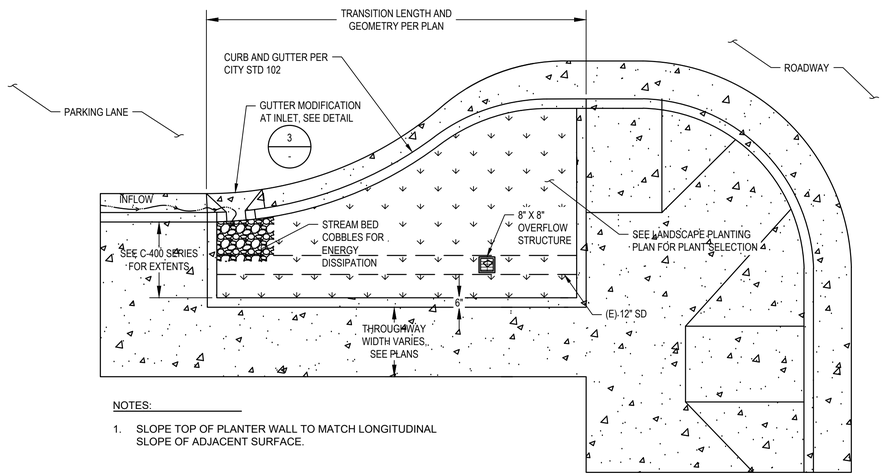


ELEVATION



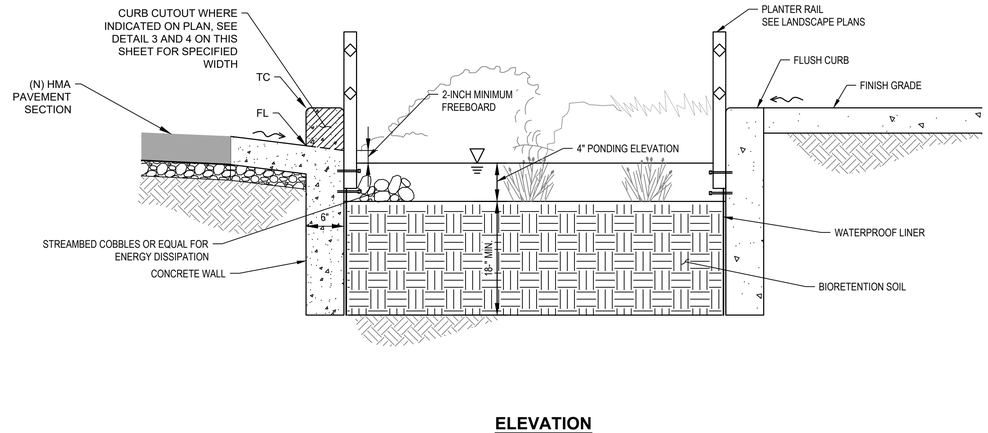
NOTES:

1. SLOPE TOP OF PLANTER WALL TO MATCH LONGITUDINAL SLOPE OF ADJACENT SURFACE.

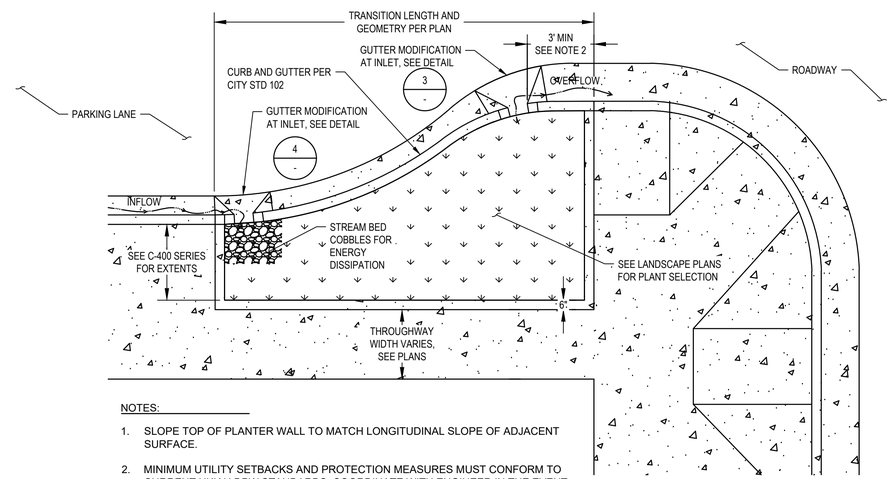
PLAN

1 BIORETENTION TYPE 1

NOT TO SCALE



ELEVATION



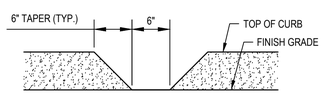
NOTES:

1. SLOPE TOP OF PLANTER WALL TO MATCH LONGITUDINAL SLOPE OF ADJACENT SURFACE.
2. MINIMUM UTILITY SETBACKS AND PROTECTION MEASURES MUST CONFORM TO CURRENT UKIAH DPW STANDARDS. COORDINATE WITH ENGINEER IN THE EVENT OF UTILITY CROSSING AND UTILITY CONFLICTS.

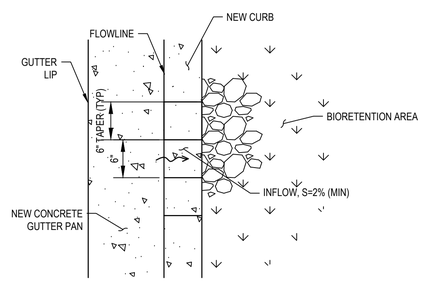
PLAN

2 BIORETENTION TYPE 2

NOT TO SCALE



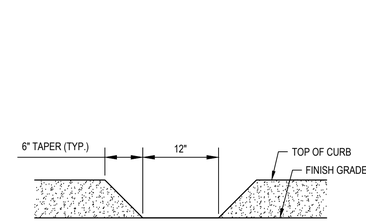
ELEVATION



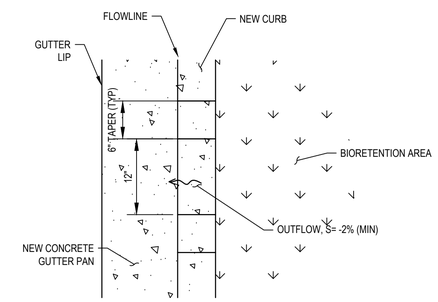
PLAN

3 TYPICAL INFLOW CURB CUTOUT ELEVATION AND PLAN VIEW

NOT TO SCALE



ELEVATION



PLAN

4 TYPICAL OVERFLOW CURB CUTOUT ELEVATION AND PLAN VIEW

NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA — No. C86504 — Exp. 9/30/21

10/24/2019

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE
CIVIL DETAILS - 5

PROJ NO: 11191705
DRWN: TM CHKD: --

C-505

SHEET 58 OF 124

2019-10-30 3:29 PM KHARVEY
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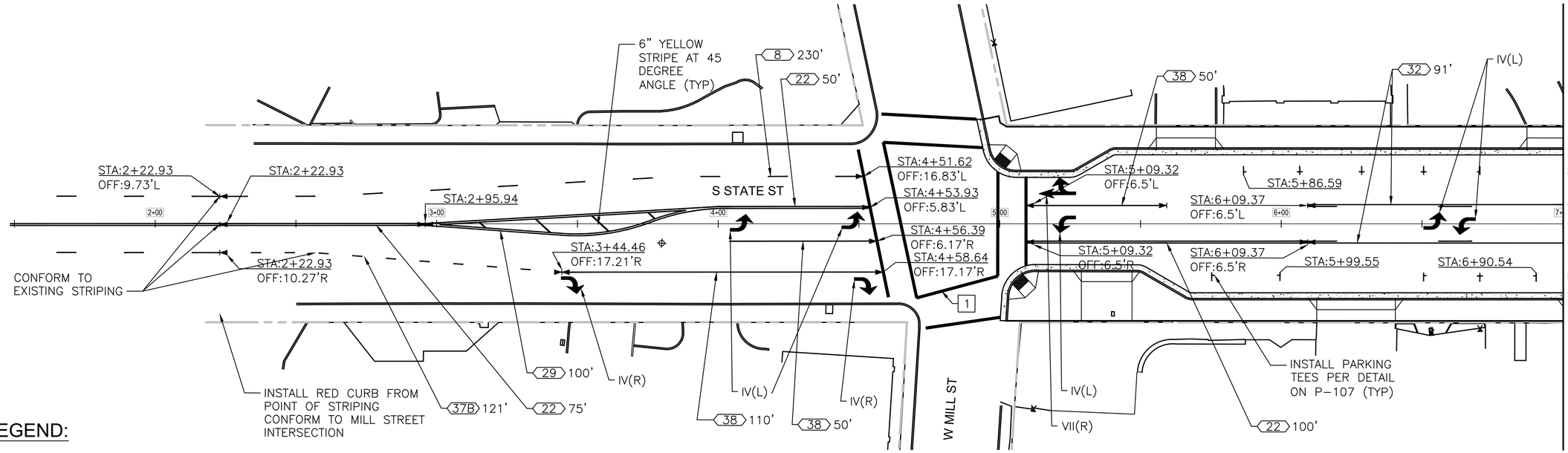
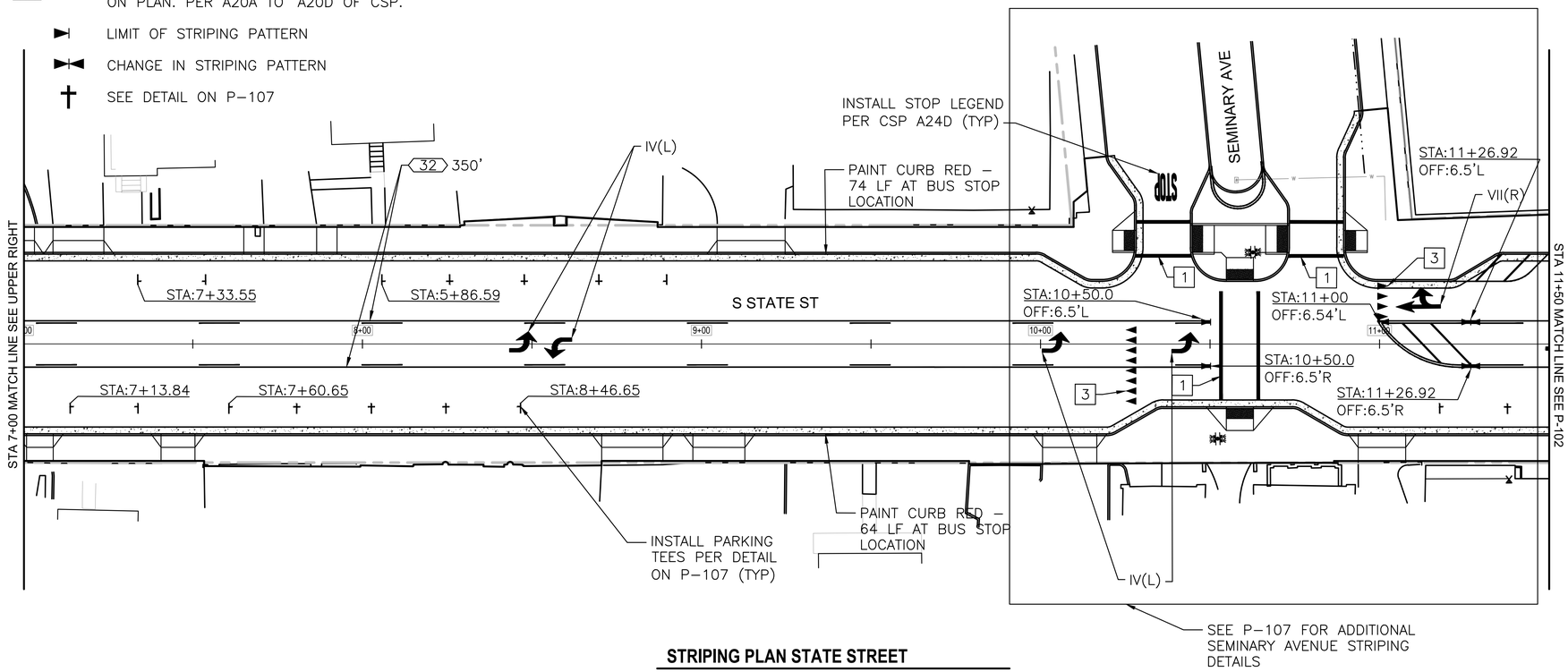


STRIPING PLAN STATE STREET

SCALE: 1" = 20'

LEGEND:

- TYPE IV(L) ARROW PER CSP A24A
- TYPE VII(R) ARROW PER CSP A24A
- STOP LEGEND PER CSP A24D
- XX XX LF — STRIPING PER CALTRANS DETAIL INDICATED ON PLAN. PER A20A TO A20D OF CSP.
- LIMIT OF STRIPING PATTERN
- CHANGE IN STRIPING PATTERN
- SEE DETAIL ON P-107



STRIPING PLAN STATE STREET

SCALE: 1" = 20'

GENERAL STRIPING NOTES:

1. ALL STRIPING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS (CSP) AND CITY OF UKIAH STANDARDS.
2. ALL LEGENDS, CROSSWALKS, AND MARKINGS SHALL BE THERMOPLASTIC.
3. CONTRACTOR SHALL REMOVE EXISTING STRIPING, ON SOUTH STATE STREET EXTENDING 230 FEET SOUTH OF MILL STREET
4. CONTRACTOR SHALL REMOVE ALL EXISTING STRIPING, MARKINGS, CROSSWALKS, PAVEMENT MARKERS AND DELINEATORS ON SOUTH STATE STREET AND NORTH STATE STREET BETWEEN MILL STREET AND WEST HENRY STREET.
5. ALL PAVEMENT THAT IS TO BE GROUND WILL HAVE STRIPING REPLACED AS SHOWN.
6. CONTRACTOR SHALL INVENTORY ALL PAINTED CURBS BEFORE EXISTING CURBS ARE DEMOLISHED. ALL GREEN, WHITE, RED, AND YELLOW CURB TO BE REMOVED IN THE STUDY AREA SHOULD BE REINSTALLED.

SHEET KEYNOTES:

1. INSTALL 12" WHITE THERMOPLASTIC CROSSWALK PER CSP A24F (TYP)
2. INSTALL CONTINENTAL CROSSWALK PER CSP A24F (TYP)
3. INSTALL "SHARKS TEETH" YIELD LINES PER CSP A24E (TYP)

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REGISTERED PROFESSIONAL ENGINEER STEPHEN J. WEINBERGER C043159 CIVIL STATE OF CALIFORNIA

10/16/19

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MARK	DATE	DESCRIPTION	ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

STRIPING PLAN
STA. 2+00 - STA. 11+50

PROJ NO: 11191705
DRWN: KR CHKD: SW

P-101

SHEET 59 OF 124

2019-10-18 4:48 PM KRANGEL
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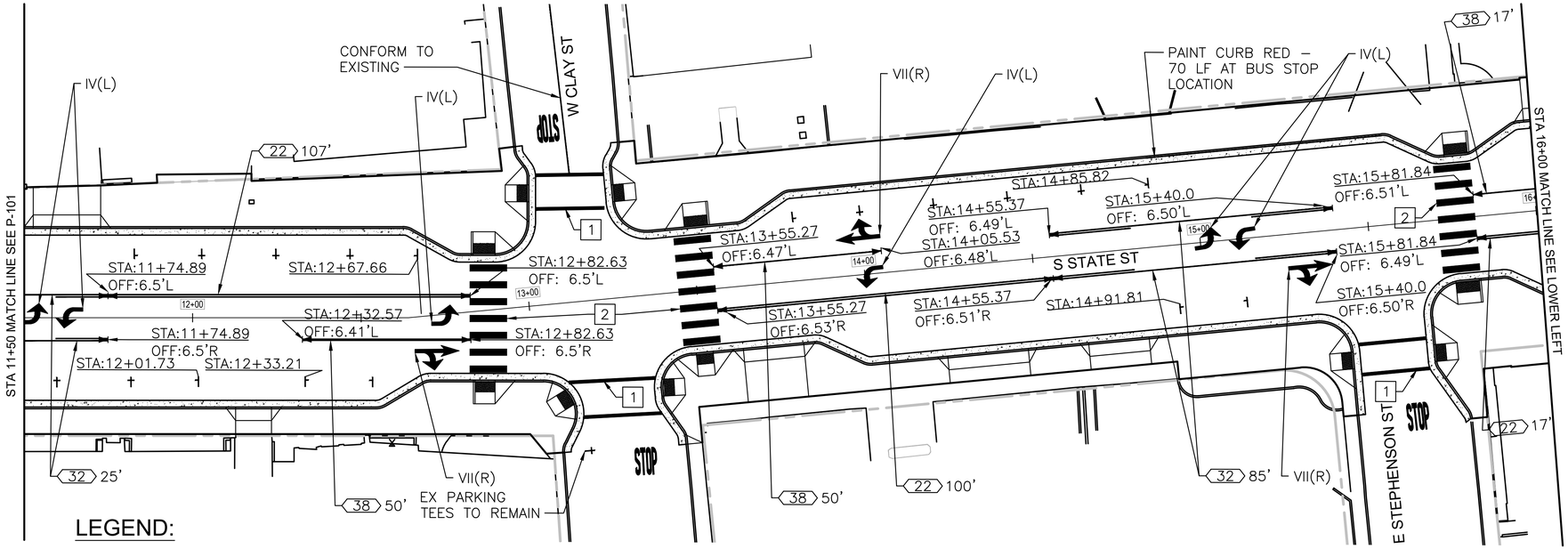


GENERAL STRIPING NOTES:

1. ALL STRIPING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS (CSP) AND CITY OF UKIAH STANDARDS.
2. ALL LEGENDS, CROSSWALKS, AND MARKINGS SHALL BE THERMOPLASTIC.
3. CONTRACTOR SHALL REMOVE ALL EXISTING STRIPING, MARKINGS, CROSSWALKS, PAVEMENT MARKERS AND DELINEATORS ON SOUTH STATE STREET AND NORTH STATE STREET BETWEEN MILL STREET AND WEST HENRY STREET.
4. ALL PAVEMENT THAT IS TO BE GROUND WILL HAVE STRIPING REPLACED AS SHOWN.
5. CONTRACTOR SHALL INVENTORY ALL PAINTED CURBS BEFORE EXISTING CURBS ARE DEMOLISHED. ALL GREEN, WHITE, RED, AND YELLOW CURB TO BE REMOVED IN THE STUDY AREA SHOULD BE REINSTALLED.

SHEET KEYNOTES:

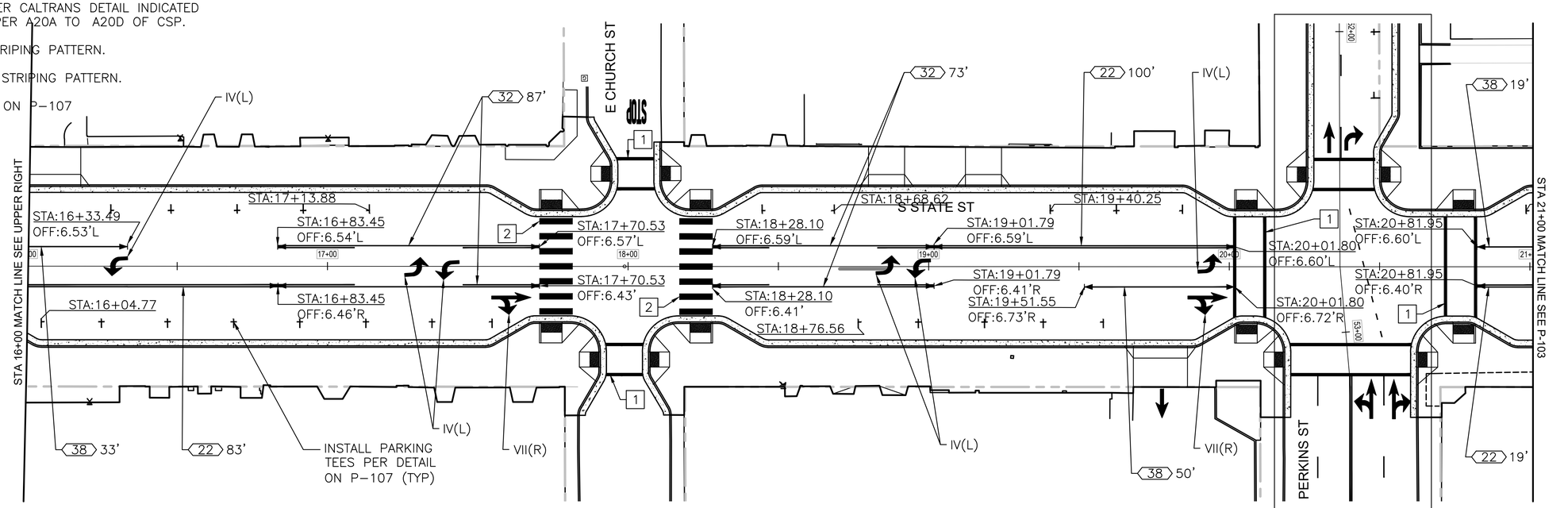
1. INSTALL 12" WHITE THERMOPLASTIC CROSSWALK PER CSP A24F (TYP)
2. INSTALL CONTINENTAL CROSSWALK PER CSP A24F (TYP)

LEGEND:

- TYPE I 10'–0" ARROW PER CSP A24A
- TYPE IV(L) ARROW PER CSP A24A
- TYPE VII(R) ARROW PER CSP A24A
- STOP LEGEND PER CSP A24D
- XX LF — STRIPING PER CALTRANS DETAIL INDICATED ON PLAN. PER A20A TO A20D OF CSP.
- LIMIT OF STRIPING PATTERN.
- CHANGE IN STRIPING PATTERN.
- SEE DETAIL ON P–107

STRIPING PLAN STATE STREET

SCALE: 1" = 20'



STRIPING PLAN STATE STREET

SCALE: 1" = 20'

SEE P–104 FOR PERKINS STREET STRIPING DETAILS

0 10' 20' 40'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

STRIPING PLAN
STA. 11+50 - STA. 21+00

PROJ NO: 11191705

DRWN: KR CHKD: SW

P-102

SHEET 60 OF 124

2019-10-18 4:48 PM KRANGEL
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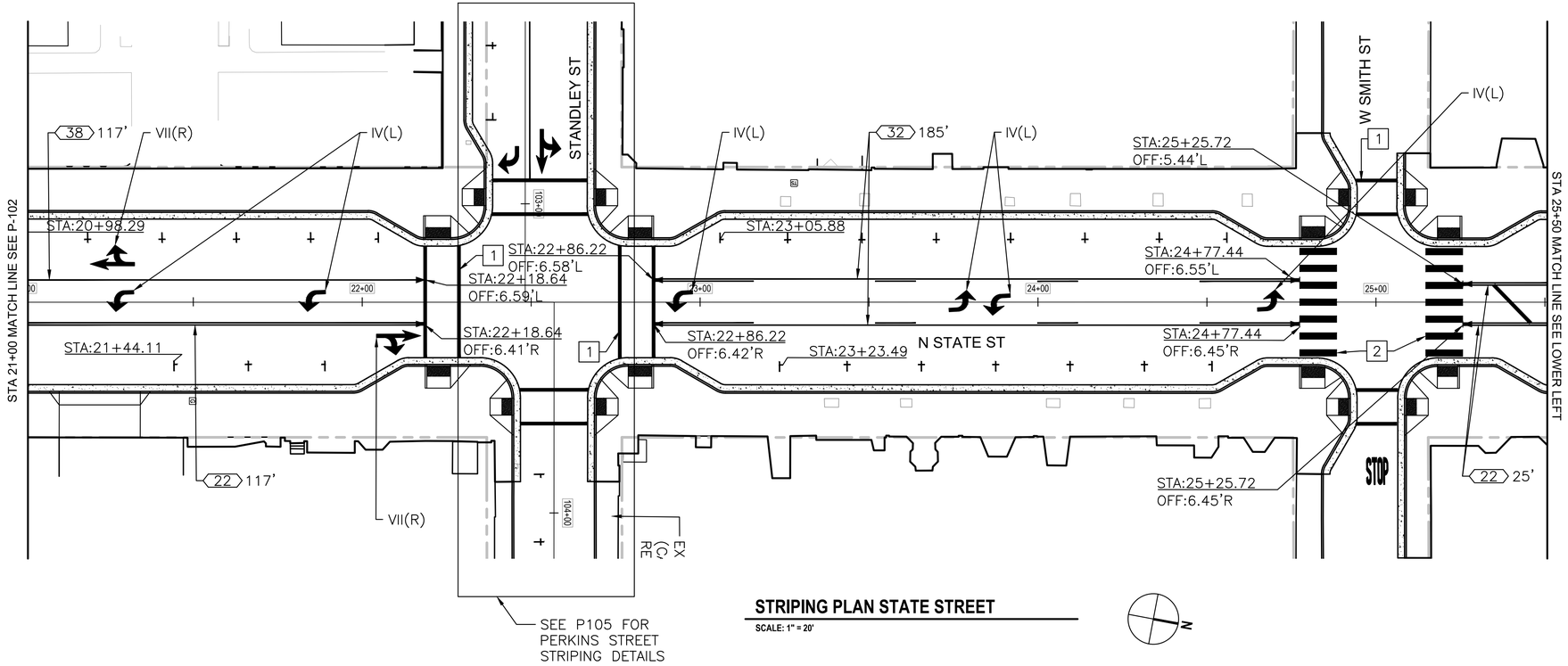
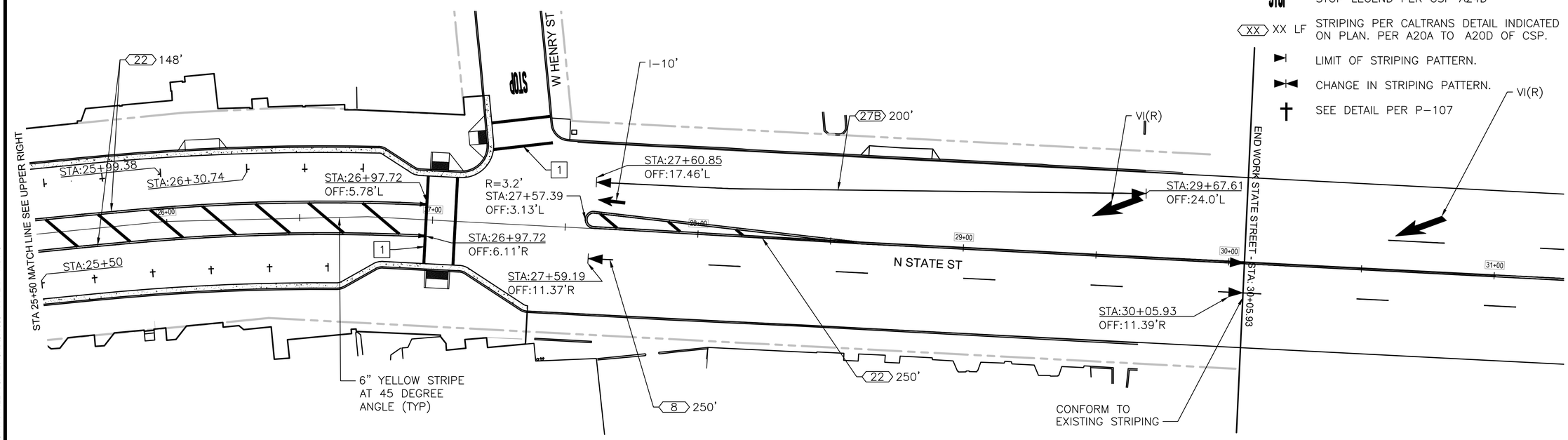


STRIPING PLAN STATE STREET

SCALE: 1" = 20'



STRIPING PLAN STATE STREET

SCALE: 1" = 20'

GENERAL STRIPING NOTES:

1. ALL STRIPING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS (CSP) AND CITY OF UKIAH STANDARDS.
2. ALL LEGENDS, CROSSWALKS, AND MARKINGS SHALL BE THERMOPLASTIC.
3. CONTRACTOR SHALL REMOVE ALL EXISTING STRIPING, MARKINGS, CROSSWALKS, PAVEMENT MARKERS AND DELINEATORS ON SOUTH STATE STREET AND NORTH STATE STREET BETWEEN MILL STREET AND WEST HENRY STREET.
4. ALL PAVEMENT THAT IS TO BE GROUND WILL HAVE STRIPING REPLACED AS SHOWN.
5. CONTRACTOR SHALL INVENTORY ALL PAINTED CURBS BEFORE EXISTING CURBS ARE DEMOLISHED. ALL GREEN, WHITE, RED, AND YELLOW CURB TO BE REMOVED IN THE STUDY AREA SHOULD BE REINSTALLED.

SHEET KEYNOTES:

1 INSTALL 12" WHITE THERMOPLASTIC CROSSWALK PER CSP A24F (TYP)

2 INSTALL CONTINENTAL CROSSWALK PER CSP A24F (TYP)

LEGEND:

- TYPE I 10'-0" ARROW PER CSP A24A
- TYPE IV(L) ARROW PER CSP A24A
- TYPE VII(R) ARROW PER CSP A24A
- STOP LEGEND PER CSP A24D
- XX XX LF — STRIPING PER CALTRANS DETAIL INDICATED ON PLAN. PER A20A TO A20D OF CSP.
- LIMIT OF STRIPING PATTERN.
- CHANGE IN STRIPING PATTERN.
- SEE DETAIL PER P-107

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

STRIPING PLAN
STA. 21+00 - STA. 30+00

PROJ NO: 11191705

DRWN: KR CHKD: SW

P-103

SHEET 61 OF 124

2019-10-18 4:48 PM KRANGEL
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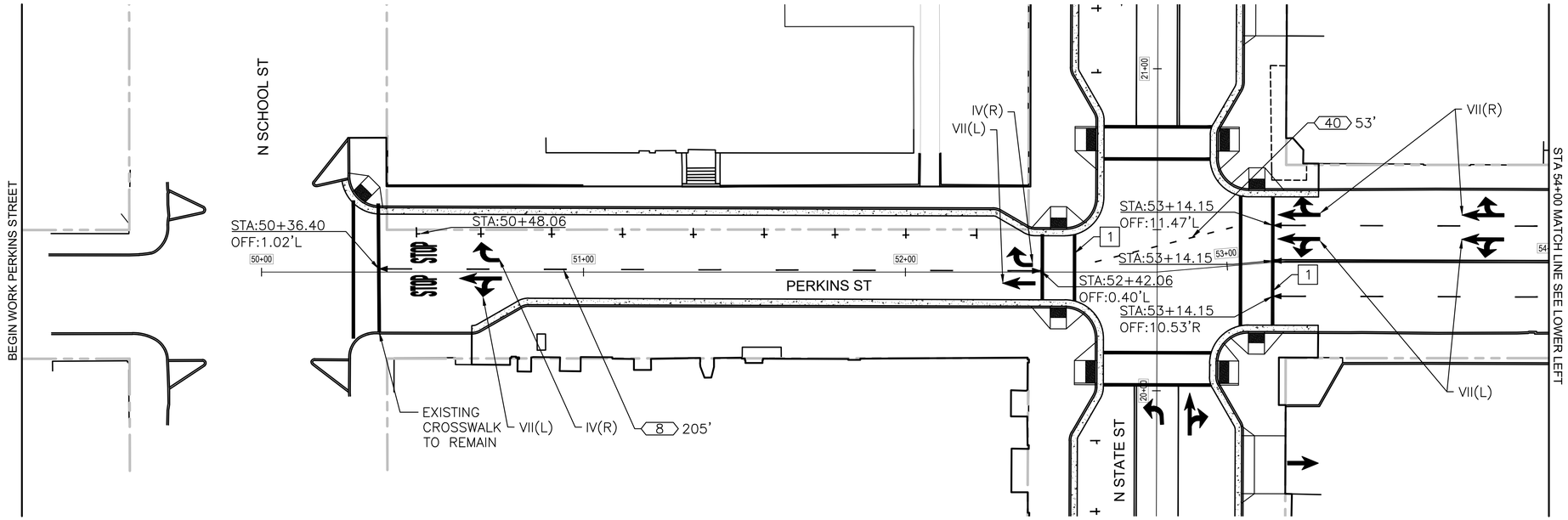
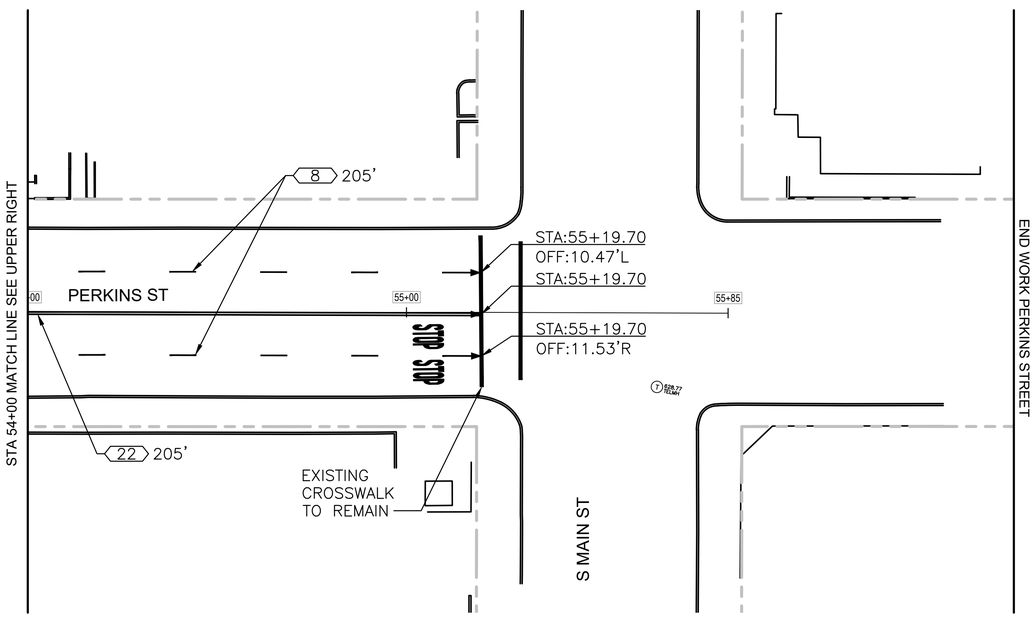


STRIPING PLAN PERKINS STREET

SCALE: 1" = 20'



STRIPING PLAN PERKINS STREET

SCALE: 1" = 20'

GENERAL STRIPING NOTES:

1. ALL STRIPING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS (CSP) AND CITY OF UKIAH STANDARDS.
2. ALL LEGENDS, CROSSWALKS, AND MARKINGS SHALL BE THERMOPLASTIC.
3. CONTRACTOR SHALL REMOVE ALL EXISTING STRIPING, MARKINGS, CROSSWALKS, PAVEMENT MARKERS AND DELINEATORS ON SOUTH STATE STREET AND NORTH STATE STREET BETWEEN MILL STREET AND WEST HENRY STREET.
4. ALL PAVEMENT THAT IS TO BE GROUND WILL HAVE STRIPING REPLACED AS SHOWN.
5. CONTRACTOR SHALL INVENTORY ALL PAINTED CURBS BEFORE EXISTING CURBS ARE DEMOLISHED. ALL GREEN, WHITE, RED, AND YELLOW CURB TO BE REMOVED IN THE STUDY AREA SHOULD BE REINSTALLED.

SHEET KEYNOTES:

1 INSTALL 12" WHITE THERMOPLASTIC CROSSWALK PER CSP A24F (TYP)

LEGEND:

- TYPE I 10'–0" ARROW PER CSP A24A
- TYPE IV(L) ARROW PER CSP A24A
- TYPE VII(R) ARROW PER CSP A24A
- STOP — STOP LEGEND PER CSP A24D
- XX LF — STRIPING PER CALTRANS DETAIL INDICATED ON PLAN. PER A20A TO A20D OF CSP.
- LIMIT OF STRIPING PATTERN.
- SEE DETAIL PER P–107

N

0 10' 20' 40'

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MARK	DATE	DESCRIPTION

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN
STREETSCAPE

STRIPING PLAN
STA. 50+00 - STA. 55+85

PROJ NO: 11191705
DRWN: KR CHKD: SW

P-104

SHEET 62 OF 124

2019-10-18 4:48 PM KRANGEL
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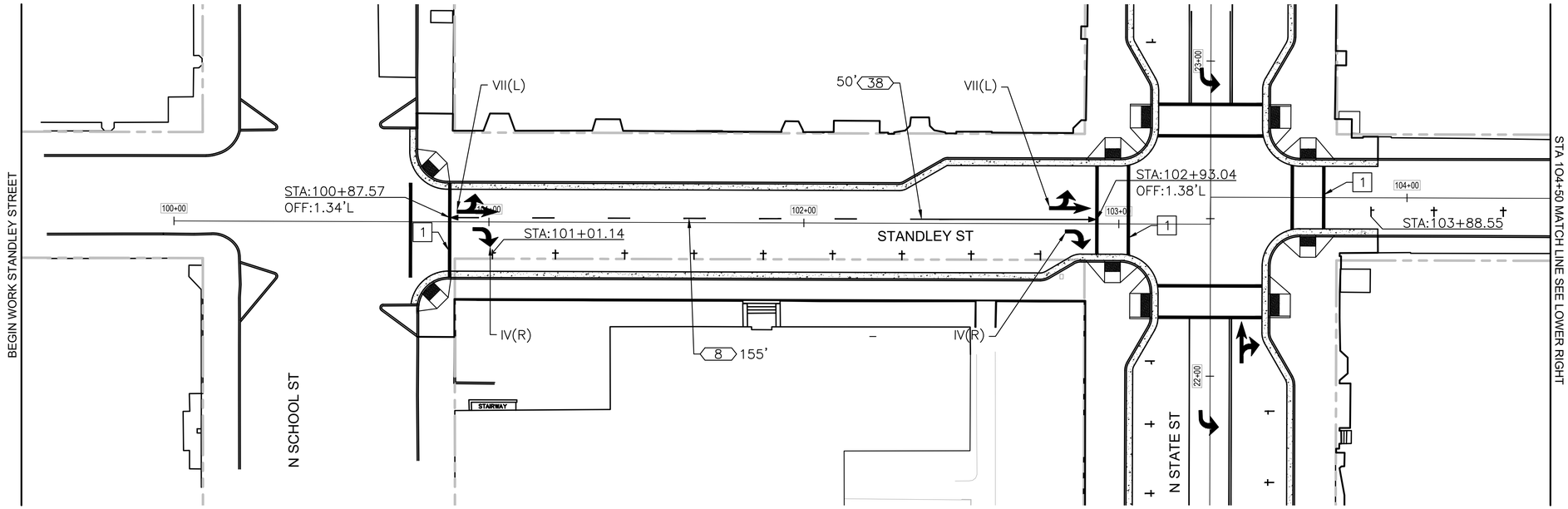
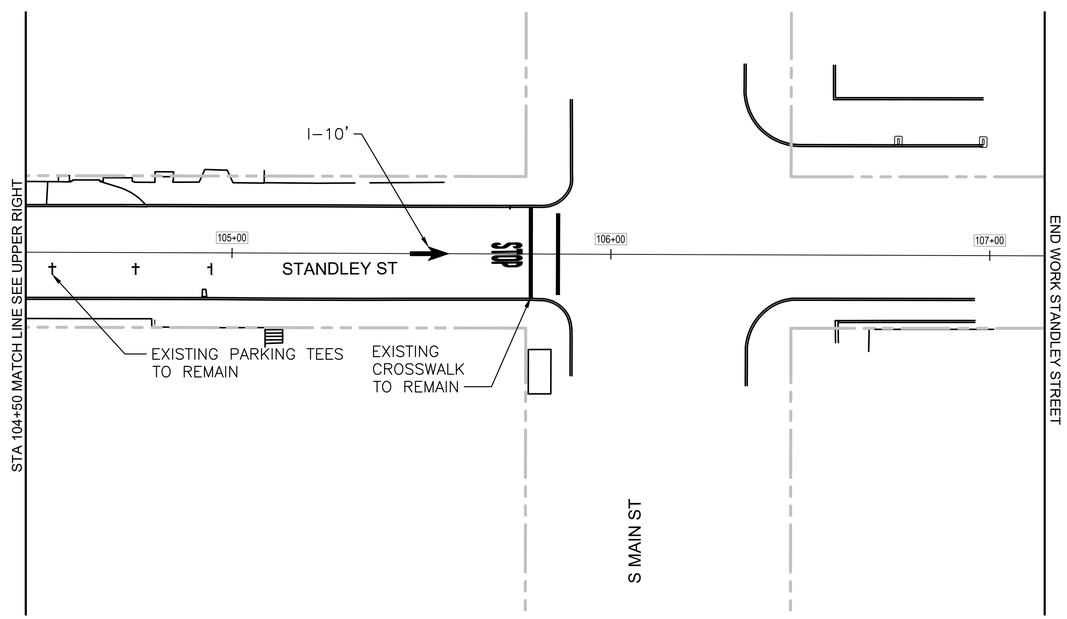


STRIPING PLAN STANDLEY STREET

SCALE: 1" = 20'



STRIPING PLAN STANDLEY STREET

SCALE: 1" = 20'

GENERAL STRIPING NOTES:

1. ALL STRIPING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS (CSP) AND CITY OF UKIAH STANDARDS.
2. ALL LEGENDS, CROSSWALKS, AND MARKINGS SHALL BE THERMOPLASTIC.
3. CONTRACTOR SHALL REMOVE ALL EXISTING STRIPING, MARKINGS, CROSSWALKS, PAVEMENT MARKERS AND DELINEATORS ON SOUTH STATE STREET AND NORTH STATE STREET BETWEEN MILL STREET AND WEST HENRY STREET.
4. ALL PAVEMENT THAT IS TO BE GROUND WILL HAVE STRIPING REPLACED AS SHOWN.
5. CONTRACTOR SHALL INVENTORY ALL PAINTED CURBS BEFORE EXISTING CURBS ARE DEMOLISHED. ALL GREEN, WHITE, RED, AND YELLOW CURB TO BE REMOVED IN THE STUDY AREA SHOULD BE REINSTALLED.

SHEET KEYNOTES:

1 INSTALL 12" WHITE THERMOPLASTIC CROSSWALK PER CSP A24F (TYP)

LEGEND:

- TYPE I 10'-0" ARROW PER CSP A24A
- TYPE IV(L) ARROW PER CSP A24A
- TYPE VII(R) ARROW PER CSP A24A
- STOP — STOP LEGEND PER CSP A24D
- XX LF — STRIPING PER CALTRANS DETAIL INDICATED ON PLAN. PER A20A TO A20D OF CSP.
- LIMIT OF STRIPING PATTERN.
- SEE DETAIL PER P-107

N

0 10' 20' 40'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

STRIPING PLAN
STA. 100+00 - STA. 107+00

PROJ NO: 11191705

DRWN: KR CHKD: SW

P-105

SHEET 63 OF 124

2019-10-18 4:49 PM KRANGEL
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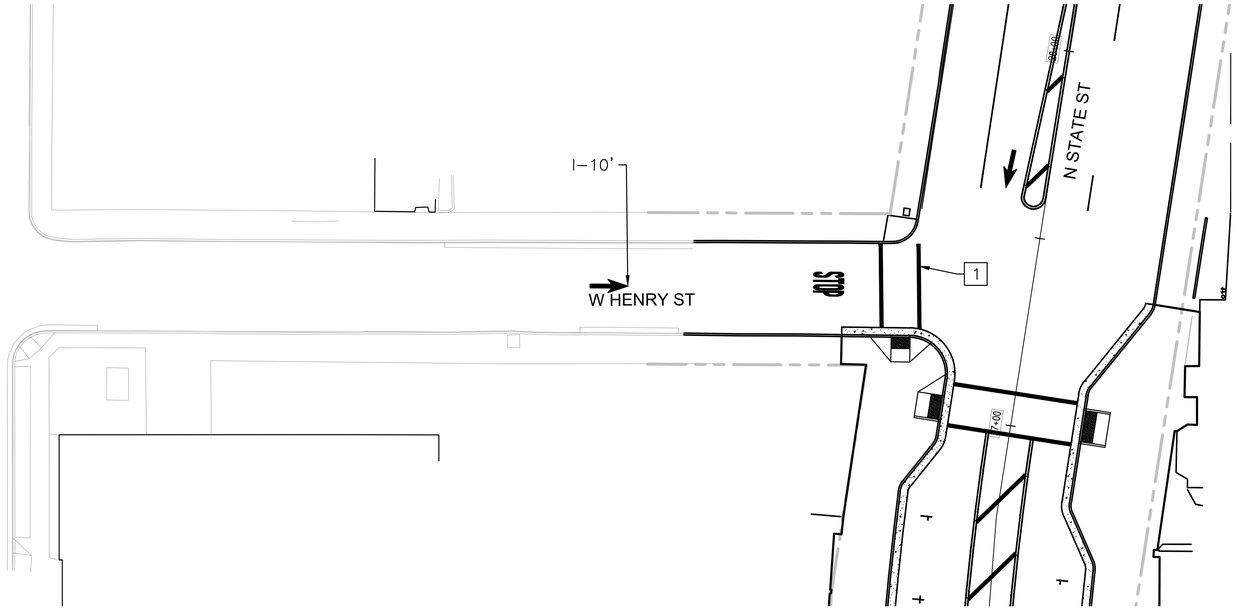

STRIPING PLAN WEST HENRY STREET

SCALE: 1" = 20'

GENERAL STRIPING NOTES:

1. ALL STRIPING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS (CSP) AND CITY OF UKIAH STANDARDS.
2. ALL LEGENDS, CROSSWALKS, AND MARKINGS SHALL BE THERMOPLASTIC.
3. CONTRACTOR SHALL REMOVE ALL EXISTING STRIPING, MARKINGS, CROSSWALKS, PAVEMENT MARKERS AND DELINEATORS ON SOUTH STATE STREET AND NORTH STATE STREET BETWEEN MILL STREET AND WEST HENRY STREET.
4. ALL PAVEMENT THAT IS TO BE GROUND WILL HAVE STRIPING REPLACED AS SHOWN.
5. CONTRACTOR SHALL INVENTORY ALL PAINTED CURBS BEFORE EXISTING CURBS ARE DEMOLISHED. ALL GREEN, WHITE, RED, AND YELLOW CURB TO BE REMOVED IN THE STUDY AREA SHOULD BE REINSTALLED.

SHEET KEYNOTES:

1 INSTALL 12" WHITE THERMOPLASTIC CROSSWALK PER CSP A24F (TYP)

LEGEND:

→ TYPE I 10'–0" ARROW PER CSP A24A

STOP STOP LEGEND PER CSP A24D

† SEE DETAIL PER P–107

N

0 10' 20' 40'

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		ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

STRIPING PLAN
STA. 150+00 - STA. 153+25

PROJ NO: 11191705
DRWN: KR CHKD: SW

P-106

SHEET 64 OF 124

2019-10-18 4:49 PM KRANGEL
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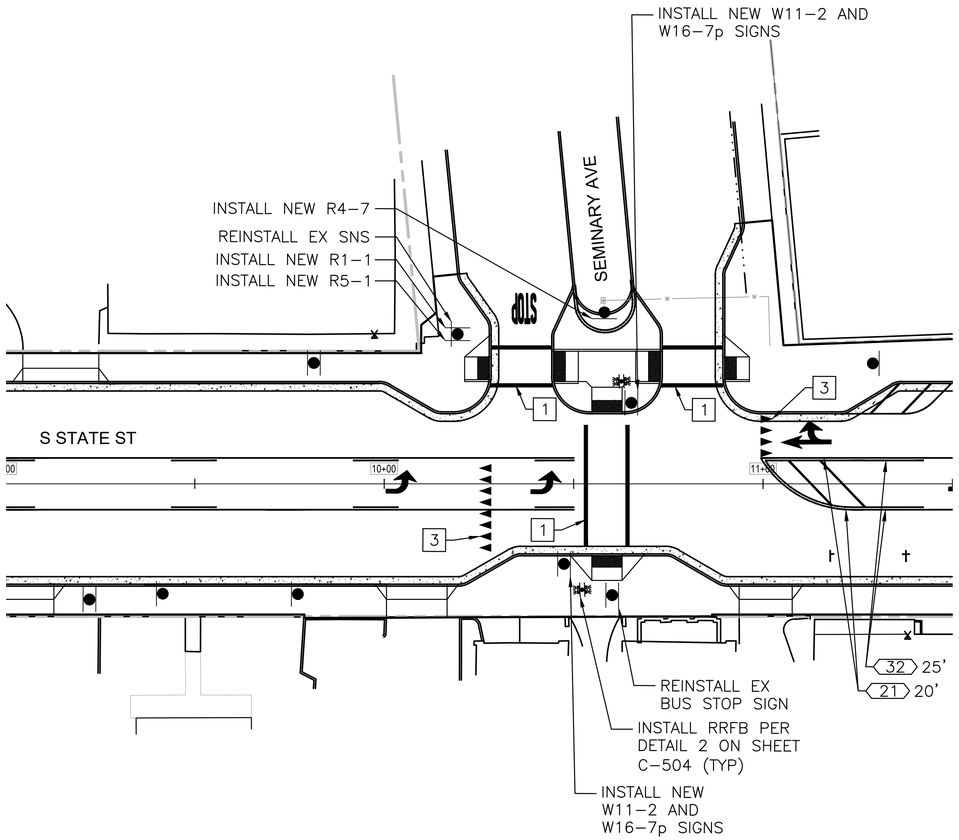
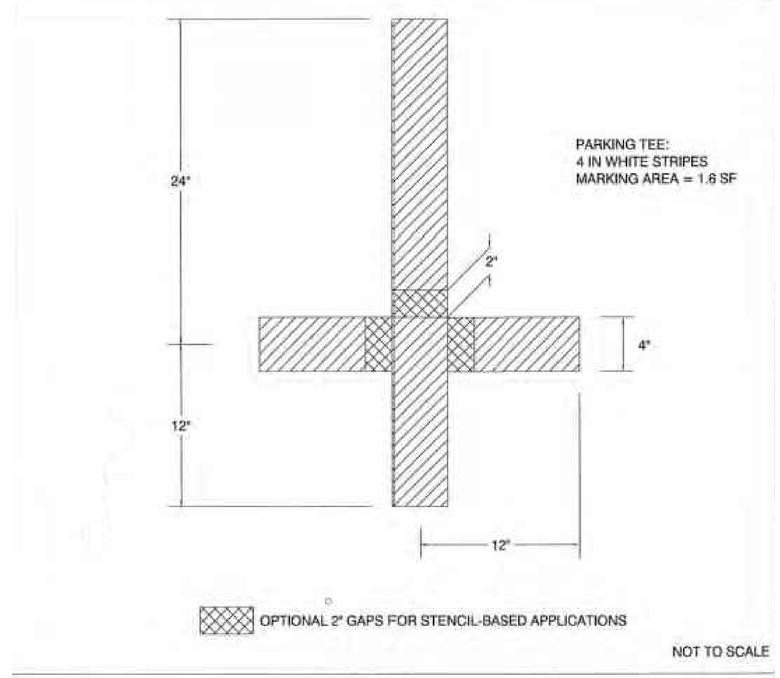
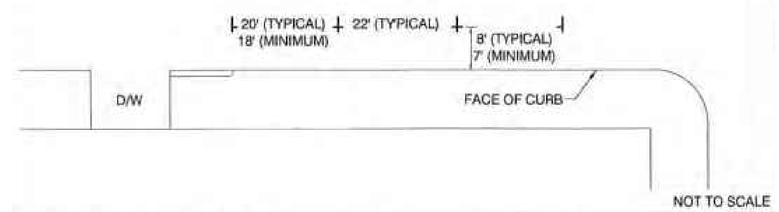


STRIPING AND SIGNING PLAN STATE STREET

SCALE: 1" = 20'





PARKING TEE DETAIL

N.T.S

GENERAL STRIPING NOTES:

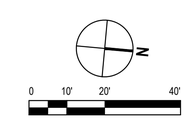
1. ALL STRIPING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS (CSP) AND CITY OF UKIAH STANDARDS.
2. ALL LEGENDS, CROSSWALKS, AND MARKINGS SHALL BE THERMOPLASTIC.
3. CONTRACTOR SHALL REMOVE ALL EXISTING STRIPING, MARKINGS, CROSSWALKS, PAVEMENT MARKERS AND DELINEATORS ON SOUTH STATE STREET AND NORTH STATE STREET BETWEEN MILL STREET AND WEST HENRY STREET.
4. ALL PAVEMENT THAT IS TO BE GROUND WILL HAVE STRIPING REPLACED AS SHOWN.
5. ALL GREEN, WHITE, RED, AND YELLOW CURB TO BE REMOVED IN THE STUDY AREA SHOULD BE REINSTALLED.

SHEET KEYNOTES:

1. INSTALL 12" WHITE THERMOPLASTIC CROSSWALK PER CSP A24F (TYP)
2. INSTALL CONTINENTAL CROSSWALK PER CSP A24F (TYP)
3. INSTALL "SHARKS TEETH" YIELD LINES PER CSP A24E (TYP)

LEGEND:

- TYPE IV(L) ARROW PER CSP A24A
- TYPE VII(R) ARROW PER CSP A24A
- STOP — STOP LEGEND PER CSP A24D
- XX LF — STRIPING PER CALTRANS DETAIL INDICATED ON PLAN. PER A20A TO A20D OF CSP.
- LIMIT OF STRIPING PATTERN.
- CHANGE IN STRIPING PATTERN.



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0 1"

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MARK	DATE	DESCRIPTION

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

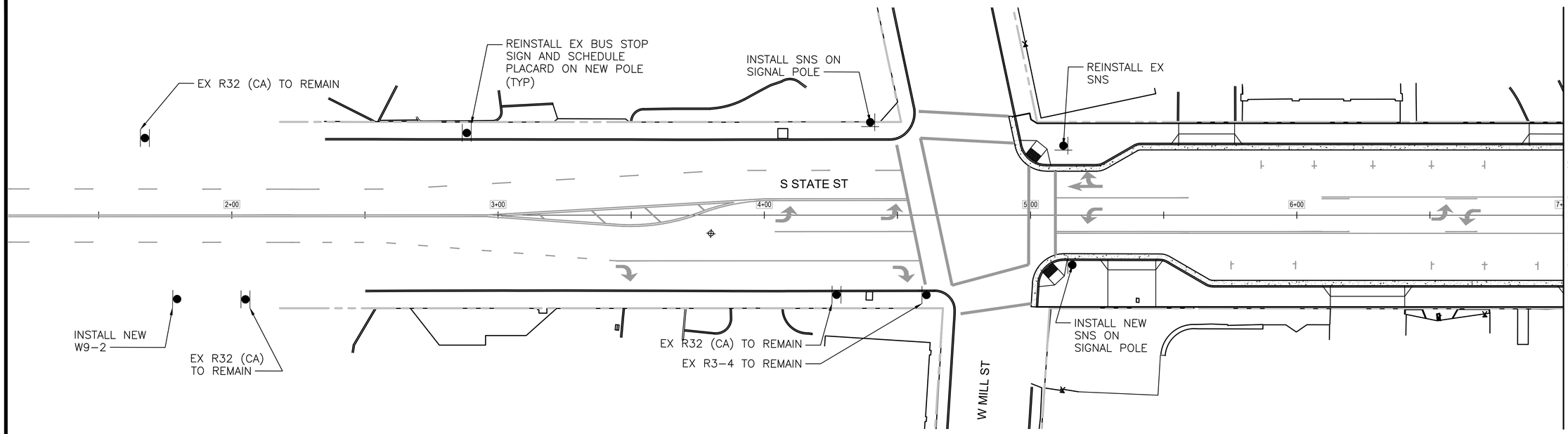
STRIPING AND SIGNING PLAN
STA. 9+00 - STA. 11+50

PROJ NO: 11191705
DRWN: CP CHKD: JS

P-107

SHEET 65 OF 124

2019-10-18 4:49 PM KRANGEL
N:\AAAMEXUKI\080UKI DOWNTOWN STREETSCAPE\ACAD\UKI080 - SS PLAN - N.DWG

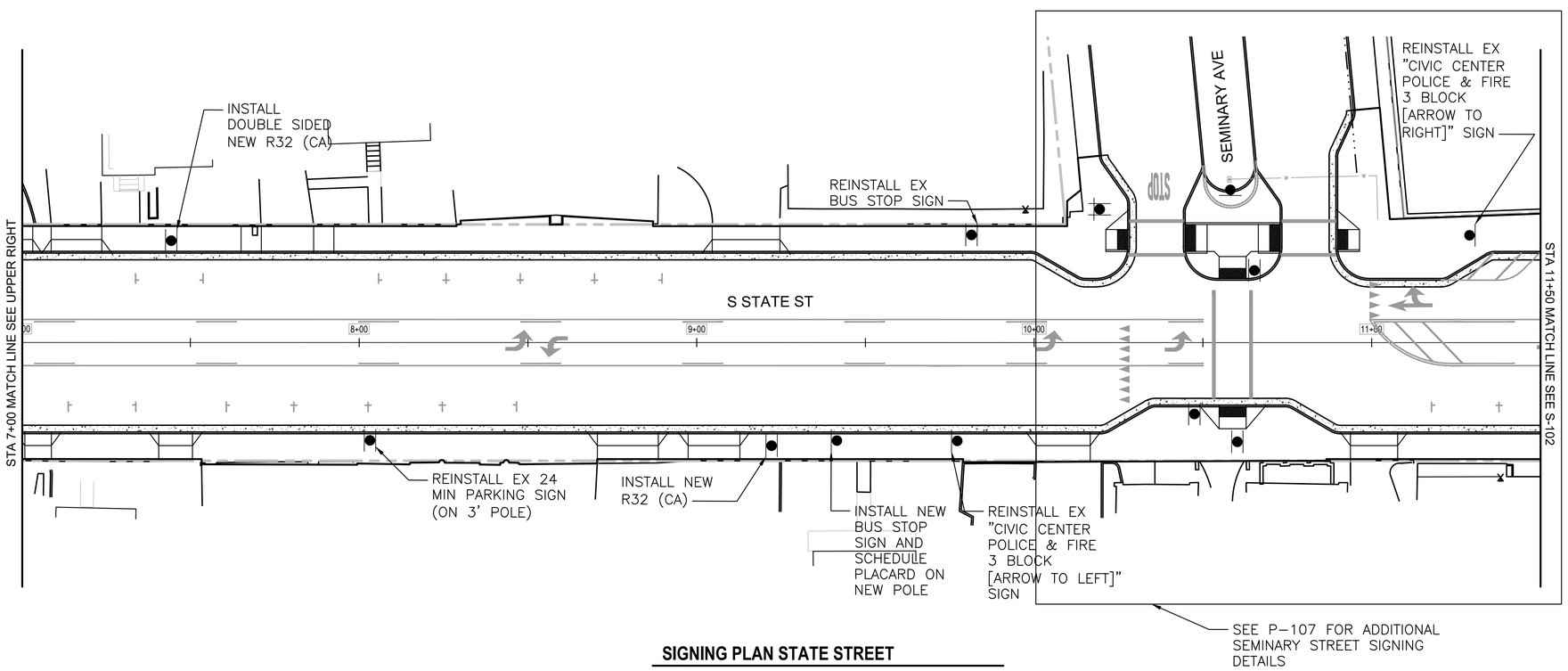


SIGNING PLAN STATE STREET

SCALE: 1" = 20'

GENERAL SIGNING NOTES:

1. ALL SIGNING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALIFORNIA MUTCD AND CITY OF UKIAH STANDARDS.
2. CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS ON SOUTH STATE STREET AND NORTH STATE STREET BETWEEN MILL STREET AND WEST HENRY STREET UNLESS OTHERWISE INDICATED.
3. ALL EXISTING BUS STOP SIGNS AND SCHEDULE PLACARDS TO BE REMOVED AND REINSTALLED ON NEW METAL POLES PER CITY STANDARD 120 ON C-501.
4. ALL NEW R32 PARKING SIGNS SHALL BE DOUBLE SIDED.



SIGNING PLAN STATE STREET

SCALE: 1" = 20'

0 10' 20' 40'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

SIGNING PLAN
STA. 2+00 - STA. 11+50

PROJ NO: 11191705

DRWN: KR CHKD: SW

S-101

SHEET 66 OF 124

2019-10-18 4:57 PM KRANGEL
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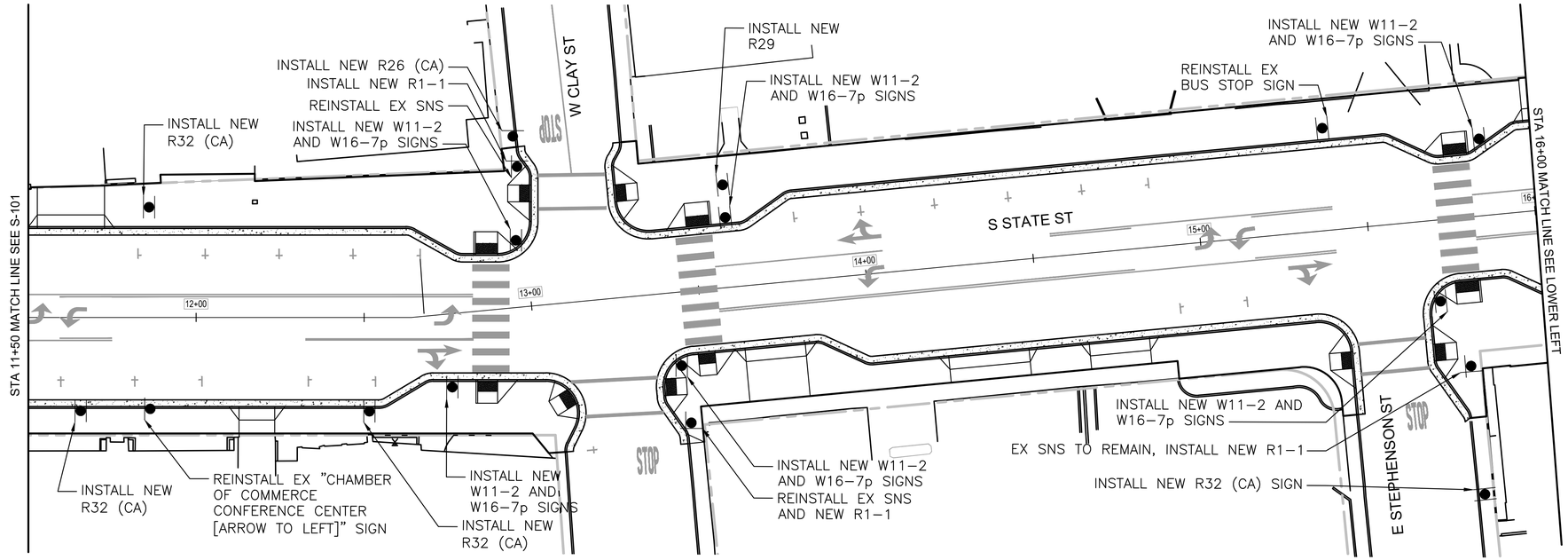
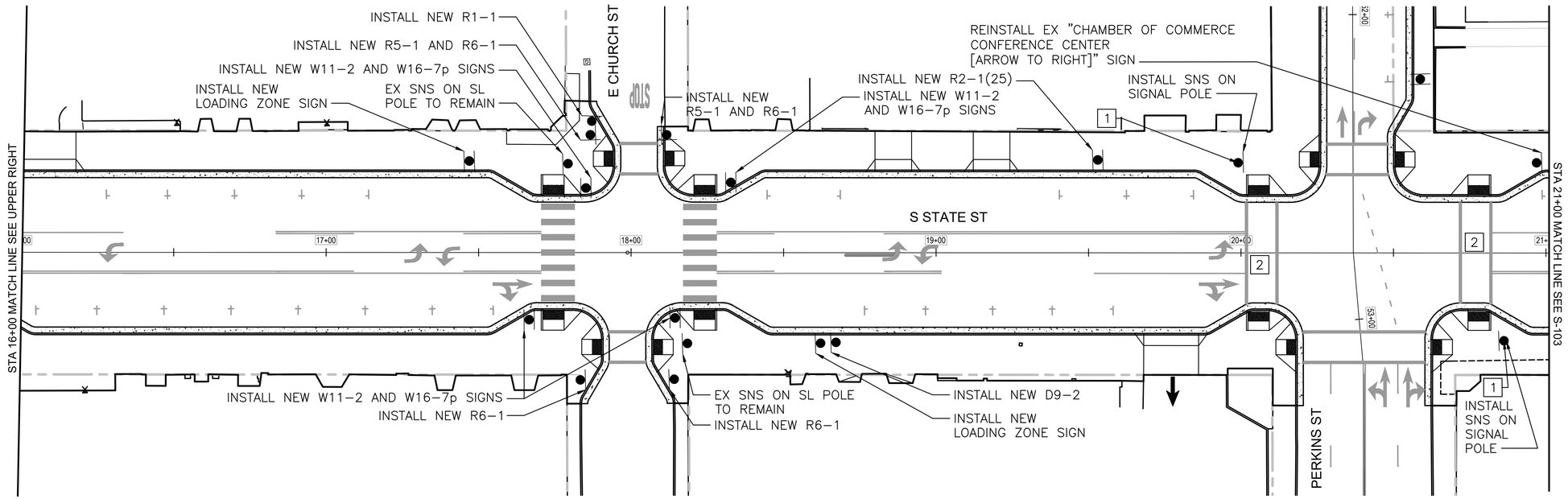


SIGNING PLAN STATE STREET

SCALE: 1" = 20'



SIGNING PLAN STATE STREET

SCALE: 1" = 20'

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3. ALL EXISTING BUS STOP SIGNS AND SCHEDULE PLACARDS TO BE REMOVED AND REINSTALLED ON NEW METAL POLES PER CITY STANDARD 120 ON C-501.
4. ALL NEW R32 PARKING SIGNS SHALL BE DOUBLE SIDED.

SHEET KEYNOTES:

1. INSTALL NEW G26-2 (CA), M4-5, AND M6-1 ON NORTHEAST AND SOUTHWEST SIGNAL POLES PER TRAFFIC SIGNAL PLAN.
2. INSTALL R10-5, YIELD ON FLASHING YELLOW ARROW, ON SIGNAL POLE

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MARK	DATE	ISSUE	DESCRIPTION

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

SIGNING PLAN
STA. 11+50 - STA. 21+00

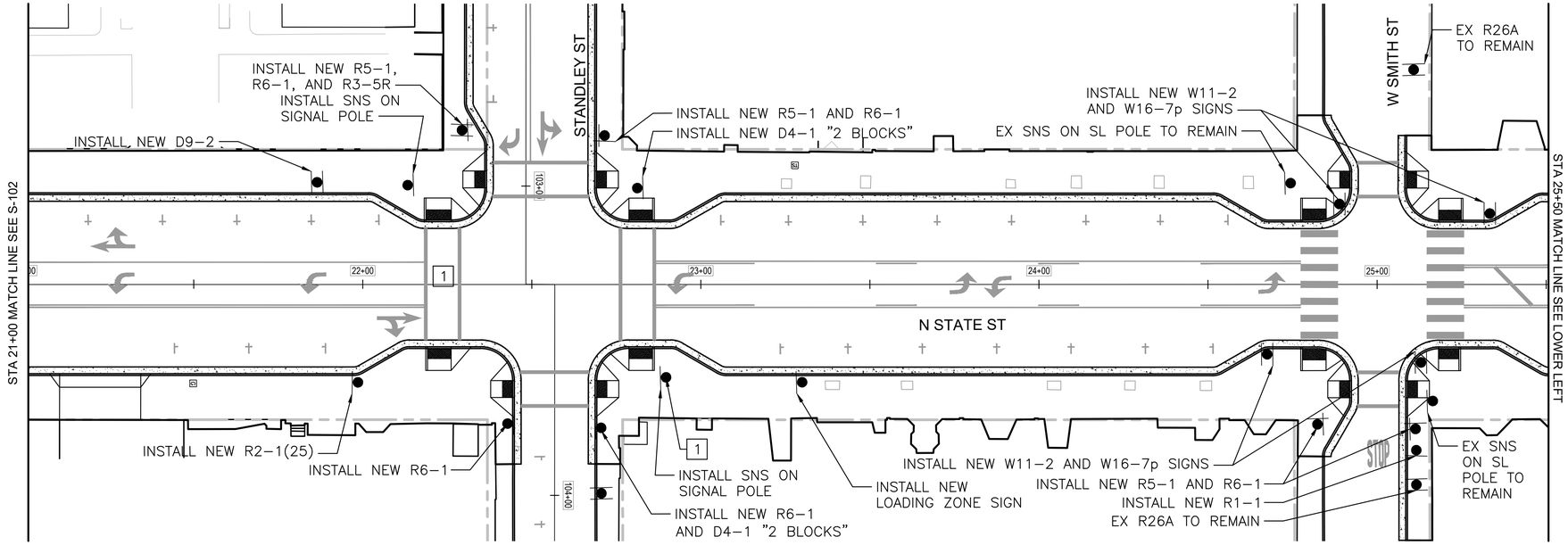
PROJ NO: 11191705
DRWN: KR CHKD: SW

S-102

SHEET 67 OF 124

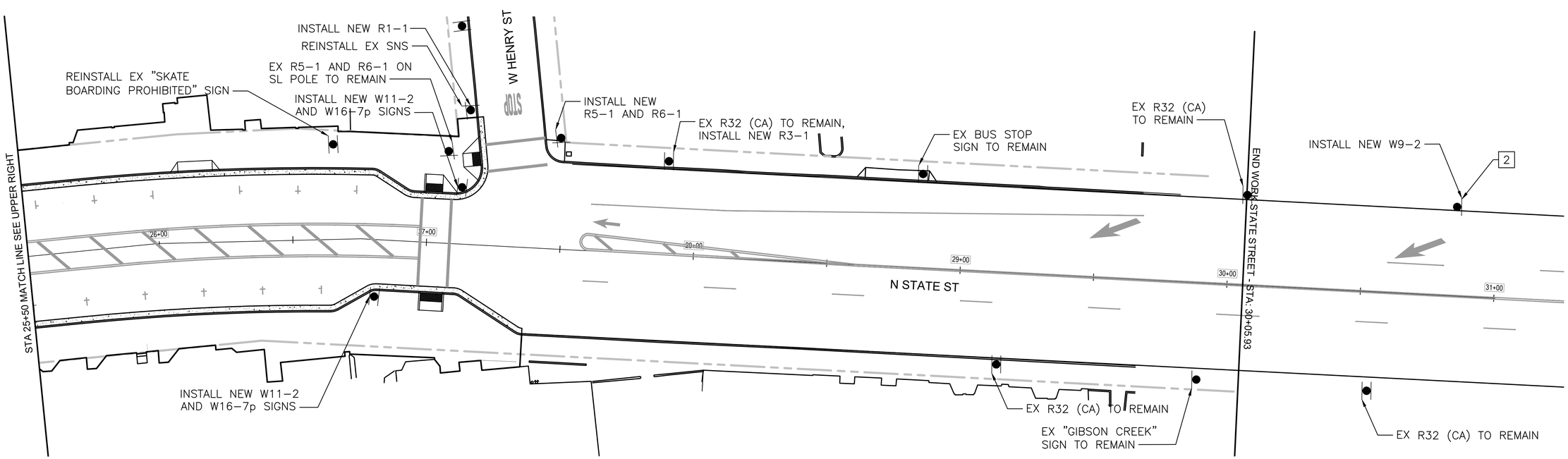
0 10' 20' 40'

2019-10-18 4:49 PM KRANGEL
N:\AAA\MEX\UKI\080UKI DOWNTOWN STREETSCAPE\ACAD\UKI080 - SS PLAN - N.DWG



SIGNING PLAN STATE STREET

SCALE: 1" = 20'



SIGNING PLAN STATE STREET

SCALE: 1" = 20'

0 10' 20' 40'

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3. ALL EXISTING BUS STOP SIGNS AND SCHEDULE PLACARDS TO BE REMOVED AND REINSTALLED ON NEW METAL POLES PER CITY STANDARD 120 ON C-501.
4. ALL NEW R32 PARKING SIGNS SHALL BE DOUBLE SIDED.

SHEET KEYNOTES:

1 INSTALL R10-5, YIELD ON FLASHING YELLOW ARROW, ON SIGNAL POLE

2 INSTALL NEW W9-2 150 FEET IN ADVANCE OF THIS LOCATION AT THE DISCRETION OF THE CITY ENGINEER

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MARK	DATE	DESCRIPTION

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

SIGNING PLAN
STA. 21+00 - STA. 30+00

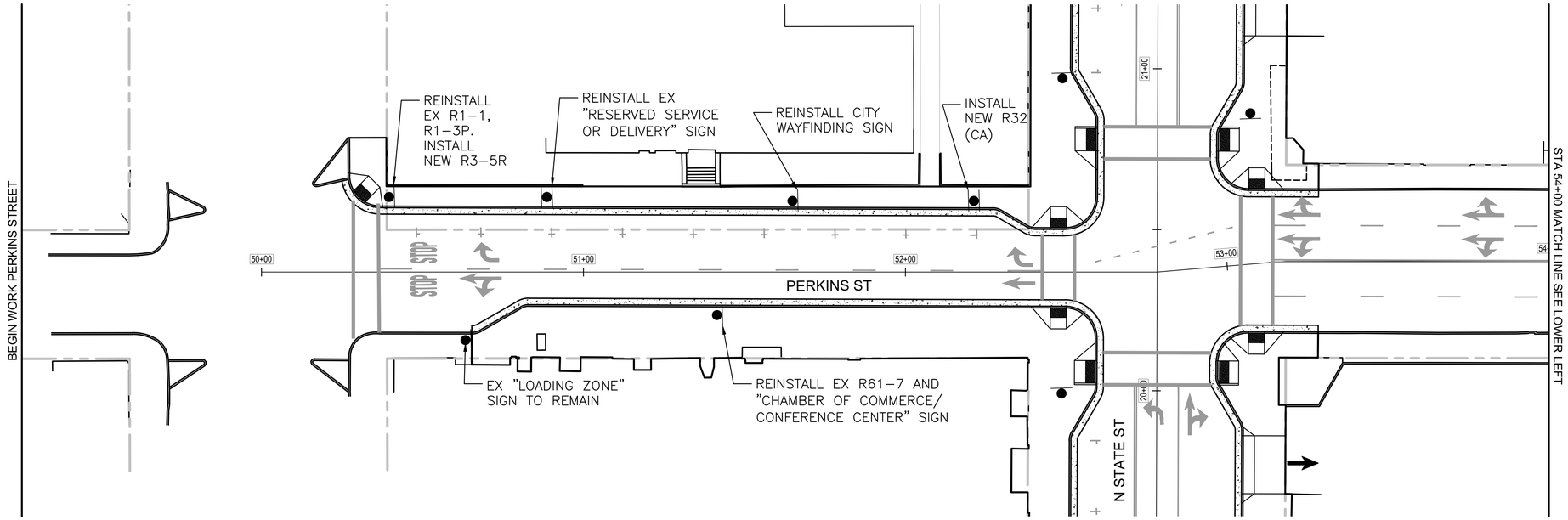
PROJ NO: 11191705

DRWN: KR CHKD: SW

S-103

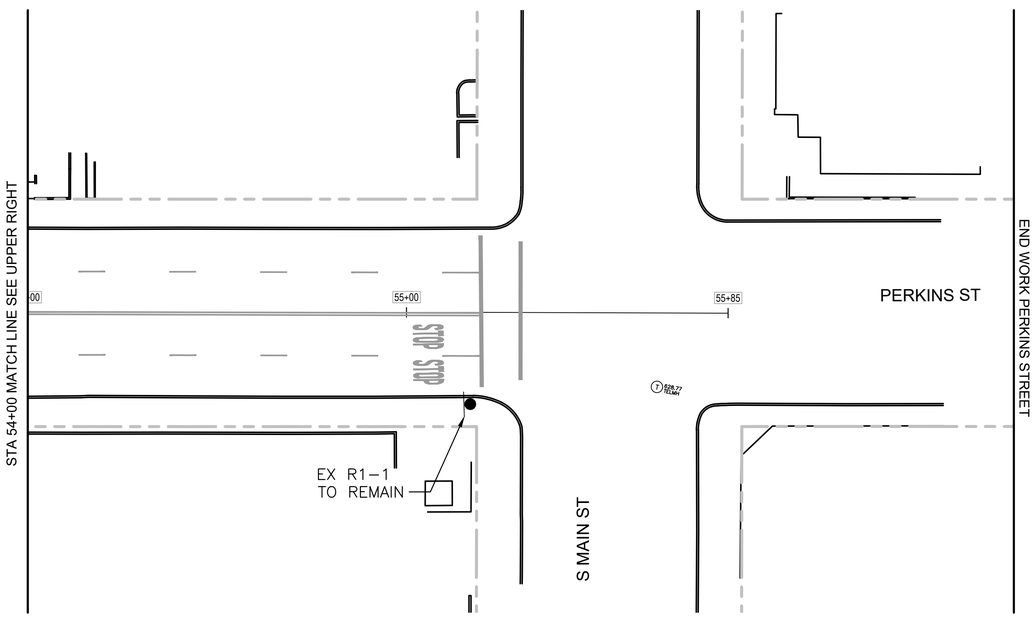
SHEET 68 OF 124

2019-10-18 4:50 PM KRANGEL
N:\AAA\MEX\UKI\080\UKI DOWNTOWN STREETSCAPE\ACAD\UKI080 - SS PLAN - N.DWG



SIGNING PLAN PERKINS STREET

SCALE: 1" = 20'



SIGNING PLAN PERKINS STREET

SCALE: 1" = 20'

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4. ALL NEW R32 PARKING SIGNS SHALL BE DOUBLE SIDED.

N

0 10' 20' 40'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

SIGNING PLAN
STA. 50+00 - STA. 55+85

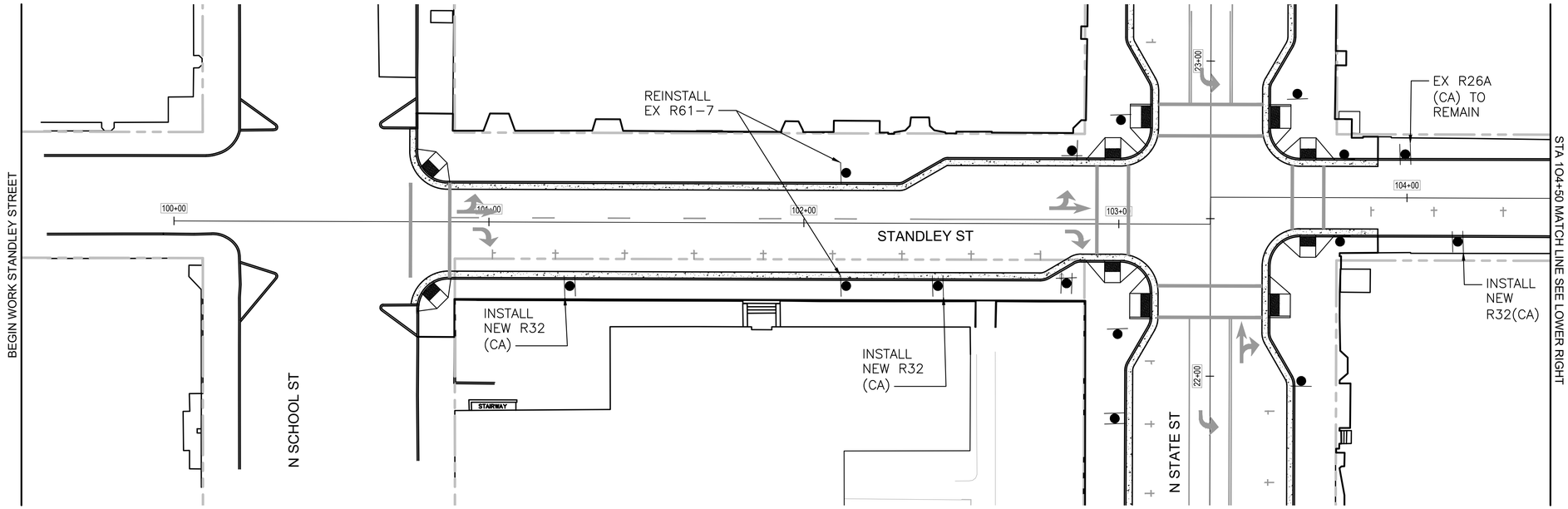
PROJ NO: 11191705

DRWN: KR CHKD: SW

S-104

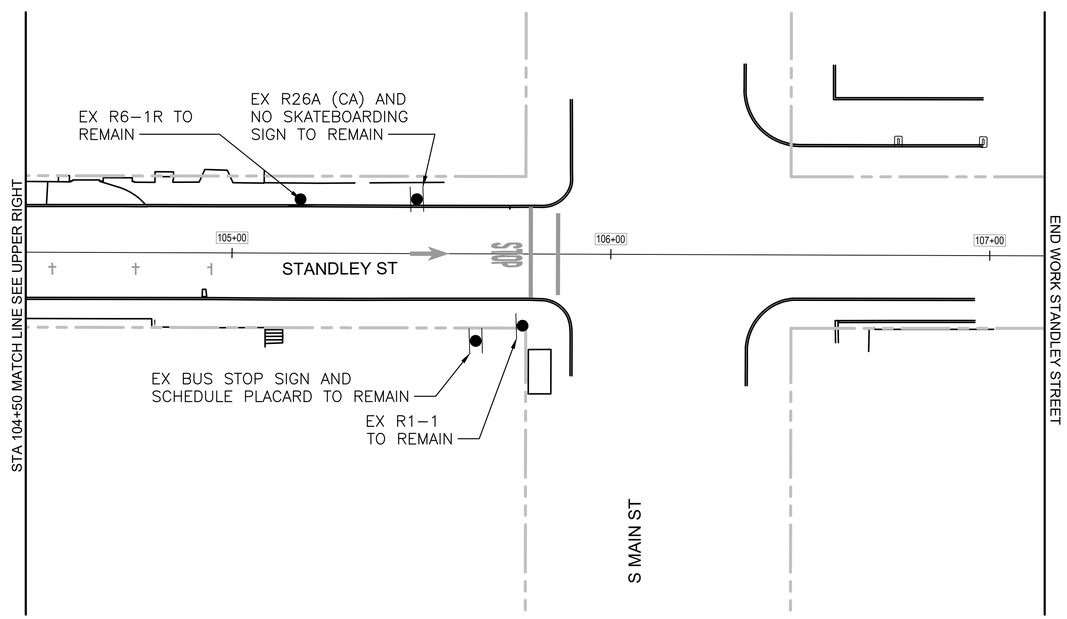
SHEET 69 OF 124

2019-10-18 4:50 PM KRANGEL
N:\AAA\MEX\UKI\080\UKI DOWNTOWN STREETSCAPE\ACAD\UKI080 - SS PLAN - N.DWG



SIGNING PLAN STANDLEY STREET

SCALE: 1" = 20'



SIGNING PLAN STANDLEY STREET

SCALE: 1" = 20'

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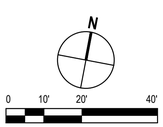

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MARK	DATE	ISSUE DESCRIPTION

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

SIGNING PLAN
STA. 100+00 - STA. 107+00

PROJ NO: 11191705

DRWN: KR CHKD: SW

S-105

SHEET 70 OF 124

2019-10-18 4:50 PM KRANGEL
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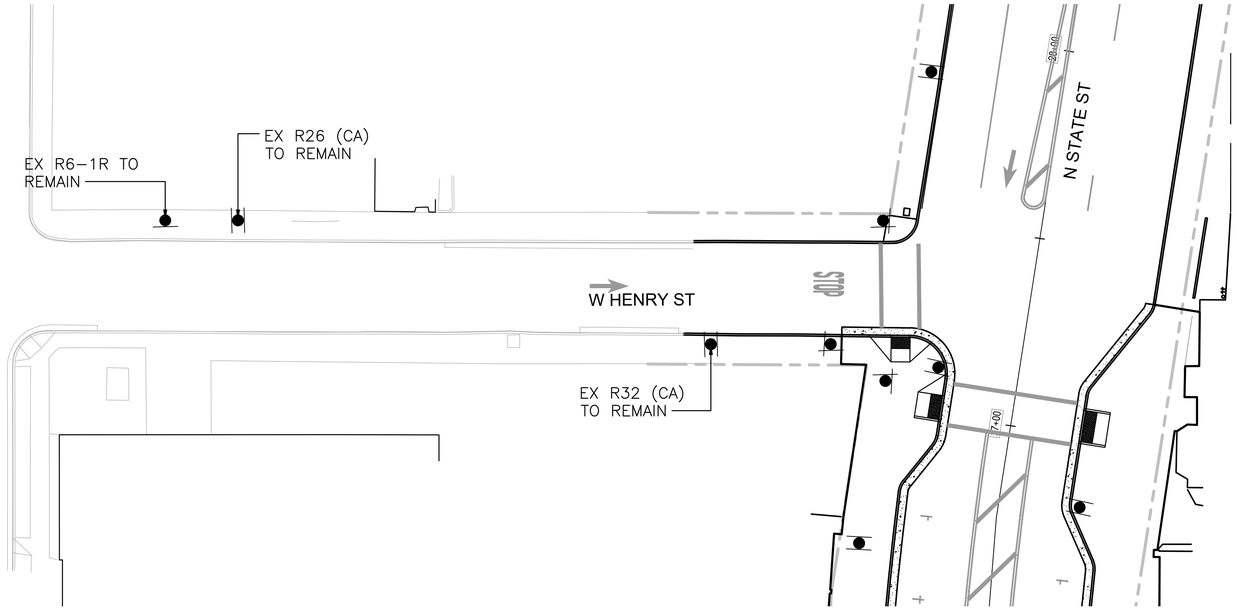

SIGNING PLAN WEST HENRY STREET

SCALE: 1" = 20'

GENERAL SIGNING NOTES:

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4. ALL NEW R32 PARKING SIGNS SHALL BE DOUBLE SIDED.

N

0 10' 20' 40'

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MARK	DATE	DESCRIPTION	ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

SIGNING PLAN
STA. 150+00 - STA. 153+25

PROJ NO: 11191705

DRWN: KR CHKD: SW

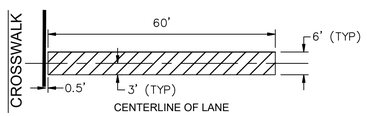
S-106

SHEET 71 OF 124

2019-10-18 4:50 PM KRANGEL
N:\AAA\MEX\UKI\080\UKI DOWNTOWN STREETSCAPE\ACAD\UKI080 - SS PLAN - N.DWG

GENERAL NOTES:

1. ALL PULL BOXES SHALL BE No.5 UNLESS NOTED ON PLAN.
2. POLES, PULL BOXES AND DETECTOR POSITIONS SHALL BE VERIFIED BY THE ENGINEER PRIOR TO INSTALLATION.
3. LOOP DETECTORS SHALL BE CENTERED IN EFFECTIVE LANE WIDTHS UNLESS OTHERWISE NOTED ON THE PLAN OR DIRECTED BY THE ENGINEER.
4. THE WORK ON THESE PLANS SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITIONS OF THE CALTRANS STANDARD PLANS, STANDARD SPECIFICATIONS, SIGN SPECIFICATION SHEETS, CITY CONSTRUCTION STANDARDS, AND THE CALIFORNIA MUTCD.
5. THIS PLAN IS ACCURATE FOR ELECTRICAL WORK ONLY.
6. CONTRACTOR SHALL VERIFY OVERHEAD AND UNDERGROUND CLEARANCE WITH ALL UTILITY COMPANIES PRIOR TO START OF WORK.
7. PULL BOXES FOR SIGNAL STANDARDS SHALL BE LOCATED WITHIN FIVE FEET OF THE STANDARD.
8. ALL SIGNALS SHALL HAVE 12-INCH LED INDICATIONS, WITH TUNNEL VISORS AND BACKPLATES.
9. CONTRACTOR SHALL FURNISH AND INSTALL FOUNDATIONS AND ALL ANCILLARY HARDWARE (INCLUDING BOLTS, NUTS, MOUNTINGS, ETC.) FOR A COMPLETE SIGNAL INSTALLATION PER THESE PLANS.
10. RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY OF UKIAH AT THE CLOSE OF THE PROJECT.
11. CONTRACTOR SHALL DELIVER ALL SALVAGED SIGNAL EQUIPMENT TO THE CITY OF UKIAH PUBLIC WORKS CORPORATION YARD AT 1320 AIRPORT ROAD. CONTACT (707) 463-6296 TO ARRANGE DELIVERY.
12. CONTRACTOR SHALL PAINT ALL POLE, SIGNAL HOUSINGS, VISORS AND BACK PLATES.



VIDEO DETECTION ZONE
(LIMIT LINE DETECTION)

PROJECT NOTES:

1. ALL EXISTING PEDESTRIAN SIGNALS SHALL BE REPLACED. ALL PEDESTRIAN SIGNALS SHALL BE LED WITH COUNTDOWN HAND-MAN INDICATIONS.
2. ALL EXISTING PEDESTRIAN PUSH BUTTONS SHALL BE REPLACED. ALL PEDESTRIAN PUSH BUTTONS SHALL BE POLARA NAVIGATOR, OR APPROVED EQUAL.
3. FURNISH AND INSTALL VIDEO DETECTION CAMERA ON SIGNAL POLE. COORDINATE DETECTION ZONES WITH ENGINEER.
4. REMOVE AND SALVAGE POLE AND EQUIPMENT. FOUNDATION TO BE ABANDONED.

STANDARD NOTES:

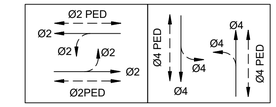
- DH — DETECTOR HANDHOLE
- CB — INSTALL CONDUIT INTO EXISTING PULL BOX
- AB — ABANDON, IF APPLIED TO CONDUIT, REMOVE CONDUCTORS
- FA — FOUNDATION TO BE ABANDONED
- RC — EQUIPMENT OR MATERIAL TO BE REMOVED AND BECOME THE PROPERTY OF THE CONTRACTOR
- RS — REMOVE AND SALVAGE EQUIPMENT

LEGEND:

NEW		EXISTING
	SIGNAL EQUIPMENT	
	STREET LIGHT	
	ROAD SIGN	
	CONTROLLER ASSEMBLY	
	PEDESTRIAN HEAD	
	SERVICE ENCLOSURE	
	POLE AND PEDESTRIAN PUSH BUTTON	
	PULL BOX	
	TYPE "A" DETECTOR LOOP	
	GRIDSMART DETECTION CAMERA SYSTEM	
	VIDEO DETECTION ZONE (SUGGESTED)	
	TRAFFIC SIGNAL CONDUIT	
	SERVICE POINT ON WOOD POLE	

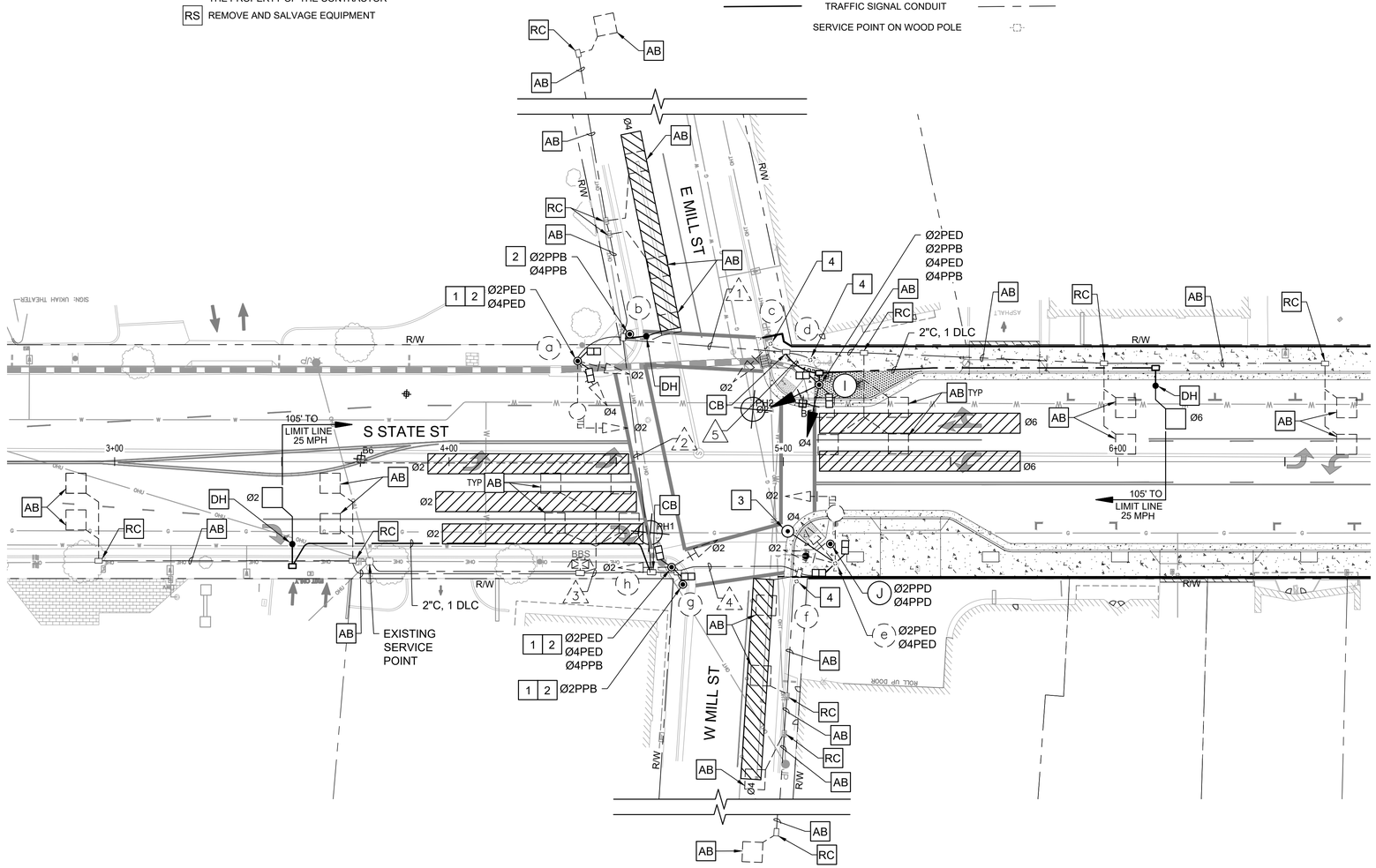
ABBREVIATIONS:

BBS	BATTERY BACKUP SYSTEM
PED	PEDESTRIAN SIGNAL HEAD
PPB	PEDESTRIAN PUSH BUTTON



STEADY DEMAND SEQUENCE

PHASE DIAGRAM



TRAFFIC SIGNAL - IMPROVEMENT PLAN

SCALE: 1" = 20'

NOTE: LOCATION OF EXISTING UTILITIES AND STRUCTURES ARE FROM THE BEST INFORMATION AVAILABLE. EXACT LOCATION AND COMPLETENESS ARE NOT GUARANTEED. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (800) 227-2600 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION AND POTHOLE FOR EXACT LOCATION.

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10/24/2019

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MARK	DATE	DESCRIPTION
	10/30/2019	BID SET

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE
TRAFFIC SIGNAL PLAN
STATE STREET AT MILL STREET

PROJ NO: 11191705

DRWN: EM CHKD: JS

T-101

SHEET 72 OF 124

2019-10-30 3:29 PM KHARVEY
N:\US\SANTA ROSA\PROJECTS\61111191705\DIGITAL_DESIGN\ACAD 2018\SHEETS\CIVIL\11191705_T-101.DWG

CONDUCTOR SCHEDULE

AWG OR CABLE	CIRCUIT	RUNS 1	2	3	4	5
#14	ø2 SIGNALS	3	3	6	3	3
	ø4 SIGNALS	3	3	6	3	3
	ø2 PED	2	2	4	2	2
	ø4 PED	2	2	4	2	2
	ø2 PPB	3	3	6	3	3
	ø4 PPB	3	3	6	3	3
	12 V NEUTRAL	1	1	2	1	1
	SPARES	3	3	3	3	3
	TOTAL #14 CONDUCTORS	20	20	37	20	20
#10	LUMINAIRES		2		2	
	120 V NEUTRAL	1	1	2	1	
	TOTAL #10 CONDUCTORS	1	3	2	3	
#8	SIGNAL SERVICE			3		
SIC	INTERCONNECT			2		
DLC	ø2 DETECTORS	~~2~~	~~2~~	~~2~~ 1		1
	ø4 DETECTORS		~~1~~	~~2~~	~~1~~	
	ø6 DETECTORS	1	1	1		1
	TOTAL	~~2~~ 1	~~3~~ 1	~~4~~ 2	~~1~~	2
CONDUIT SIZE		2"	2-1/2"	3"	2"	2"

NOTE:

XXX LIGHT TEXT INDICATES EXISTING
XXX BOLD TEXT INDICATES PROPOSED
~~3~~ CONDUCTORS AND/OR CABLES TO BE REMOVED (TYPICAL)

EQUIPMENT AND POLE SCHEDULE

NO.	STANDARD TYPE	SIG. MA (FEET)	LUM. MA (FEET)	VEHICLE SIGNAL MOUNTING MAST ARM	POLE	PED. SIGNAL MOUNTING	PPB ø	LUMINAIRE WATTAGE (HPS)	SPECIAL REQUIREMENTS *
a	XVII-A	20	12	MAT	SV-1 SV-1	SP02	–	–	INSTALL SNS AND MOUNTING ON SIGNAL POLE, BELOW MAST ARM.
b	PPB POST	–	–	–	–	–	4 6	–	
c	1-A	–	–	–	TV-2	SP-2	6	–	RS POLE AND EQUIPMENT. FA FOUNDATION.
d	1-A (7')	–	–	–	–	TP-1	8	–	RS POLE AND EQUIPMENT. FA FOUNDATION.
e	XVII-A	20	12	MAT	SV-1 SV-1	–	–	200 W	RS POLE AND EQUIPMENT. FA FOUNDATION. INSTALL SNS AND MOUNTING ON SIGNAL POLE, BELOW MAST ARM. INSTALL PEDESTRIAN PUSH BUTTON.
f	1-A (7')	–	–	–	SV-1	SP-1	–	–	RS POLE AND EQUIPMENT, FA FOUNDATION.
g	PPB POST	–	–	–	–	–	2	–	
h	1-A	–	–	–	TV-2-T	SV-1 SV-1	4	–	
I	1-A	–	–	–	TV-2-T	SP-2-T	6 8	–	
H	1-A (7')	–	–	–	–	SP-2-T	2 8	–	

NOTE:

XXX LIGHT TEXT INDICATES EXISTING
XXX BOLD TEXT INDICATES PROPOSED

NOTE: LOCATION OF EXISTING UTILITIES AND STRUCTURES ARE FROM THE BEST INFORMATION AVAILABLE. EXACT LOCATION AND COMPLETENESS ARE NOT GUARANTEED. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (800) 227-2600 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION AND POTHOLE FOR EXACT LOCATION.

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Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

TRAFFIC SIGNAL PLAN
STATE STREET AT MILL STREET

PROJ NO: 11191705
DRWN: EM CHKD: JS

T-102

SHEET 73 OF 124

2019-10-30 3:29 PM KHARVEY
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GENERAL NOTES:

1. ALL PULL BOXES SHALL BE No.5 UNLESS NOTED ON PLAN.
2. POLES, PULL BOXES AND DETECTOR POSITIONS SHALL BE VERIFIED BY THE ENGINEER PRIOR TO INSTALLATION.
3. LOOP DETECTORS SHALL BE CENTERED IN EFFECTIVE LANE WIDTHS UNLESS OTHERWISE NOTED ON THE PLAN OR DIRECTED BY THE ENGINEER.
4. THE WORK ON THESE PLANS SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITIONS OF THE CALTRANS STANDARD PLANS, STANDARD SPECIFICATIONS, SIGN SPECIFICATION SHEETS, CITY CONSTRUCTION STANDARDS, AND THE CALIFORNIA MUTCD.
5. THIS PLAN IS ACCURATE FOR ELECTRICAL WORK ONLY.
6. CONTRACTOR SHALL VERIFY OVERHEAD AND UNDERGROUND CLEARANCE WITH ALL UTILITY COMPANIES PRIOR TO START OF WORK.
7. PULL BOXES FOR SIGNAL STANDARDS SHALL BE LOCATED WITHIN FIVE FEET OF THE STANDARD.
8. ALL SIGNALS SHALL HAVE 12-INCH LED INDICATIONS, WITH TUNNEL VISORS AND BACKPLATES.
9. CONTRACTOR SHALL FURNISH AND INSTALL FOUNDATIONS AND ALL ANCILLARY HARDWARE (INCLUDING BOLTS, NUTS, MOUNTINGS, ETC.) FOR A COMPLETE SIGNAL INSTALLATION PER THESE PLANS.
10. RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY OF UKIAH AT THE CLOSE OF THE PROJECT.
11. CONTRACTOR SHALL DELIVER ALL SALVAGED SIGNAL EQUIPMENT TO THE CITY OF UKIAH PUBLIC WORKS CORPORATION YARD AT 1320 AIRPORT ROAD. CONTACT (707) 463-6296 TO ARRANGE DELIVERY.
12. CONTRACTOR SHALL PAINT ALL POLE, SIGNAL HOUSINGS, VISORS AND BACK PLATES.

PROJECT NOTES:

1. ALL EXISTING PEDESTRIAN SIGNALS SHALL BE REPLACED. ALL PEDESTRIAN SIGNALS SHALL BE LED WITH COUNTDOWN HAND-MAN INDICATIONS.
2. ALL EXISTING PEDESTRIAN PUSH BUTTONS SHALL BE REPLACED. ALL PEDESTRIAN PUSH BUTTONS SHALL BE POLARA NAVIGATOR, OR APPROVED EQUAL.
3. FURNISH AND INSTALL 4-SECTION SIGNAL HEAD. SEE DETAIL A THIS SHEET.
4. FURNISH AND INSTALL VIDEO DETECTION CAMERA ON SIGNAL POLE. COORDINATE DETECTION ZONES WITH ENGINEER.
5. INSTALL TYPE "A" DETECTOR .
6. FURNISH AND INSTALL 2-2" CONDUITS BETWEEN 2 NEW #5 PULL BOXES SET IN FRONT OF CONTROLLER CABINETS AT STATE ST AT PERKINS ST. AND STATE ST AT STANDLEY ST. ADD ROPE TO EMPTY CONDUITS.

STANDARD NOTES:

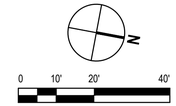
- DH — DETECTOR HANDHOLE
- CB — INSTALL CONDUIT INTO EXISTING PULL BOX
- AB — ABANDON, IF APPLIED TO CONDUIT, REMOVE CONDUCTORS
- FA — FOUNDATION TO BE ABANDONED
- RC — EQUIPMENT OR MATERIAL TO BE REMOVED AND BECOME THE PROPERTY OF THE CONTRACTOR
- RS — REMOVE AND SALVAGE EQUIPMENT

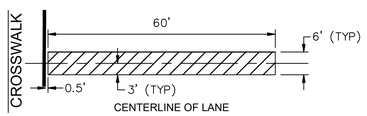
LEGEND:

NEW		EXISTING
	SIGNAL EQUIPMENT	
	STREET LIGHT	
	ROAD SIGN	
	CONTROLLER ASSEMBLY	
	PEDESTRIAN HEAD	
	SERVICE ENCLOSURE	
	POLE AND PEDESTRIAN PUSH BUTTON	
	PULL BOX	
	TYPE "A" DETECTOR LOOP	
	GRIDSMART DETECTION CAMERA SYSTEM	
	VIDEO DETECTION ZONE (SUGGESTED)	
	TRAFFIC SIGNAL CONDUIT	

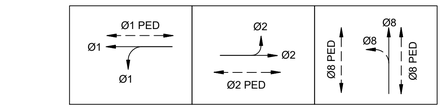
ABBREVIATIONS:

BBS	BATTERY BACKUP SYSTEM
PED	PEDESTRIAN SIGNAL HEAD
PPB	PEDESTRIAN PUSH BUTTON
RA	RED ARROW
YA	YELLOW ARROW
FYA	FLASHING YELLOW ARROW
GA	GREEN ARROW



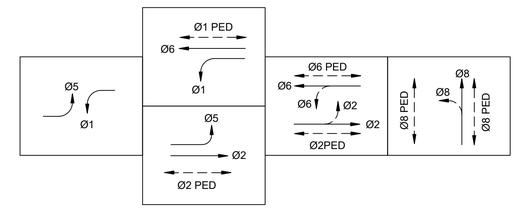


VIDEO DETECTION ZONE
(LIMIT LINE DETECTION)



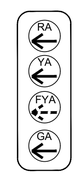
STEADY DEMAND SEQUENCE

EXISTING PHASE DIAGRAM



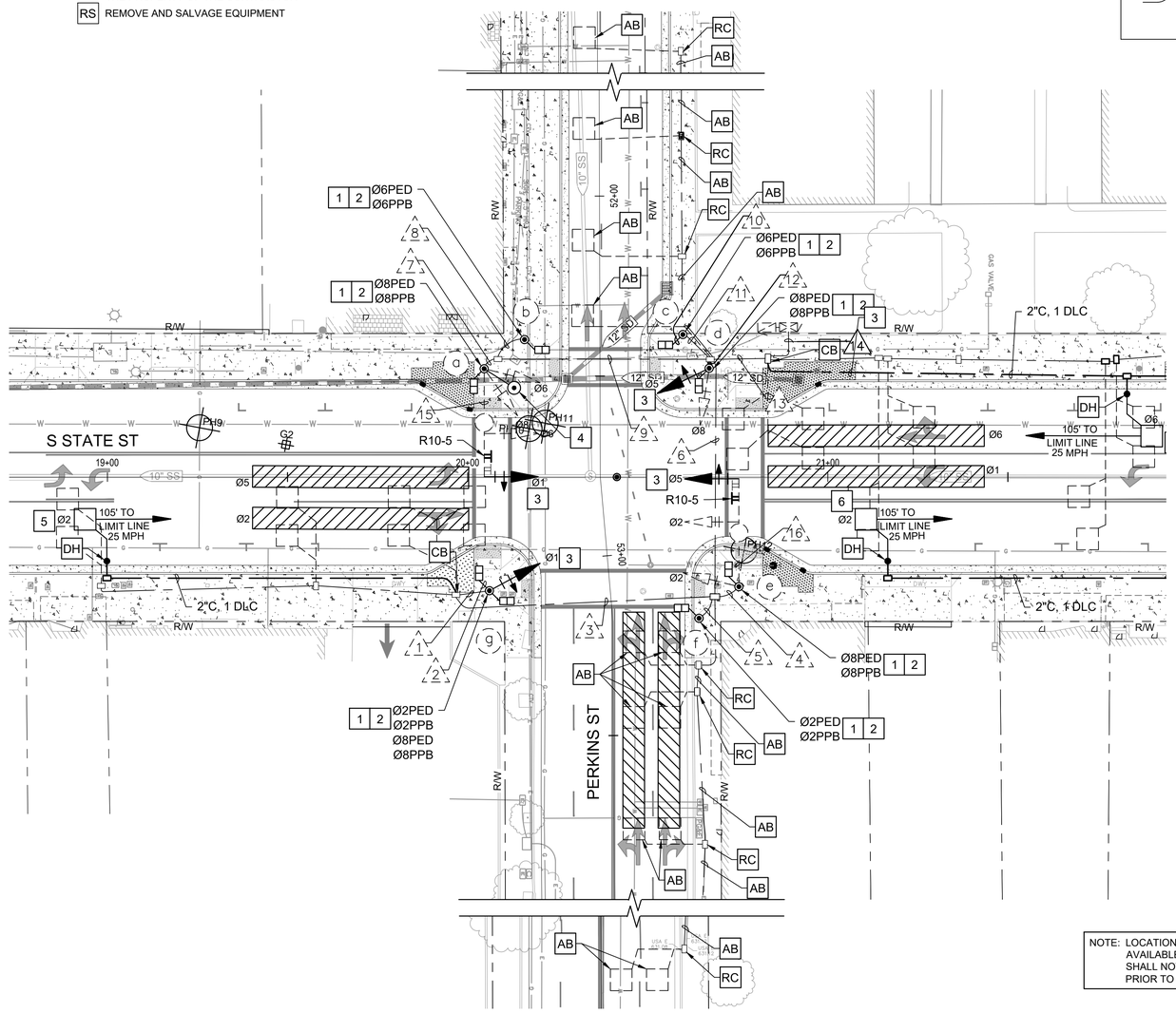
STEADY DEMAND SEQUENCE

PROPOSED PHASE DIAGRAM



4-SECTION

DETAIL A



NOTE: LOCATION OF EXISTING UTILITIES AND STRUCTURES ARE FROM THE BEST INFORMATION AVAILABLE. EXACT LOCATION AND COMPLETENESS ARE NOT GUARANTEED. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (800) 227-2600 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION AND POTHOLE FOR EXACT LOCATION.

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

TRAFFIC SIGNAL PLAN
STATE STREET AT PERKINS STREET

PROJ NO: 11191705
DRWN: EM CHKD: JS

T-103

SHEET 74 OF 124

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CONDUCTOR SCHEDULE

AWG OR CABLE	CIRCUIT	RUNS 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
#14	ø1 SIGNALS																
	ø2 SIGNALS																
	ø3 SIGNALS				3		3						3	6	6		
	ø4 SIGNALS							3		3				3	3		
	ø6 SIGNALS							3		3			3	6	6		
	ø7 SIGNALS	3		3			3	3		3				6	6		
	ø8 SIGNALS				3		3							3	3		
	ø2 PED	2		2			2	2		2				4	4		
	ø4 PED								2	2	2	2		4	4		
	ø6 PED				2		2						2	4	4		
	ø8 PED		2	2		2	4							4	4		
	ø2 PPB	1		1			1	1		1				2	2		
	ø4 PPB								1	1	1	1		2	2		
	ø6 PPB				1		1						1	2	2		
	ø8 PPB		1	1		1	2							2	2		
	PPB COMMON	1	1	2		1	3	1	1	2	1	1	1	8	8		
	SPARES			3			3			3							
	TOTAL #14 CONDUCTORS	7	4	14	9	4	27	13	4	20	4	4	10	56	56		
#10	SIGNAL COMMON	1		1	1		2	1		1			1	4	4		
	TOTAL #10 CONDUCTORS	1		1	1		2	1		1			1	4	4		
#8	LUMINAIRES															2	2
	GFCI GROUND	1	1		1	1		1	1		1	1	1		1		
	SIGNAL SERVICE									2				2	2		
	TOTAL #8 CONDUCTORS	1	1		1	1		1	1	2	1	1	1	2	3	2	2
DLC	ø1 DETECTORS																
	ø2 DETECTORS			1	1		1							1	1		
	ø4 DETECTORS														~~1~~		
	ø5 DETECTORS																
	ø6 DETECTORS						~~1~~							~~1~~	~~1~~ 1		
	ø8 DETECTORS			~~1~~			~~1~~							~~1~~	~~1~~		
	TOTAL			~~1~~ 1	1		~~2~~ 1							~~2~~ 1	~~3~~ 2		
CONDUIT SIZE																	

NOTE:

XXX LIGHT TEXT INDICATES EXISTING
XXX BOLD TEXT INDICATES PROPOSED
~~3~~ CONDUCTORS AND/OR CABLES TO BE REMOVED (TYPICAL)

EQUIPMENT AND POLE SCHEDULE

NO.	STANDARD TYPE	STANDARD SIG. MA (FEET)	STANDARD LUM. MA (FEET)	VEHICLE SIGNAL MOUNTING MAST ARM	VEHICLE SIGNAL MOUNTING POLE	PED. SIGNAL MOUNTING	PPB Ø	LUMINAIRE WATTAGE (HPS)	SPECIAL REQUIREMENTS *
a	19-3-70	25	10	MAS MAS	SV-2-TA	SP-1-T	8	200 W	INSTALL G26-2 (CA), M4-5, M6-1, AND SNS ON POLE.
b	1-A (7')	–	–	–	–	TP-1-T	6	–	
c	1-A (7')	–	–	–	–	TP-1-T	6	–	
d	1-A	–	–	–	–	–	8	–	
e	19-3-70	25	10	MAS MAS	SV-1-T	SP-1-T	8	200 W	INSTALL G26-2 (CA), M4-5, M6-1, AND SNS ON POLE.
f	1-A	–	–	–	–	SP-1-T	2	–	
g	1-A	–	–	–	TV-1-T	SP-2-T	2 8	–	

NOTE:

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TRAFFIC SIGNAL PLAN
STATE STREET AT PERKINS STREET

PROJ NO: 11191705
DRWN: EM CHKD: JS

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SHEET 75 OF 124

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GENERAL NOTES:

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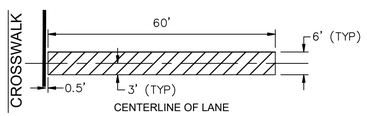


VIDEO DETECTION ZONE
(LIMIT LINE DETECTION)

PROJECT NOTES:

1. ALL EXISTING PEDESTRIAN SIGNALS SHALL BE REPLACED. ALL PEDESTRIAN SIGNALS SHALL BE LED WITH COUNTDOWN HAND-MAN INDICATIONS.
2. ALL EXISTING PEDESTRIAN PUSH BUTTONS SHALL BE REPLACED. ALL PEDESTRIAN PUSH BUTTONS SHALL BE POLARA NAVIGATOR, OR APPROVED EQUAL.
3. FURNISH AND INSTALL 2-2" CONDUITS BETWEEN 2 NEW #5 PULL BOXES SET IN FRONT OF CONTROLLER CABINETS AT STATE ST AT PERKINS ST. AND STATE ST AT STANDLEY ST. ADD ROPE TO EMPTY CONDUITS.
4. FURNISH AND INSTALL 4-SECTION SIGNAL HEAD. SEE DETAIL A THIS SHEET.
5. FURNISH AND INSTALL VIDEO DETECTION CAMERA ON SIGNAL POLE. COORDINATE DETECTION ZONES WITH ENGINEER.
6. INSTALL TYPE "A" DETECTOR .
7. FURNISH AND INSTALL 2-2" CONDUITS BETWEEN 2 NEW #5 PULL BOXES SET IN FRONT OF CONTROLLER CABINETS AT STATE ST AT PERKINS ST. AND STATE ST AT STANDLEY ST. ADD ROPE TO EMPTY CONDUITS.
8. REMOVE AND SALVAGE POLE AND EQUIPMENT. FOUNDATION TO BE ABANDONED.

STANDARD NOTES:

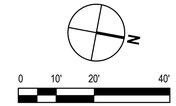
- DH DETECTOR HANDHOLE
- CB INSTALL CONDUIT INTO EXISTING PULL BOX
- AB ABANDON, IF APPLIED TO CONDUIT, REMOVE CONDUCTORS
- FA FOUNDATION TO BE ABANDONED
- RC EQUIPMENT OR MATERIAL TO BE REMOVED AND BECOME THE PROPERTY OF THE CONTRACTOR
- RS REMOVE AND SALVAGE EQUIPMENT

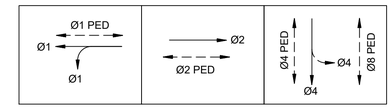
LEGEND:

NEW		EXISTING
	SIGNAL EQUIPMENT	
	STREET LIGHT	
	ROAD SIGN	
	CONTROLLER ASSEMBLY	
	PEDESTRIAN HEAD	
	SERVICE ENCLOSURE	
	POLE AND PEDESTRIAN PUSH BUTTON	
	PULL BOX	
	TYPE "A" DETECTOR LOOP	
	GRIDSMART DETECTION CAMERA SYSTEM	
	VIDEO DETECTION ZONE (SUGGESTED)	
	TRAFFIC SIGNAL CONDUIT	

ABBREVIATIONS:

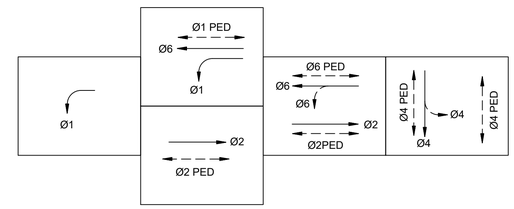
BBS	BATTERY BACKUP SYSTEM
PED	PEDESTRIAN SIGNAL HEAD
PPB	PEDESTRIAN PUSH BUTTON





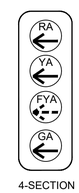
STEADY DEMAND SEQUENCE

EXISTING PHASE DIAGRAM



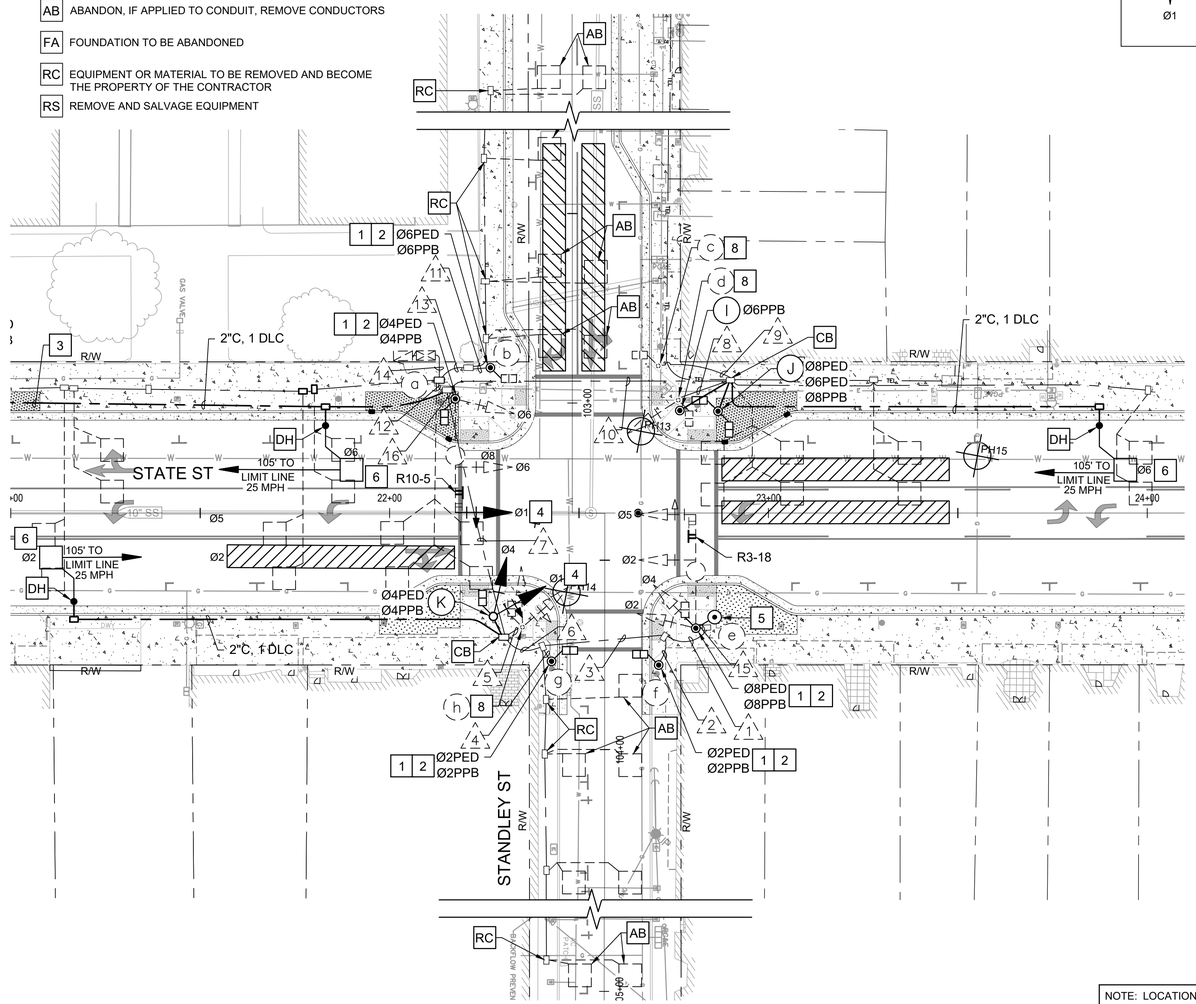
STEADY DEMAND SEQUENCE

PROPOSED PHASE DIAGRAM



4-SECTION

DETAIL A



TRAFFIC SIGNALS - IMPROVEMENT PLAN

SCALE: 1" = 20'

NOTE: LOCATION OF EXISTING UTILITIES AND STRUCTURES ARE FROM THE BEST INFORMATION AVAILABLE. EXACT LOCATION AND COMPLETENESS ARE NOT GUARANTEED. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (800) 227-2600 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION AND POTHOLE FOR EXACT LOCATION.

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STREETSCAPE

TRAFFIC SIGNAL PLAN
STATE STREET AT STANDLEY STREET

PROJ NO: 11191705
DRWN: EM CHKD: JS

T-105

SHEET 76 OF 124

2019-10-30 3:30 PM KHARVEY
N:\US\SANTA ROSA\PROJECTS\561\11191705\DIGITAL_DESIGN\ACAD 2018\SHEETS\CIVIL\11191705_T-101.DWG

CONDUCTOR SCHEDULE

AWG OR CABLE	CIRCUIT	RUNS 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
#14	ø1 SIGNALS																
	ø2 SIGNALS	3		3		3		6						6	6		
	ø4 SIGNALS												3		3		
	ø5 SIGNALS																
	ø7 SIGNALS					3		3					3	3	6		
	ø8 SIGNALS	3		3				3		3	3			6	6		
	ø2 PED					2		2					2	2	4		
	ø4 PED									2	2	2		4	4		
	ø6 PED	2		2				2	2		2			4	4		
	ø8 PED		2	2	2		2	4						4	4		
	ø2 PPB					1		1					1	1	2		
	ø4 PPB									1	1	1		2	2		
	ø6 PPB	1		1				1	1		1			2	2		
	ø8 PPB		1	1	1		1	2						2	2		
	PPB COMMON	1	1	2	1	1	1	4	1	1	1	1	1	7	8		
	SPARES			3				3			3						
	TOTAL #14 CONDUCTORS	10	4	17	4	10	4	31	4	7	13	4	10	43	53		
#10	SIGNAL COMMON	1		1		1		2		1	1		1	3	4		
	TOTAL #10 CONDUCTORS	1		1		1		2		1	1		1	3	4		
#8	LUMINAIRES															1	1
	GFCI GROUND	1	1		1	1	1		1	1		1	1	1			
	SIGNAL SERVICE										2			2	2		
	TOTAL #8 CONDUCTORS	1	1		1	1	1		1	1	2	1	1	3	2	1	1
DLC	ø1 DETECTORS																
	ø2 DETECTORS							1					1	~~1~~	~~1~~ 1		
	ø4 DETECTORS										~~1~~			~~1~~	~~1~~		
	ø5 DETECTORS																
	ø6 DETECTORS										1		1		~~1~~		
	ø8 DETECTORS														~~1~~		
	TOTAL							1			~~1~~ 1		2	~~2~~	~~3~~ 1		
CONDUIT SIZE																	

NOTE:

XXX LIGHT TEXT INDICATES EXISTING
XXX BOLD TEXT INDICATES PROPOSED
~~3~~ CONDUCTORS AND/OR CABLES TO BE REMOVED (TYPICAL)

EQUIPMENT AND POLE SCHEDULE

NO.	STANDARD TYPE	STANDARD SIG. MA (FEET)	STANDARD LUM. MA (FEET)	VEHICLE SIGNAL MOUNTING MAST ARM	VEHICLE SIGNAL MOUNTING POLE	PED. SIGNAL MOUNTING	PPB Ø	LUMINAIRE WATTAGE (HPS)	SPECIAL REQUIREMENTS *
a	19-3-70	25	10	MAS MAT	SV-1-T	SP-1-T	4	200 W	INSTALL R10-5 AND R6-1.
b	1-A (7')	–	–	–	–	TP-1-T	6	–	
c	1-A (7')	–	–	–	–	TP-1-T	6	–	RS POLE AND EQUIPMENT. FA FOUNDATION.
d	1-A	–	–	–	TP-1-T	SP-1-T	4	–	RS POLE AND EQUIPMENT. FA FOUNDATION.
e	19-3-70	25	10	MAS	SV-2-T	SP-1-T	4	200 W	RS MAST END SIGNAL HEAD. ADD R3-18 SIGN, R6-1 AND SNS.
f	1-A (7')	–	–	–	–	TP-1-T	2	–	
g	1-A (7')	–	–	–	–	TP-1-T	2	–	
h	1-A	–	–	–	TP-2-T	SP-1-T	4	–	RS POLE AND EQUIPMENT. FA FOUNDATION.
I	PPB POST	–	–	–	–	–	6	–	
J	1-A	–	–	–	–	TP-2-T	4	–	
K	1-A	–	–	–	–	TP-1-T	4	–	

NOTE:

XXX LIGHT TEXT INDICATES EXISTING
XXX BOLD TEXT INDICATES PROPOSED

NOTE: LOCATION OF EXISTING UTILITIES AND STRUCTURES ARE FROM THE BEST INFORMATION AVAILABLE. EXACT LOCATION AND COMPLETENESS ARE NOT GUARANTEED. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (800) 227-2600 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION AND POTHOLE FOR EXACT LOCATION.

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REGISTERED PROFESSIONAL ENGINEER No. C88304 Exp. 9/30/21 CIVIL STATE OF CALIFORNIA

10/24/2019

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

TRAFFIC SIGNAL PLAN
STATE STREET AT STANDLEY STREET

PROJ NO: 11191705
DRWN: EM CHKD: JS

T-106

SHEET 77 OF 124

2019-10-30 3:30 PM KHARVEY
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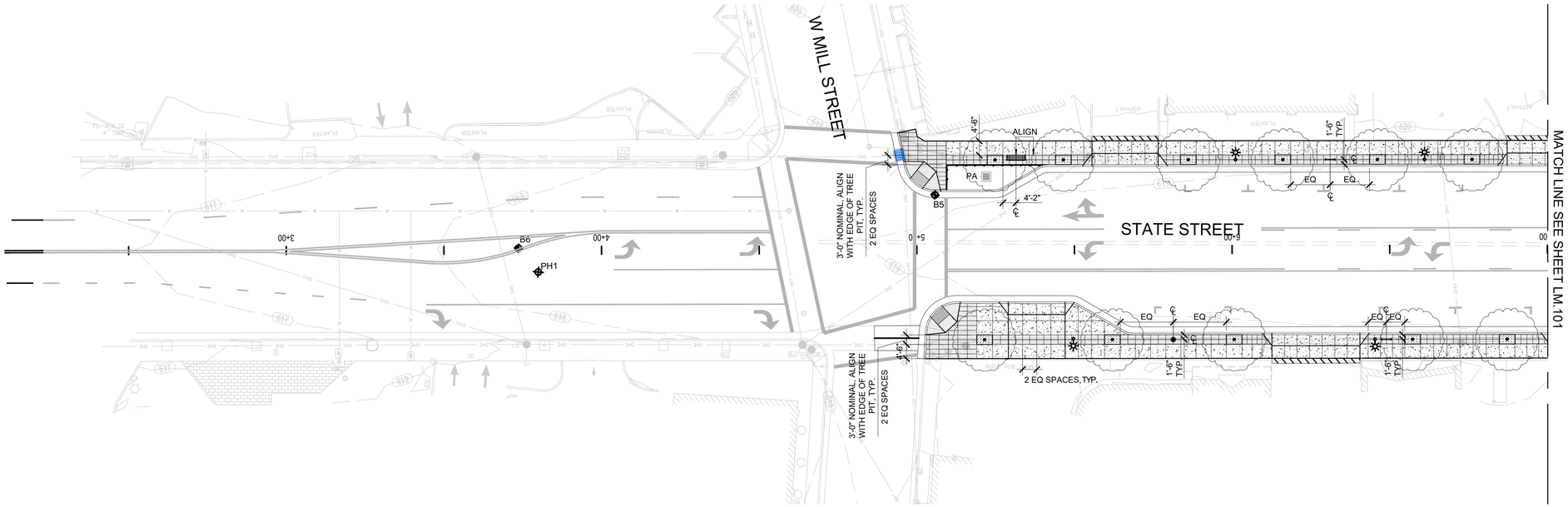

LANDSCAPE LAYOUT NOTES

1. ALL LAYOUT WORK SHALL BE APPROVED BY THE ENGINEER PRIOR TO THE START OF ANY EXCAVATION.
2. ALL DIMENSIONS ON THE DRAWINGS ARE IN FEET AND INCHES.
3. REFER TO CIVIL HORIZONTAL CONTROL PLANS FOR CURB, GUTTER, SIDWALK CURB-RAMP AND DRIVEWAY DIMENSIONING INFORMATION, AND FOR TREE LOCATION STATION POINTS.
4. REFOR TO CIVIL GRADING PLANS FOR GRADING INFORMATION.
5. LIGHT FIXTURES SHOWN FOR REFERENCE. REFER TO CIVIL HORIZONTAL CONTROL PLANS FOR FIXTURE LOCATIONS. REFER TO ELECTRICAL LIGHTING PLANS FOR CIRCUITRY AND COMPLETE FIXTURE SPECIFICATIONS.
6. UNLESS SHOWN OTHERWISE THE FOLLOWING SHALL GOVERN THE ALIGNMENT OF PAVEMENT, HARDSCAPE AND SCORELINES: EDGES OF PAVING AND SCORING ARE PARALLEL OR PERPENDICULAR TO THE STRAIGHT LINE. FURNISHING SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO PAVING AND OTHER BUILT WORK. PAVEMENT AND HARDSCAPE WORK ARE TO BE PARALLEL OR PERPENDICULAR TO THE FACE OF BUILDING, EDGES OF PAVING AND SCORELINES SHALL ALIGN TO THE FACES OR CENTERLINES OF BUILDINGS, COLUMNS AND EXISTING HARDSCAPE ELEMENTS INDICATED TO REMAIN.
7. SCORELINES, EDGES OF PAVEMENT, CHANGES IN PAVEMENT COLOR AND TEXTURE, AND HARDSCAPE ELEMENTS SHALL ALIGN AS INDICATED.
8. INSTALL SCORE MARKS AT AN EVEN SPACING AS SHOWN IN THE PLAN. ADJUST 4'-0" X 4'-0" +/- GRID TO PROVIDE EVEN SPACING BETWEEN TREE WELLS AND TO ALIGN WITH EDGES OF PAVEMENT, AS SHOWN ON PLAN.
9. INSTALL EXPANSION JOINTS WITH SEALANT AT ALL BUILDING WALLS, EDGE OF STRUCTURE, COLUMNS, ETC. LOCATE EXPANSION JOINTS IN SIDEWALK AT INTERVAL CLOSEST TO 20 FEET BUT NO MORE THAN 30 FEET APART. PLACE EXPANSION JOINTS AT THOSE INTERVALS IN LIEU OF SCORE LINES SHOWN ON PLAN.
10. ELIMINATE SCORE LINES THAT WOULD OCCUR TWO INCHES OR LESS FROM AN EXISTING WALL OR THE LIMIT OF WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL NOTIFY UTILITY SERVICES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT.
12. CONTRACTOR SHALL REPAIR AT HIS/HER OWN EXPENSE ANY DAMAGE, WHETHER INSIDE OR OUTSIDE OF THE LIMIT OF WORK LINE, TO UTILITY SYSTEMS, SURFACE PAVEMENTS, FIXTURES OR STRUCTURES THAT ARE NOT SPECIFICALLY INDICATED TO BE REMOVED OR RELOCATED AS PART OF THE PROJECT CONSTRUCTION.
13. THE CONTRACTOR SHALL EXERCISE PARTICULAR CARE WHILE WORKING IN THE VICINITY OF ACTIVE UTILITY AND DRAINAGE STRUCTURES. IN THE EVENT THAT ANY EXISTING STRUCTURES OR UTILITIES ARE DAMAGED AND THE SERVICES DISRUPTED, THE LINES SHALL BE IMMEDIATELY REPAIRED AND THE SERVICES RESTORED AS DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER.

SYMBOLS AND ABBREVIATIONS

OC	ON CENTER	AB	AGGREGATE BASE
SCD	SEE CIVIL DRAWINGS	EQ	EQUAL
SED	SEE ELECTRICAL DRAWINGS	PA	PLANTING AREA
(E)	EXISTING	TYP	TYPICAL
(N)	NEW	CIP	CAST IN PLACE

LANDSCAPE LAYOUT LEGEND

SYMBOL	TYPE	DETAIL
	TRASH RECEPTACLE, SURFACE MOUNT	
	BIKE RACK, SURFACE MOUNT	4 / LM.200
	BENCH, SURFACE MOUNT	2 / LM.200
	STREET LIGHT WITH MOUNTED SIGNAL	SED
	PEDESTRIAN-LEVEL STREET LIGHT TYPE 1	SED
	PEDESTRIAN-LEVEL STREET LIGHT TYPE 2	SED
	PEDESTRIAN-LEVEL STREET LIGHT WITH SIGNAL	SED
	CIP CONCRETE PAVING WITH LIGHT EXPOSED AGGREGATE, SCORE JOINT PER PLAN	SCD
	CIP CONCRETE PAVING WITH MEDIUM EXPOSED AGGREGATE FINISH, 1.5'X3' SCORE JOINT GRID	SCD
	CIP CONCRETE PAVING WITH MEDIUM EXPOSED AGGREGATE FINISH, SCORE JOINT PER PLAN	SCD
	THERMOPLASTIC DECORATIVE TREATMENT AT CROSSWALKS	SCD
	TREE PIT WITH DECOMPOSED GRANITE MULCH 3'X5' OR 5'X8' PER PLAN	7 / LP.200
	PLANTER RAIL	6 / LM.200
JP	EXISTING UTILITY POLE, SCD	
	EXISTING SPECIALTY PAVING TO REMAIN AND BE PROTECTED	
	EXISTING TREE TO REMAIN AND BE PROTECTED	

N

0 20' 40'
SCALE: 1" = 20'

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

LANDSCAPE MATERIALS & FURNISHINGS PLAN

PROJ NO: 11191705
DRWN:
CHKD:

E. MILL STREET
LM.100

SHEET 78 OF 124

2019-10-24 4:15 PM JTATRO
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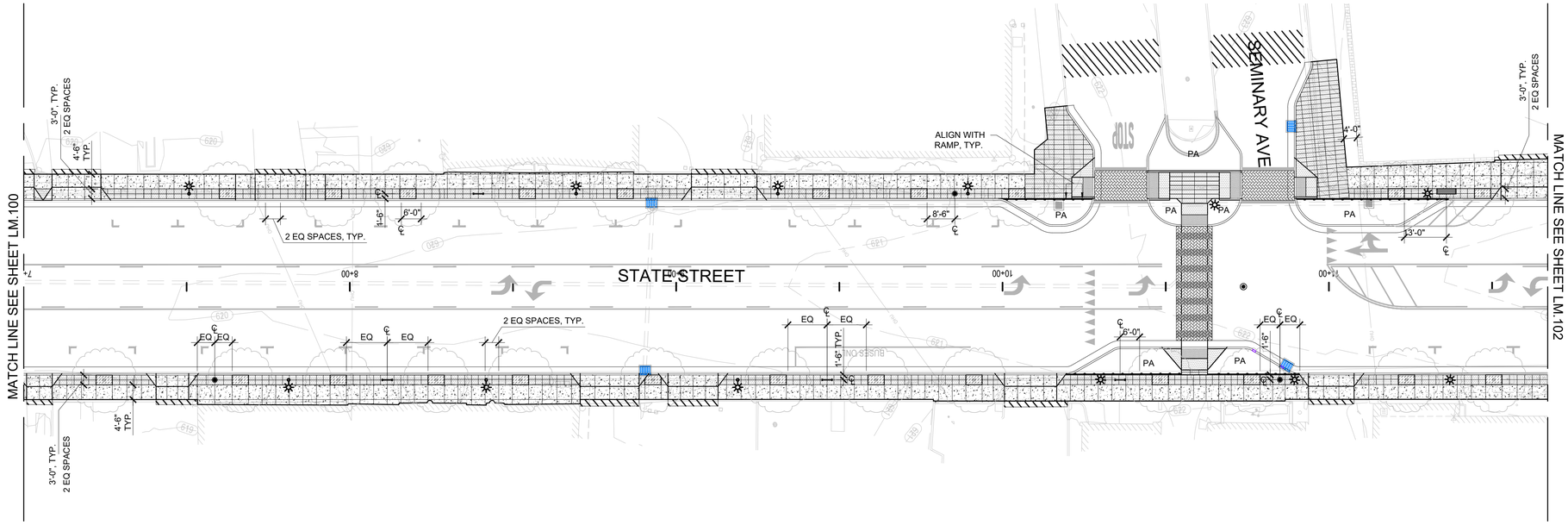

LANDSCAPE LAYOUT LEGEND

SYMBOL	TYPE	DETAIL
	TRASH RECEPTACLE, SURFACE MOUNT	
	BIKE RACK, SURFACE MOUNT	4 / LM.200
	BENCH, SURFACE MOUNT	2 / LM.200
	STREET LIGHT WITH MOUNTED SIGNAL	SED
	PEDESTRIAN-LEVEL STREET LIGHT TYPE 1	SED
	PEDESTRIAN-LEVEL STREET LIGHT TYPE 2	SED
	PEDESTRIAN-LEVEL STREET LIGHT WITH SIGNAL	SED
	CIP CONCRETE PAVING WITH LIGHT EXPOSED AGGREGATE, SCORE JOINT PER PLAN	SCD
	CIP CONCRETE PAVING WITH MEDIUM EXPOSED AGGREGATE FINISH, 1.5'X3' SCORE JOINT GRID	SCD
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	EXISTING TREE TO REMAIN AND BE PROTECTED	

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PROJ NO: 11191705
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SEMINARY AVENUE
LM.101

SHEET 79 OF 124

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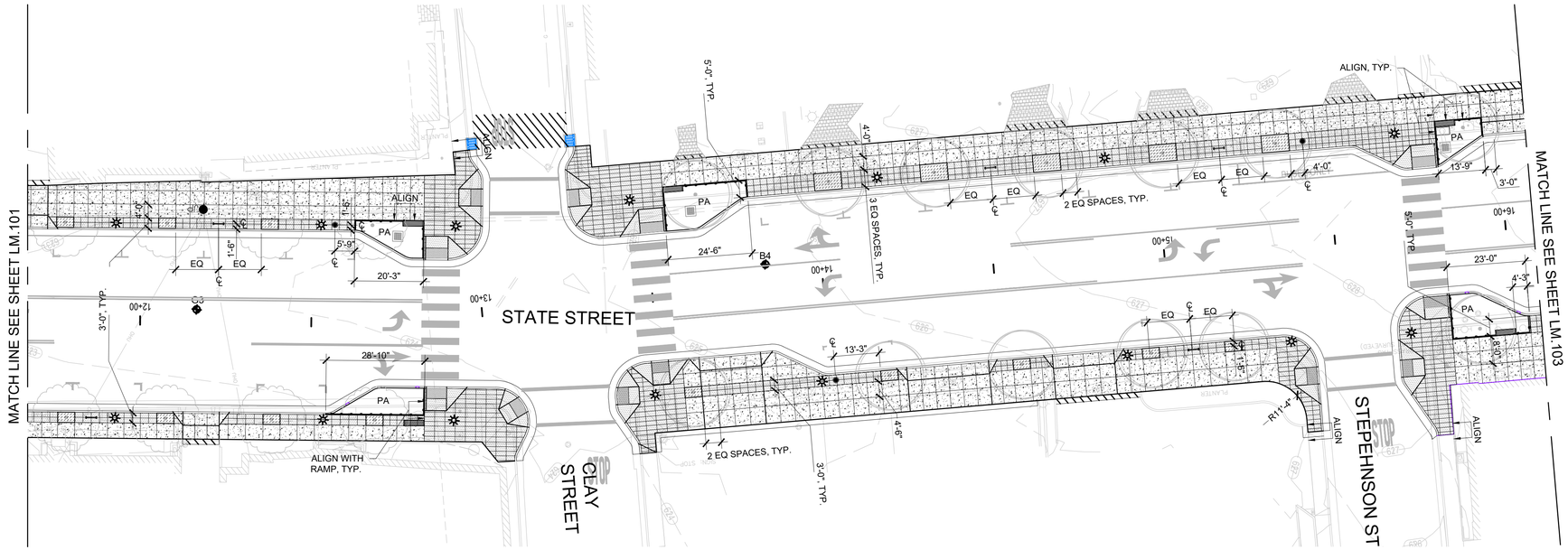

LANDSCAPE LAYOUT LEGEND

SYMBOL	TYPE	DETAIL
●	TRASH RECEPTACLE, SURFACE MOUNT	
⟷	BIKE RACK, SURFACE MOUNT	4 / LM.200
▬	BENCH, SURFACE MOUNT	2 / LM.200
✳—○	STREET LIGHT WITH MOUNTED SIGNAL	SED
✳	PEDESTRIAN-LEVEL STREET LIGHT TYPE 1	SED
✳	PEDESTRIAN-LEVEL STREET LIGHT TYPE 2	SED
✳	PEDESTRIAN-LEVEL STREET LIGHT WITH SIGNAL	SED
	CIP CONCRETE PAVING WITH LIGHT EXPOSED AGGREGATE, SCORE JOINT PER PLAN	SCD
	CIP CONCRETE PAVING WITH MEDIUM EXPOSED AGGREGATE FINISH, 1.5'X3' SCORE JOINT GRID	SCD
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	EXISTING TREE TO REMAIN AND BE PROTECTED	

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UKIAH DOWNTOWN STREETSCAPE

LANDSCAPE MATERIALS & FURNISHINGS PLAN

PROJ NO: 11191705
DRWN: CHKD:

CLAY STREET
LM.102

SHEET 80 OF 124

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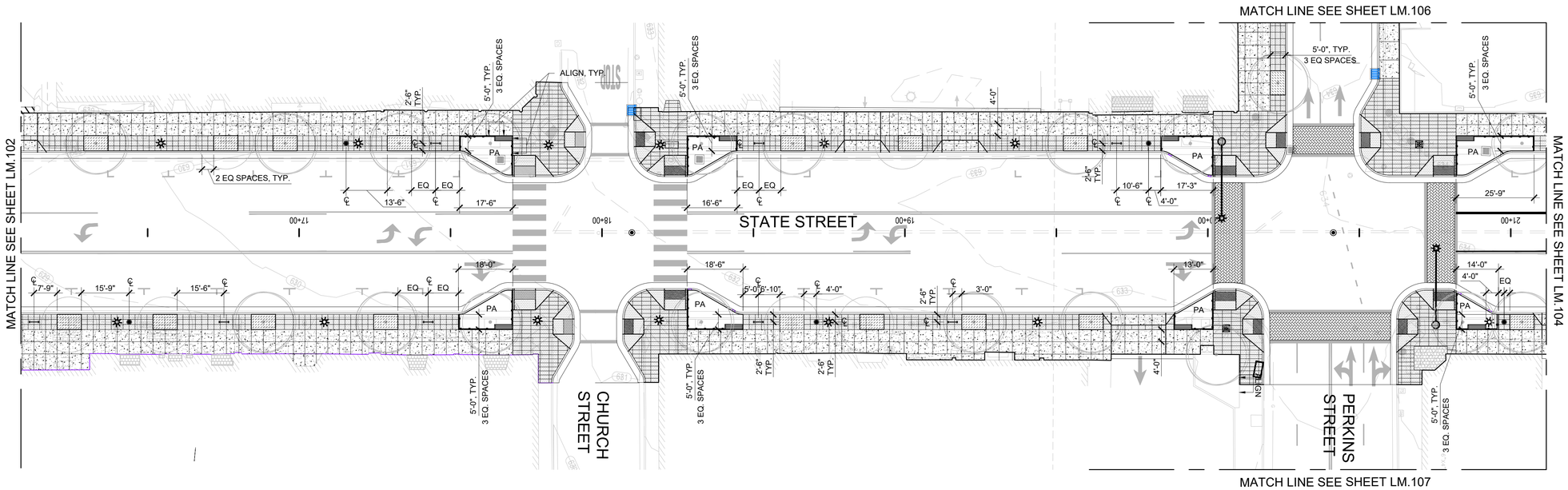

LANDSCAPE LAYOUT LEGEND

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	BIKE RACK, SURFACE MOUNT	4 / LM.200
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0 20' 40'
SCALE: 1" = 20'

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UKIAH DOWNTOWN STREETSCAPE

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PROJ NO: 11191705
DRWN: CHKD:

CHURCH STREET
LM.103

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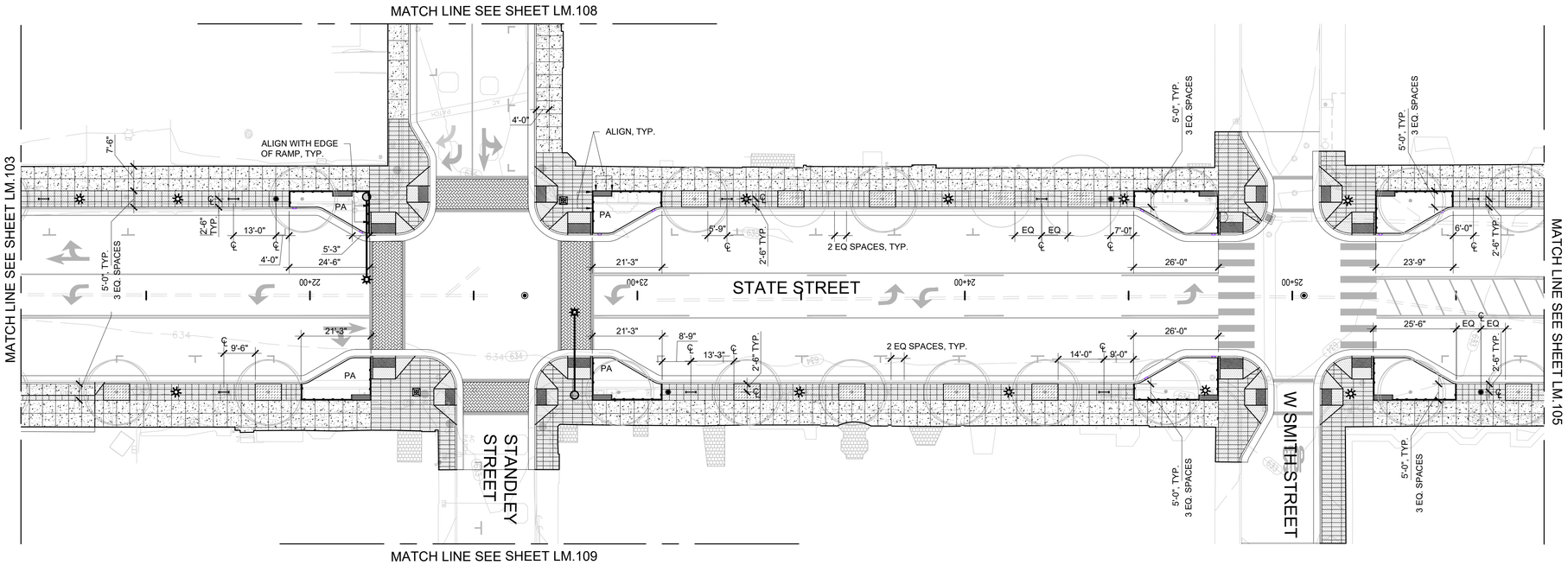

LANDSCAPE LAYOUT LEGEND

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UKIAH DOWNTOWN STREETSCAPE

LANDSCAPE MATERIALS & FURNISHINGS PLAN

PROJ NO: 11191705
DRWN: CHKD:

SMITH STREET
LM.104

SHEET 82 OF 124

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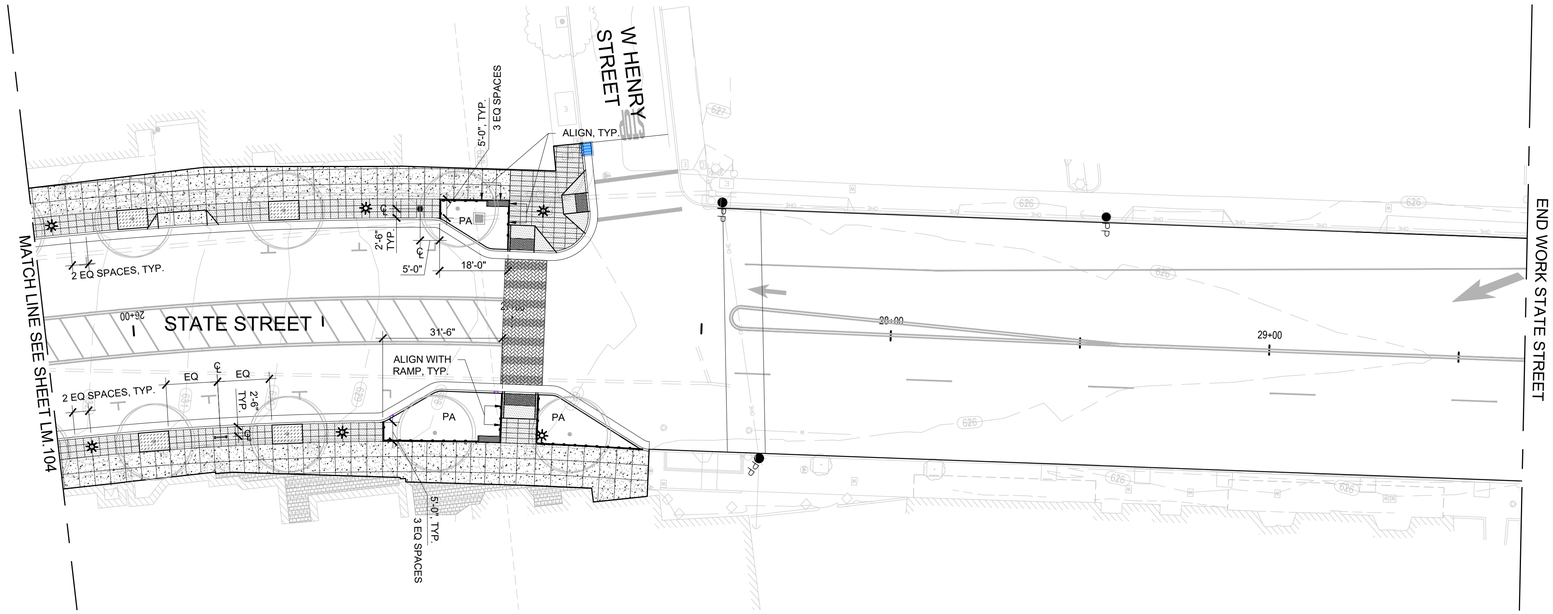

LANDSCAPE LAYOUT LEGEND

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LANDSCAPE MATERIALS & FURNISHINGS PLAN

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HENRY STREET
LM.105

SHEET 83 OF 124

2019-10-24 4:17 PM JTATRO
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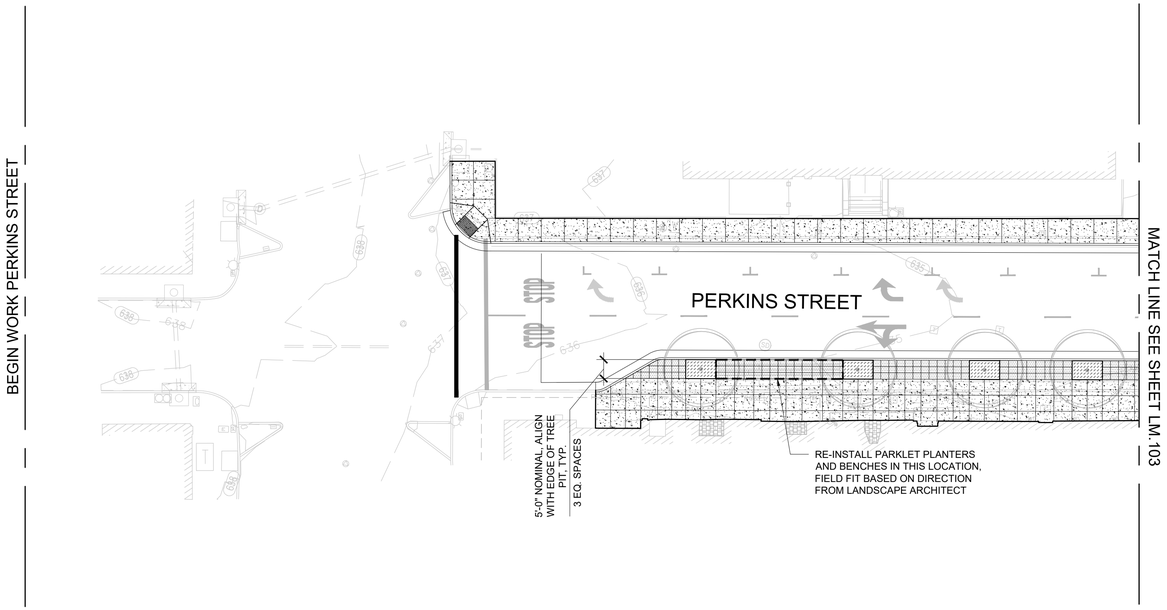

LANDSCAPE LAYOUT LEGEND

SYMBOL	TYPE	DETAIL
	TRASH RECEPTACLE, SURFACE MOUNT	
	BIKE RACK, SURFACE MOUNT	4 / LM.200
	BENCH, SURFACE MOUNT	2 / LM.200
	STREET LIGHT WITH MOUNTED SIGNAL	SED
	PEDESTRIAN-LEVEL STREET LIGHT TYPE 1	SED
	PEDESTRIAN-LEVEL STREET LIGHT TYPE 2	SED
	PEDESTRIAN-LEVEL STREET LIGHT WITH SIGNAL	SED
	CIP CONCRETE PAVING WITH LIGHT EXPOSED AGGREGATE, SCORE JOINT PER PLAN	SCD
	CIP CONCRETE PAVING WITH MEDIUM EXPOSED AGGREGATE FINISH, 1.5'X3' SCORE JOINT GRID	SCD
	CIP CONCRETE PAVING WITH MEDIUM EXPOSED AGGREGATE FINISH, SCORE JOINT PER PLAN	SCD
	THERMOPLASTIC DECORATIVE TREATMENT AT CROSSWALKS	SCD
	TREE PIT WITH DECOMPOSED GRANITE MULCH 3'X5' OR 5'X8' PER PLAN	7 / LP.200
	PLANTER RAIL	6 / LM.200
JP	EXISTING UTILITY POLE, SCD	
	EXISTING SPECIALTY PAVING TO REMAIN AND BE PROTECTED	
	EXISTING TREE TO REMAIN AND BE PROTECTED	

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

LANDSCAPE MATERIALS & FURNISHINGS PLAN

PROJ NO: 11191705
DRWN: CHKD:

PERKINS STREET
LM.106

SHEET 84 OF 124

2019-10-24 4:17 PM JTATRO
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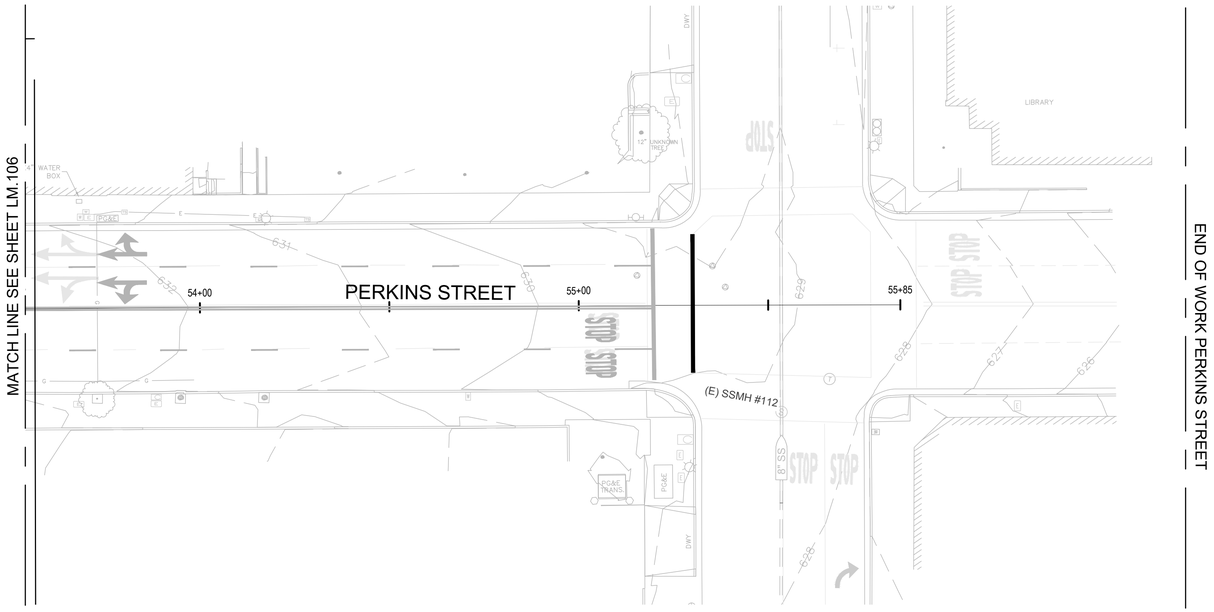

NOTE: NO LANDSCAPE IMPROVEMENTS. FOR REFERENCE ONLY.

0 20' 40'
SCALE: 1" = 20'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

LANDSCAPE MATERIALS & FURNISHINGS PLAN

PROJ NO: 11191705
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CHKD:

PERKINS STREET INTERSECTION
LM.107

SHEET 85 OF 124

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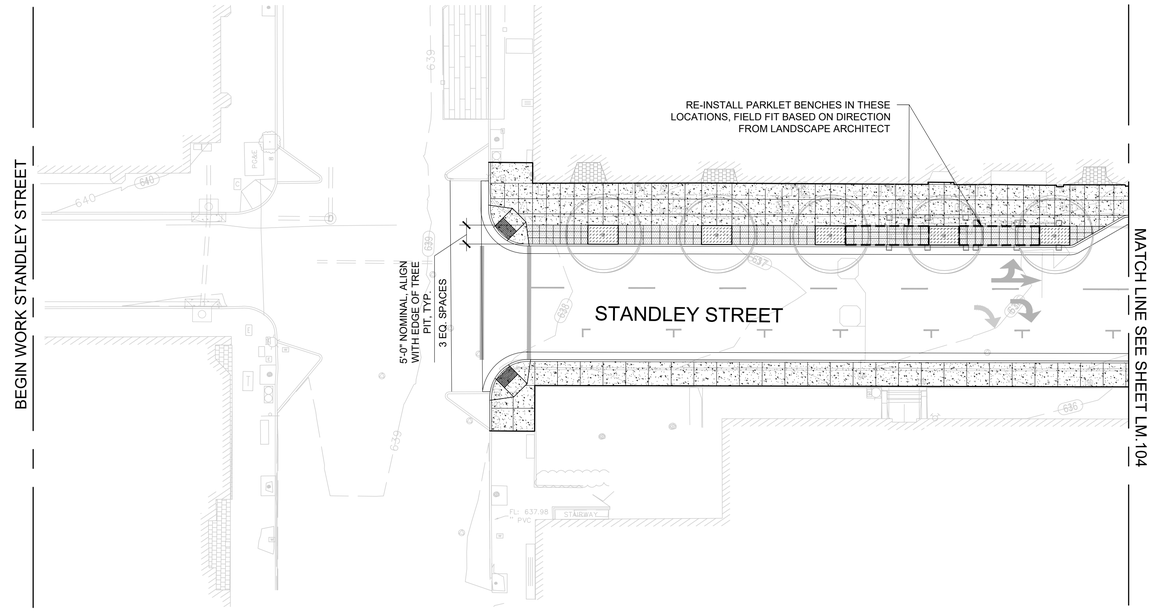

LANDSCAPE LAYOUT LEGEND

SYMBOL	TYPE	DETAIL
	TRASH RECEPTACLE, SURFACE MOUNT	
	BIKE RACK, SURFACE MOUNT	4 / LM.200
	BENCH, SURFACE MOUNT	2 / LM.200
	STREET LIGHT WITH MOUNTED SIGNAL	SED
	PEDESTRIAN-LEVEL STREET LIGHT TYPE 1	SED
	PEDESTRIAN-LEVEL STREET LIGHT TYPE 2	SED
	PEDESTRIAN-LEVEL STREET LIGHT WITH SIGNAL	SED
	CIP CONCRETE PAVING WITH LIGHT EXPOSED AGGREGATE, SCORE JOINT PER PLAN	SCD
	CIP CONCRETE PAVING WITH MEDIUM EXPOSED AGGREGATE FINISH, 1.5'X3' SCORE JOINT GRID	SCD
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	PLANTER RAIL	6 / LM.200
JP	EXISTING UTILITY POLE, SCD	
	EXISTING SPECIALTY PAVING TO REMAIN AND BE PROTECTED	
	EXISTING TREE TO REMAIN AND BE PROTECTED	

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LANDSCAPE MATERIALS & FURNISHINGS PLAN

PROJ NO: 11191705
DRWN: CHKD:

STANDLEY STREET
LM.108

SHEET 86 OF 124

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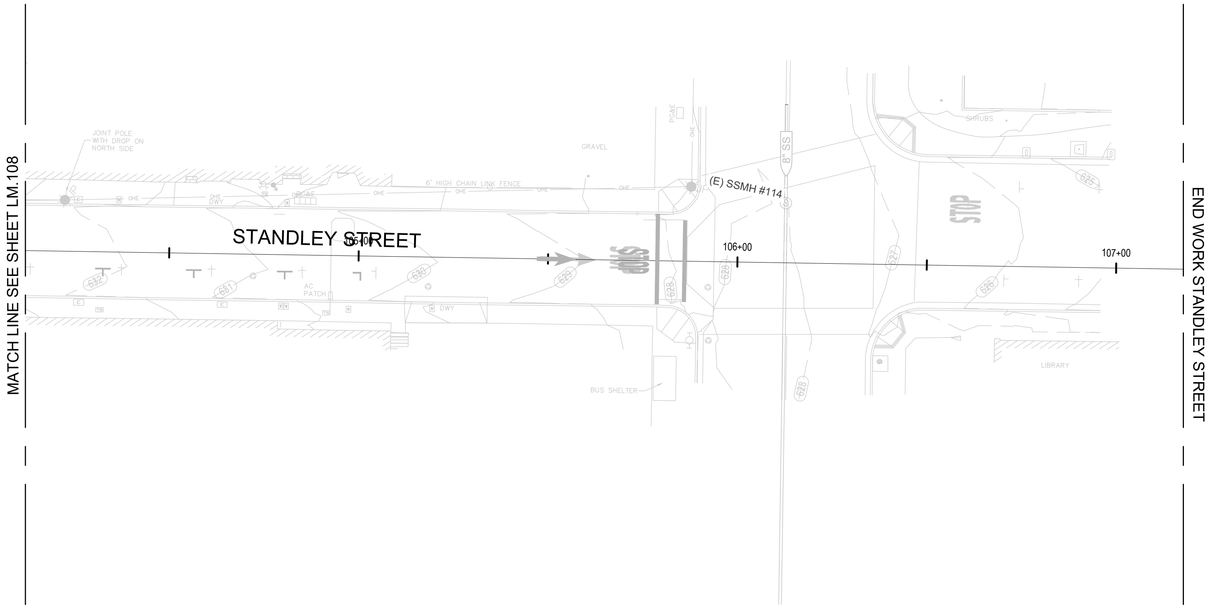

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N

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SCALE: 1" = 20'

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REGISTERED PROFESSIONAL ENGINEER
CITY OF UKIAH
10/24/2019

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

LANDSCAPE MATERIALS & FURNISHINGS PLAN

PROJ NO: 11191705
DRWN:
CHKD:

MAIN STREET
LM.109

SHEET 87 OF 124

2019-10-24 4:18 PM JTATRO
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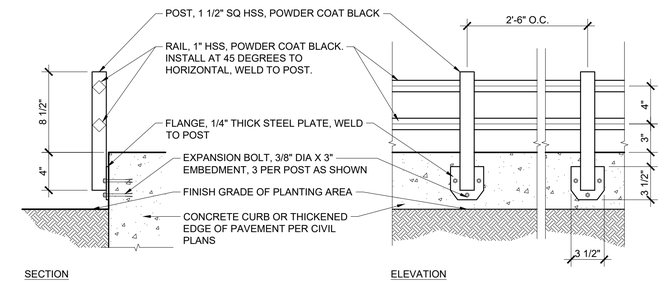
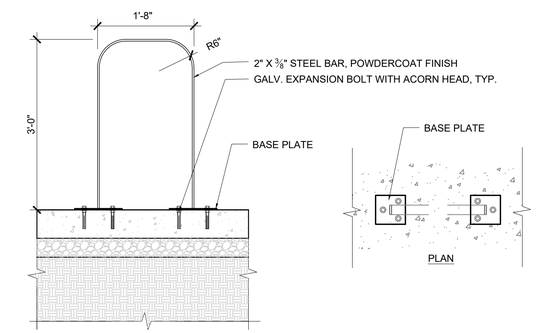
NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS PER SPECIFICATIONS SHOWING ELEVATION OF EACH FENCE



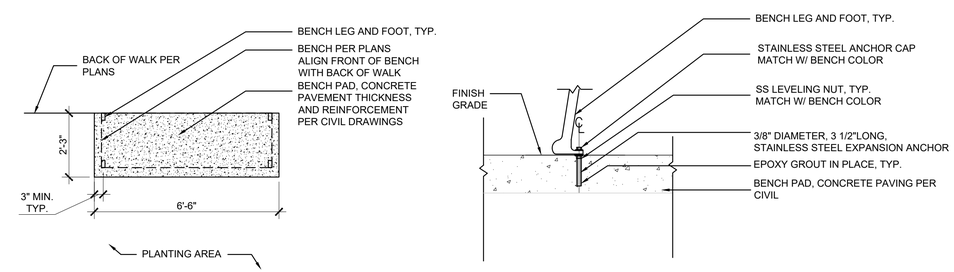
1 PLANTER RAIL AT BIOSWALE

SCALE: 1 1/2" = 1'-0"



1 BIKE RACK

SCALE: 3/4" = 1'-0"



BENCH PAD (PLAN)
NOT TO SCALE

MOUNTING AT BENCH PAD

NOTE:
COORDINATE EXACT MOUNTING WITH MANUFACTURER

3 BENCH PAD

SCALE: 1 1/2" = 1'-0"

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

PROJ NO: 11191705
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MATERIALS DETAILS
LM.200

SHEET 88 OF 124

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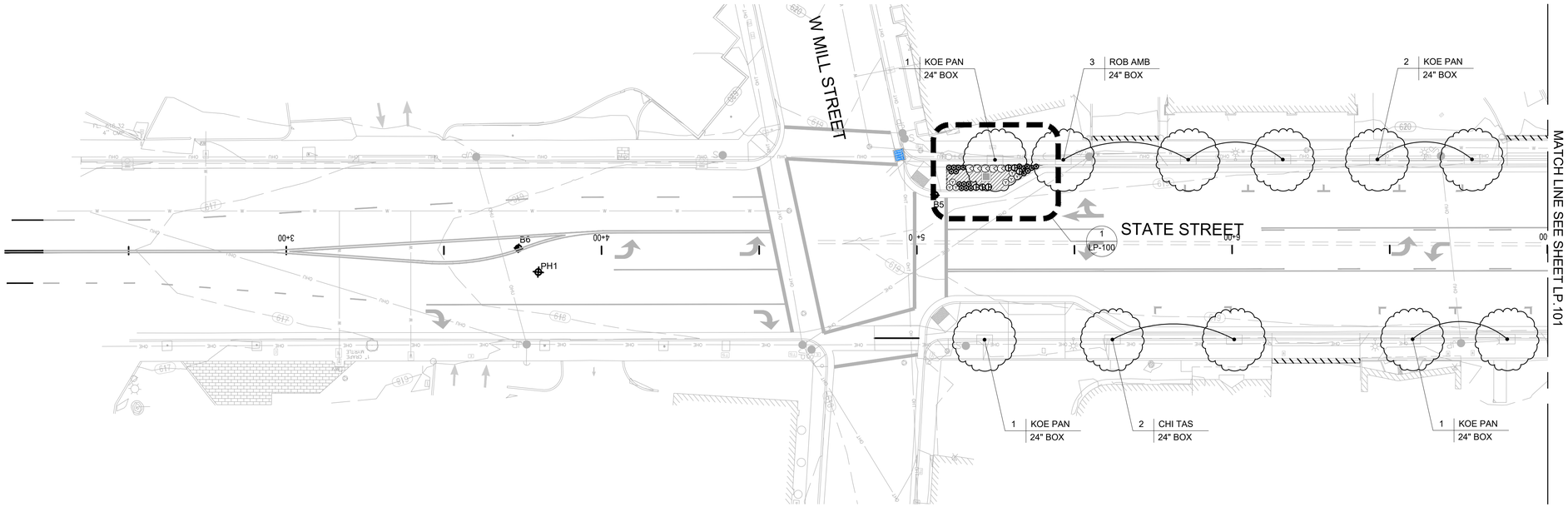


PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIM/HERSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.

2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.

4. SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, EXECUTION, MAINTENANCE, AND ADDITIONAL INFO.

5. SEE DETAILS AND SPECIFICATIONS FOR PLANTING STAKING METHOD AND PLANTING SOIL REQUIREMENTS.

6. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT ENGINEER FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.

7. GROUNDCOVERS SHALL BE SPACED PER DETAILS. SHRUBS, PERENNIALS AND GRASSES SHALL BE SPACED PER PLAN OR PER DETAIL AS REQUIRED.

8. TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT SPECIFIC SITE REQUIREMENTS AS DIRECTED BY ENGINEER. STAKE ALL TREE PLANTING LOCATIONS FOR APPROVAL.

9. ALL WORK TO BE PERFORMED BY LICENSED (C27) CONTRACTORS AND EXPERIENCED WORKERS.

10. SEE PLANTING LEGEND, SPECS AND BID ALTERNATE NOTES FOR BID ALTERNATE PLANT MATERIAL AREAS.

11. SEE LANDSCAPE LAYOUT PLANS FOR GRAVEL VS. WOOD MULCH AREAS.

12. SEE CIVIL DRAWINGS FOR RAIN GARDEN AREAS.

13. FOR MULCH TYPE REFER TO LANDSCAPE LAYOUT PLANS.

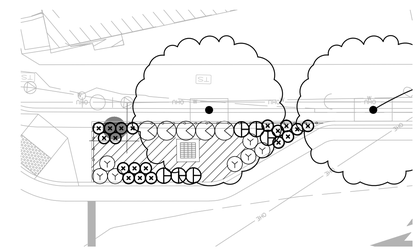
PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	WUCOLS RATING
ACE MAC	ACER MACROPHYLLUM BIG LEAF MAPLE	M
ACE RUB	ACER RUBRUM 'OCTOBER GLOW' OCTOBER GLOW RED MAPLE	M
AES CAR	AESCULUS X CARNEA RED HORSE CHESTNUT	M
CHI TAS	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	L
KOE PAN	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	M
MAG SOU	MAGNOLIA X SOULANGEANA SAUCER MAGNOLIA	M
PLA ACE	PLATANUS X ACERIFOLIA LONDON PLANE TREE	M
QUE AGR	QUERCUS AGRIFOLIA COAST LIVE OAK	VL
ROB AMB	ROBINIA X AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	L
ULM PAR	ULMUS PARVIFOLIA 'DRAKE' DRAKE CHINESE ELM	L
+	EXISTING TREE TO REMAIN AND BE PROTECTED, SEE SPECIFICATIONS FOR TREE PROTECTION	

SHRUB AND GROUNDCOVER CONTAINER PLANTS AND MATERIALS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS RATING	SPACING
Y	ACHILLEA MILLEFOLIUM 'MOONSHINE' MOONSHINE YARROW	1 GAL	L	PER PLAN
	ACHILLEA MILLEFOLIUM 'PAPRIKA' PAPRIKA YARROW	1 GAL	L	
	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS	1 GAL	M	
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	M	18"
	CEANOTHUS MARITIMUS 'VALLEY VIOLET' VALLEY VIOLET CALIFORNIA LILAC	1 GAL	L	PER PLAN
	EPILOBIUM CANUM 'EVERETT'S CHOICE' EVERETT'S CHOICE CALIFORNIA FUCHSIA	1 GAL	L	
	ERIGERON KARVINSKIANUS 'PROFUSION' PROFUSION SANTA BARBARA DAISY	1 GAL	L	
	GLADIOLUS COMMUNIS SUBSP. BYZANTINUS BYZANTINE GLADIOLA	BULB	M	
	IRIS DOUGLASIANA DOUGLAS IRIS	1 GAL	L	
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE MAT RUSH	1 GAL	L	
	SANTOLINA CHAMAECYPARISSUS LAVENDER COTTON	1 GAL	L	
	STACHYS BYZANTINA LAMB'S EARS	1 GAL	L	
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	1 GAL	L	



1 ENLARGED PLANTING PLAN
SCALE: 1" = 10'-0"

N
0 20' 40'
SCALE: 1" = 20'

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

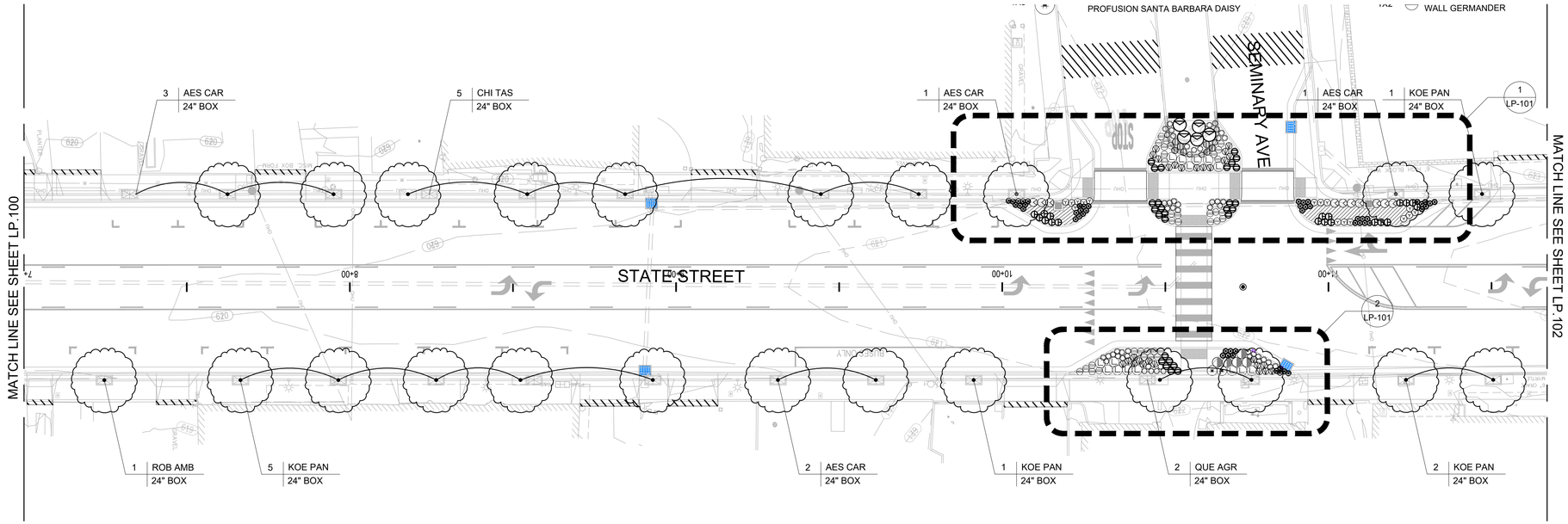
LANDSCAPE PLANTING PLAN

PROJ NO: 11191705
DRWN:
CHKD:

E. MILL STREET
LP.100

SHEET 89 OF 124

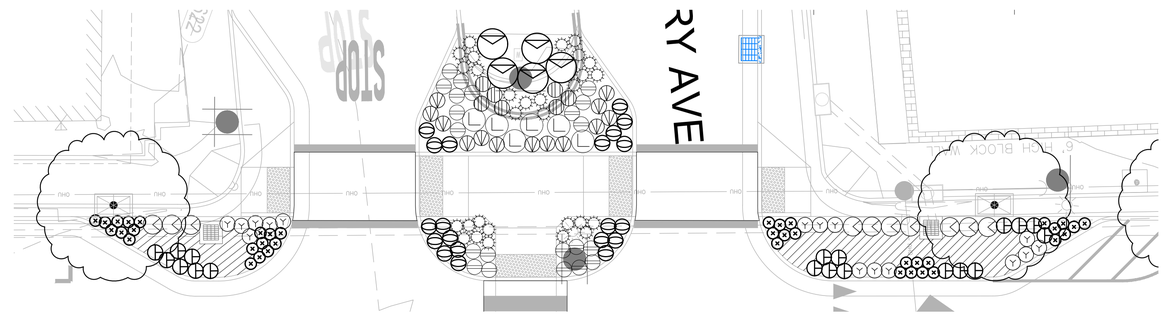
2019-10-24 4:19 PM JTATRO
N:\80008333 UKIAH DOWNTOWN STREETSCAPE\4-DOCUMENTS\6-BID SET\LP.100 E. MILL STREET.DWG



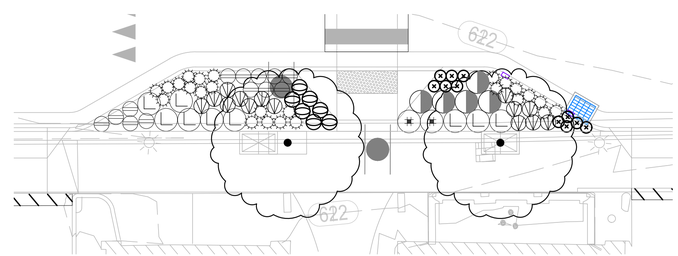
PLANTING LEGEND

TREES		
SYMBOL	BOTANICAL NAME COMMON NAME	WUCOLS RATING
ACE MAC	ACER MACROPHYLLUM BIG LEAF MAPLE	M
ACE RUB	ACER RUBRUM 'OCTOBER GLOW' OCTOBER GLOW RED MAPLE	M
AES CAR	AESCULUS X CARNEA RED HORSE CHESTNUT	M
CHI TAS	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	L
KOE PAN	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	M
MAG SOU	MAGNOLIA X SOULANGEANA SAUCER MAGNOLIA	M
PLA ACE	PLATANUS X ACERIFOLIA LONDON PLANE TREE	M
QUE AGR	QUERCUS AGRIFOLIA COAST LIVE OAK	VL
ROB AMB	ROBINIA X AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	L
ULM PAR	ULMUS PARVIFOLIA 'DRAKE' DRAKE CHINESE ELM	L
+	EXISTING TREE TO REMAIN AND BE PROTECTED, SEE SPECIFICATIONS FOR TREE PROTECTION	

SHRUB AND GROUNDCOVER CONTAINER PLANTS AND MATERIALS				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS RATING	SPACING
Y	ACHILLEA MILLEFOLIUM 'MOONSHINE' MOONSHINE YARROW	1 GAL	L	PER PLAN
	ACHILLEA MILLEFOLIUM 'PAPRIKA' PAPRIKA YARROW	1 GAL	L	
	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS	1 GAL	M	
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	M	18"
	CEANOTHUS MARITIMUS 'VALLEY VIOLET' VALLEY VIOLET CALIFORNIA LILAC	1 GAL	L	PER PLAN
	EPILOBIUM CANUM 'EVERETT'S CHOICE' EVERETT'S CHOICE CALIFORNIA FUCHSIA	1 GAL	L	
	ERIGERON KARVINSKIANUS 'PROFUSION' PROFUSION SANTA BARBARA DAISY	1 GAL	L	
	GLADIOLUS COMMUNIS SUBSP. BYZANTINUS BYZANTINE GLADIOLA	BULB	M	
	IRIS DOUGLASIANA DOUGLAS IRIS	1 GAL	L	
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE MAT RUSH	1 GAL	L	
	SANTOLINA CHAMAECYPARISSUS LAVENDER COTTON	1 GAL	L	
	STACHYS BYZANTINA LAMB'S EARS	1 GAL	L	
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	1 GAL	L	



1 ENLARGED PLANTING PLAN
SCALE: 1" = 10'-0"



2 ENLARGED PLANTING PLAN
SCALE: 1" = 10'-0"

0 20' 40'
SCALE: 1" = 20'

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

LANDSCAPE PLANTING PLAN

PROJ NO: 11191705
DRWN: CHKD:

SEMINARY AVENUE
LP.101

SHEET 90 OF 124

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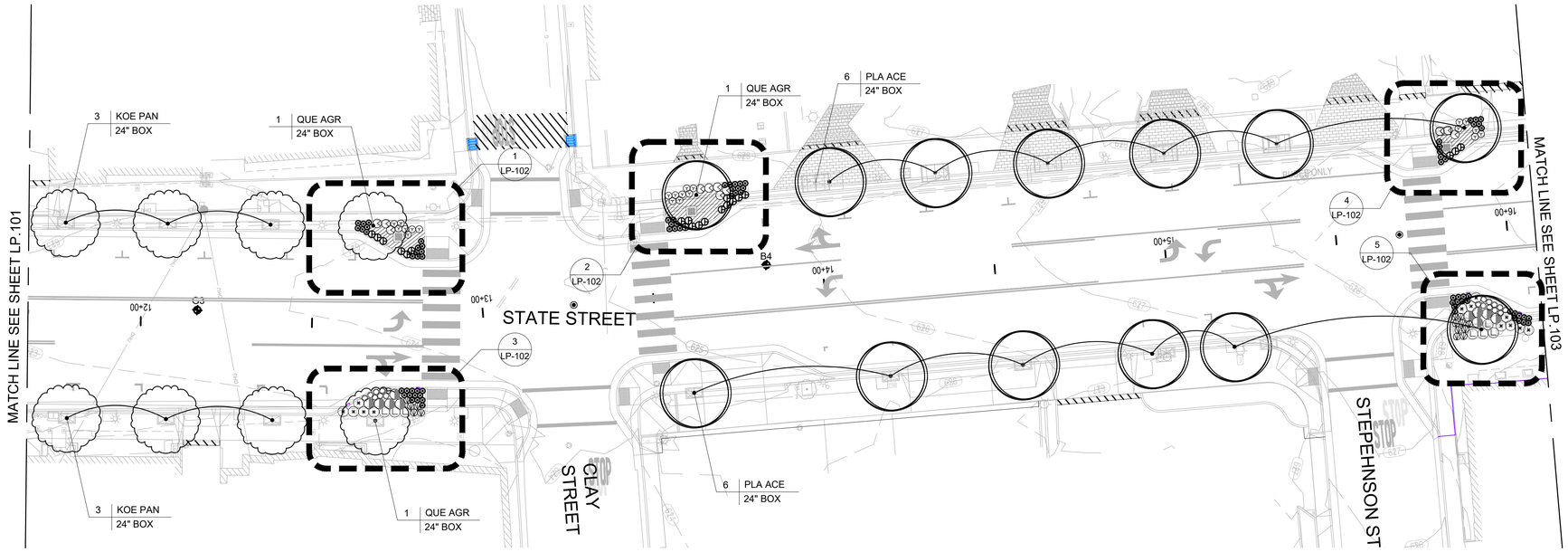

PLANTING LEGEND

TREES		
SYMBOL	BOTANICAL NAME COMMON NAME	WUCOLS RATING
ACE MAC	ACER MACROPHYLLUM BIG LEAF MAPLE	M
ACE RUB	ACER RUBRUM 'OCTOBER GLOW' OCTOBER GLOW RED MAPLE	M
AES CAR	AESCULUS X CARNEA RED HORSE CHESTNUT	M
CHI TAS	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	L
KOE PAN	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	M
MAG SOU	MAGNOLIA X SOULANGEANA SAUCER MAGNOLIA	M
PLA ACE	PLATANUS X ACERIFOLIA LONDON PLANE TREE	M
QUE AGR	QUERCUS AGRIFOLIA COAST LIVE OAK	VL
ROB AMB	ROBINIA X AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	L
ULM PAR	ULMUS PARVIFOLIA 'DRAKE' DRAKE CHINESE ELM	L
+	EXISTING TREE TO REMAIN AND BE PROTECTED, SEE SPECIFICATIONS FOR TREE PROTECTION	

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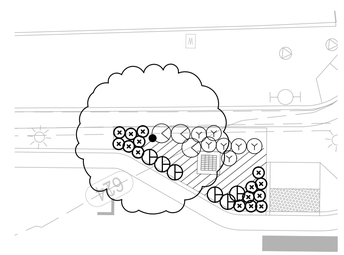
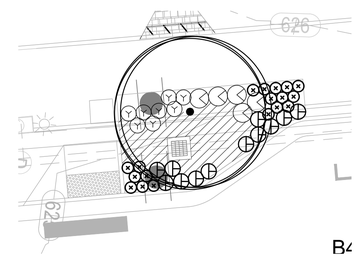
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	M	18"
	CEANOTHUS MARITIMUS 'VALLEY VIOLET' VALLEY VIOLET CALIFORNIA LILAC	1 GAL	L	PER PLAN
	EPILOBIUM CANUM 'EVERETT'S CHOICE' EVERETT'S CHOICE CALIFORNIA FUCHSIA	1 GAL	L	
	ERIGERON KARVINSKIANUS 'PROFUSION' PROFUSION SANTA BARBARA DAISY	1 GAL	L	
	GLADIOLUS COMMUNIS SUBSP. BYZANTINUS BYZANTINE GLADIOLA	BULB	M	
	IRIS DOUGLASIANA DOUGLAS IRIS	1 GAL	L	
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE MAT RUSH	1 GAL	L	
	SANTOLINA CHAMAECYPARISSUS LAVENDER COTTON	1 GAL	L	
	STACHYS BYZANTINA LAMB'S EARS	1 GAL	L	
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	1 GAL	L	



1 ENLARGED PLANTING PLAN
SCALE: 1" = 10'-0"



2 ENLARGED PLANTING PLAN
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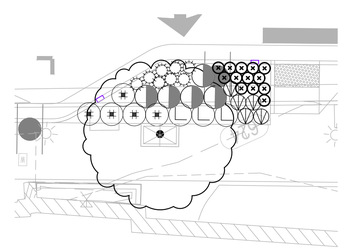

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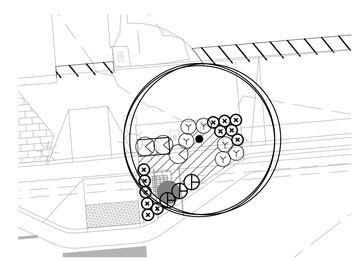

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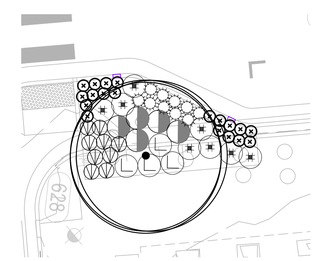

5 ENLARGED PLANTING PLAN
SCALE: 1" = 10'-0"

N
0 20' 40'
SCALE: 1" = 20'

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	10/25/2019	BID SET

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

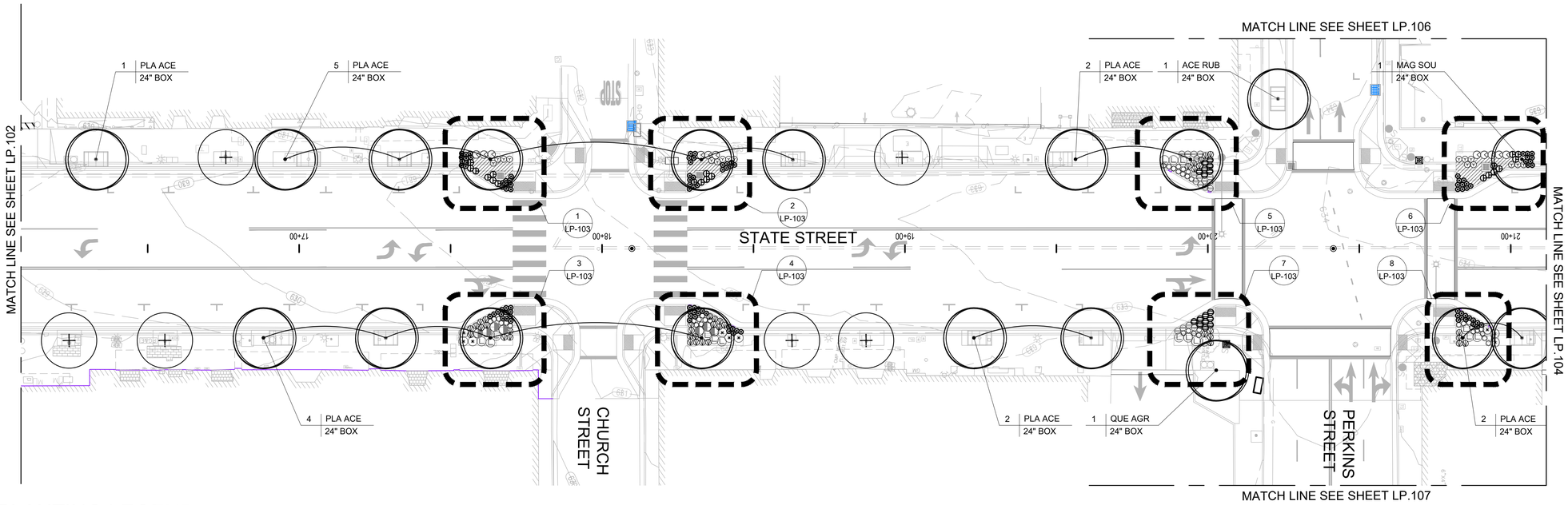
LANDSCAPE PLANTING PLAN

PROJ NO: 11191705
DRWN:
CHKD:

CLAY STREET
LP.102

SHEET 91 OF 124

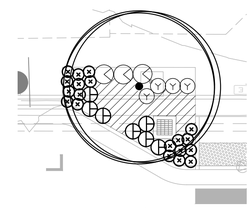
2019-10-24 4:21 PM JTATRO
N:\80008333 UKIAH DOWNTOWN STREETSCAPE\4-DOCUMENTS\6-BID SET\LP-102 CLAY STREET.DWG



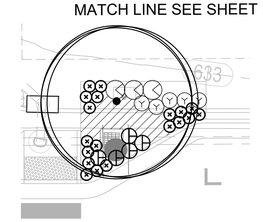
PLANTING LEGEND

TREES		
SYMBOL	BOTANICAL NAME COMMON NAME	WUCOLS RATING
ACE MAC	ACER MACROPHYLLUM BIG LEAF MAPLE	M
ACE RUB	ACER RUBRUM 'OCTOBER GLOW' OCTOBER GLOW RED MAPLE	M
AES CAR	AESCULUS X CARNEA RED HORSE CHESTNUT	M
CHI TAS	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	L
KOE PAN	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	M
MAG SOU	MAGNOLIA X SOULANGEANA SAUCER MAGNOLIA	M
PLA ACE	PLATANUS X ACERIFOLIA LONDON PLANE TREE	M
QUE AGR	QUERCUS AGRIFOLIA COAST LIVE OAK	VL
ROB AMB	ROBINIA X AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	L
ULM PAR	ULMUS PARVIFOLIA 'DRAKE' DRAKE CHINESE ELM	L
+	EXISTING TREE TO REMAIN AND BE PROTECTED, SEE SPECIFICATIONS FOR TREE PROTECTION	

SHRUB AND GROUNDCOVER CONTAINER PLANTS AND MATERIALS				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS RATING	SPACING
Y	ACHILLEA MILLEFOLIUM 'MOONSHINE' MOONSHINE YARROW	1 GAL	L	PER PLAN
	ACHILLEA MILLEFOLIUM 'PAPRIKA' PAPRIKA YARROW	1 GAL	L	
	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS	1 GAL	M	
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	M	18"
	CEANOTHUS MARITIMUS 'VALLEY VIOLET' VALLEY VIOLET CALIFORNIA LILAC	1 GAL	L	PER PLAN
	EPILOBIUM CANUM 'EVERETT'S CHOICE' EVERETT'S CHOICE CALIFORNIA FUCHSIA	1 GAL	L	
	ERIGERON KARVINSKIANUS 'PROFUSION' PROFUSION SANTA BARBARA DAISY	1 GAL	L	
	GLADIOLUS COMMUNIS SUBSP. BYZANTINUS BYZANTINE GLADIOLA	BULB	M	
	IRIS DOUGLASIANA DOUGLAS IRIS	1 GAL	L	
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE MAT RUSH	1 GAL	L	
	SANTOLINA CHAMAECYPARISSUS LAVENDER COTTON	1 GAL	L	
	STACHYS BYZANTINA LAMB'S EARS	1 GAL	L	
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	1 GAL	L	



1 ENLARGED PLANTING PLAN
SCALE: 1" = 10'-0"



2 ENLARGED PLANTING PLAN
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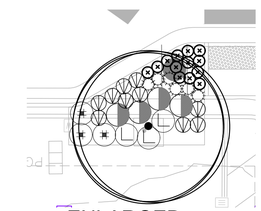
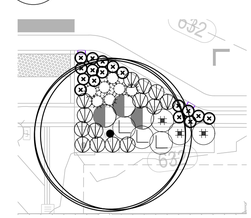


3 ENLARGED PLANTING PLAN
SCALE: 1" = 10'-0"



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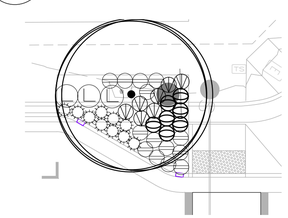

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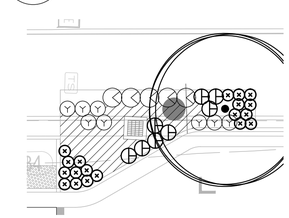
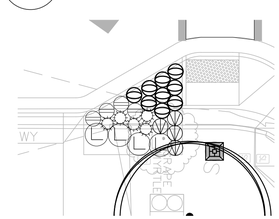
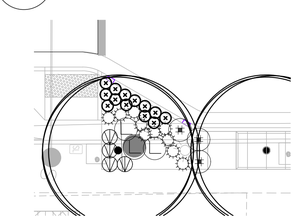


6 ENLARGED PLANTING PLAN
SCALE: 1" = 10'-0"



7 ENLARGED PLANTING PLAN
SCALE: 1" = 10'-0"



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SCALE: 1" = 20'

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ISSUE

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

LANDSCAPE PLANTING PLAN

PROJ NO: 11191705
DRWN: CHKD:

CHURCH STREET
LP.103

SHEET 92 OF 124

2019-10-24 4:22 PM JTATRO
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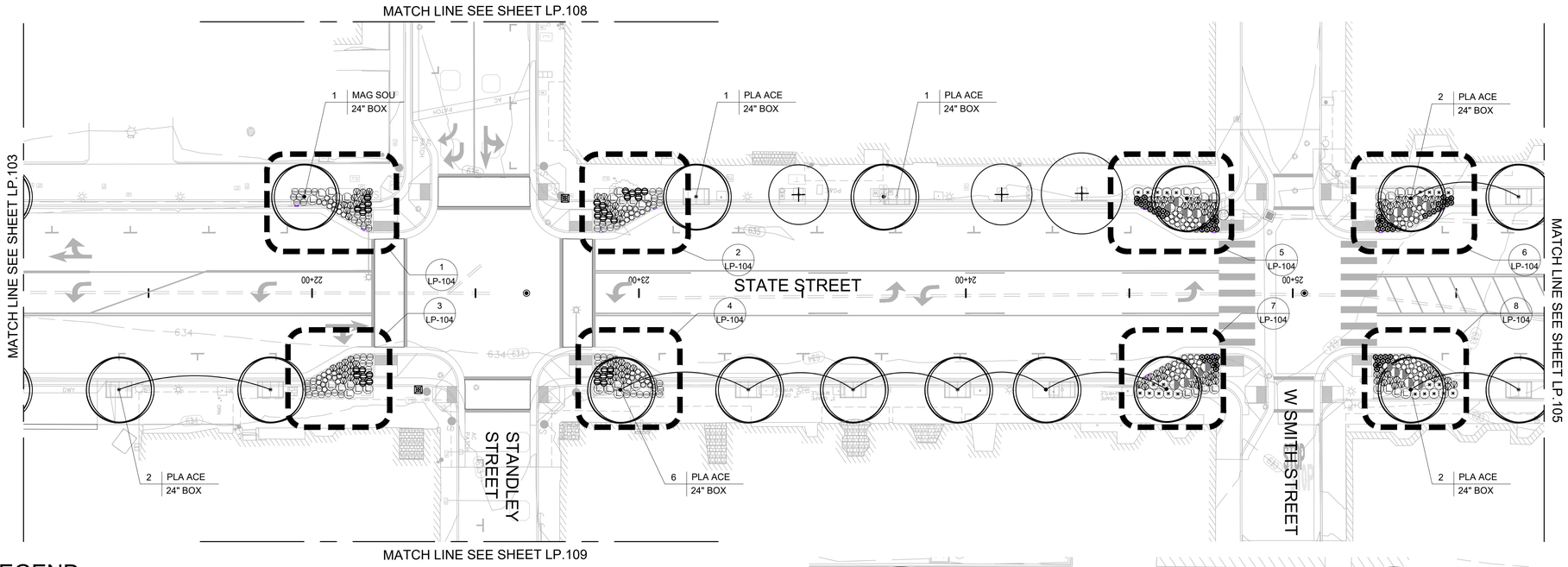

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CHI TAS	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	L
KOE PAN	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	M
MAG SOU	MAGNOLIA X SOULANGEANA SAUCER MAGNOLIA	M
PLA ACE	PLATANUS X ACERIFOLIA LONDON PLANE TREE	M
QUE AGR	QUERCUS AGRIFOLIA COAST LIVE OAK	VL
ROB AMB	ROBINIA X AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	L
ULM PAR	ULMUS PARVIFOLIA 'DRAKE' DRAKE CHINESE ELM	L
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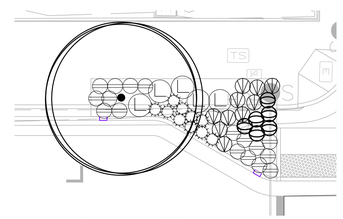
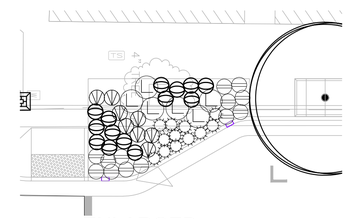


1 ENLARGED PLANTING PLAN
SCALE: 1" = 10'-0"



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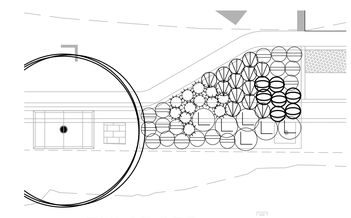

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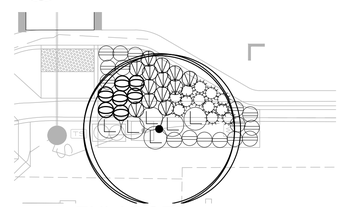

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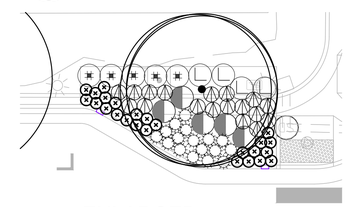

5 ENLARGED PLANTING PLAN
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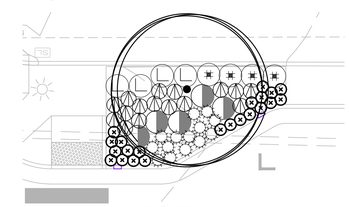

6 ENLARGED PLANTING PLAN
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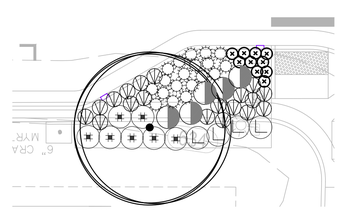

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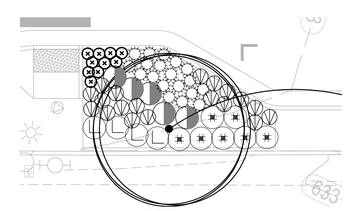

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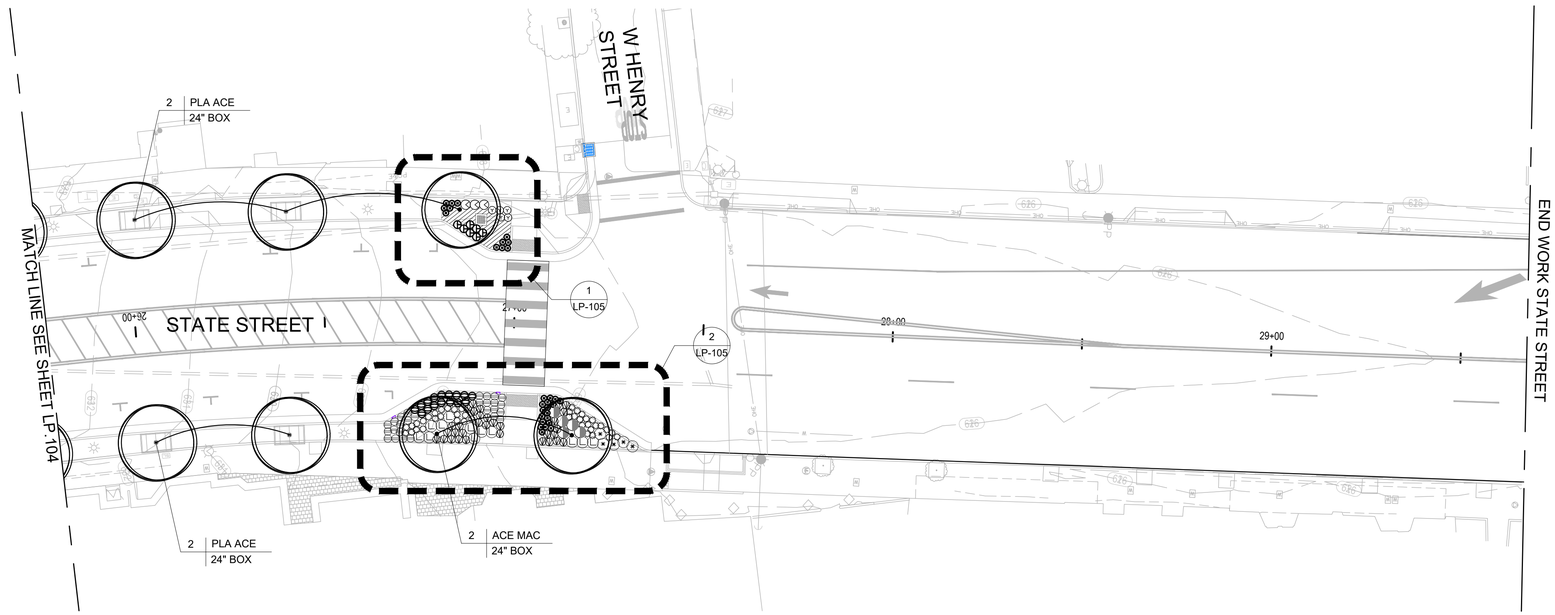

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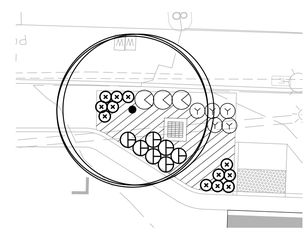
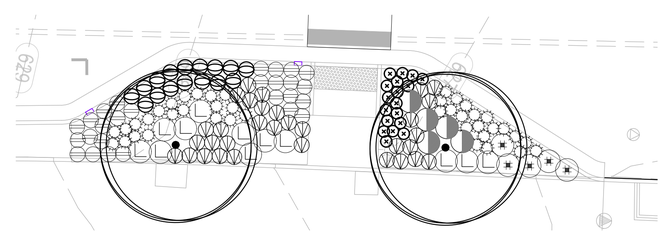


1 ENLARGED PLANTING PLAN

SCALE: 1" = 10'-0"



2 ENLARGED PLANTING PLAN

SCALE: 1" = 10'-0"

N

0 20' 40'
SCALE: 1" = 20'

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MARK	DATE	DESCRIPTION
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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

LANDSCAPE PLANTING PLAN

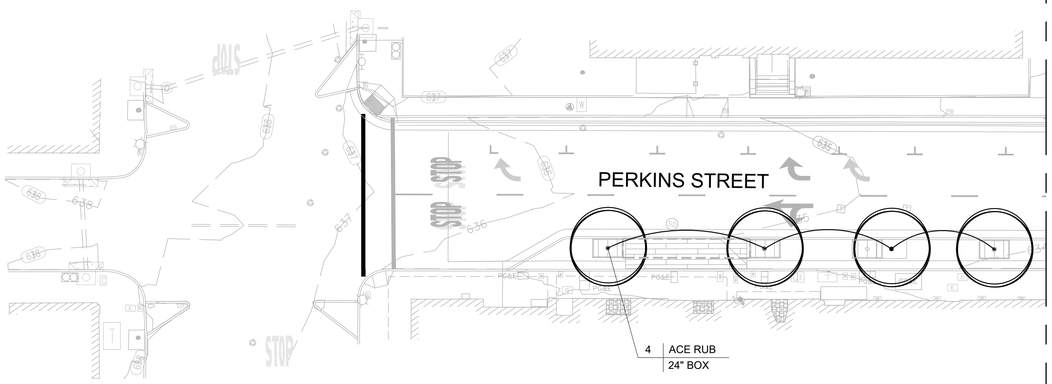
PROJ NO: 11191705
DRWN: CHKD:

HENRY STREET
LP.105

SHEET 94 OF 124

2019-10-24 4:24 PM JTATRO
N:\80008333 UKIAH DOWNTOWN STREETSCAPE\4-DOCUMENTS\6-BID SET\LP-105 HENRY STREET.DWG

BEGIN WORK PERKINS STREET



MATCH LINE SEE SHEET LP.103

NOTE:
NO SHRUBS AND GROUNDCOVER CONTAINER PLANTS IN THIS SEGMENT OF CORRIDOR

PLANTING LEGEND

TREES		
SYMBOL	BOTANICAL NAME COMMON NAME	WUCOLS RATING
ACE MAC	ACER MACROPHYLLUM BIG LEAF MAPLE	M
ACE RUB	ACER RUBRUM 'OCTOBER GLOW' OCTOBER GLOW RED MAPLE	M
AES CAR	AESCULUS X CARNEA RED HORSE CHESTNUT	M
CHI TAS	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	L
KOE PAN	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	M
MAG SOU	MAGNOLIA X SOULANGEANA SAUCER MAGNOLIA	M
PLA ACE	PLATANUS X ACERIFOLIA LONDON PLANE TREE	M
QUE AGR	QUERCUS AGRIFOLIA COAST LIVE OAK	VL
ROB AMB	ROBINIA X AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	L
ULM PAR	ULMUS PARVIFOLIA 'DRAKE' DRAKE CHINESE ELM	L
+	EXISTING TREE TO REMAIN AND BE PROTECTED, SEE SPECIFICATIONS FOR TREE PROTECTION	

N

0 20' 40'
SCALE: 1" = 20'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

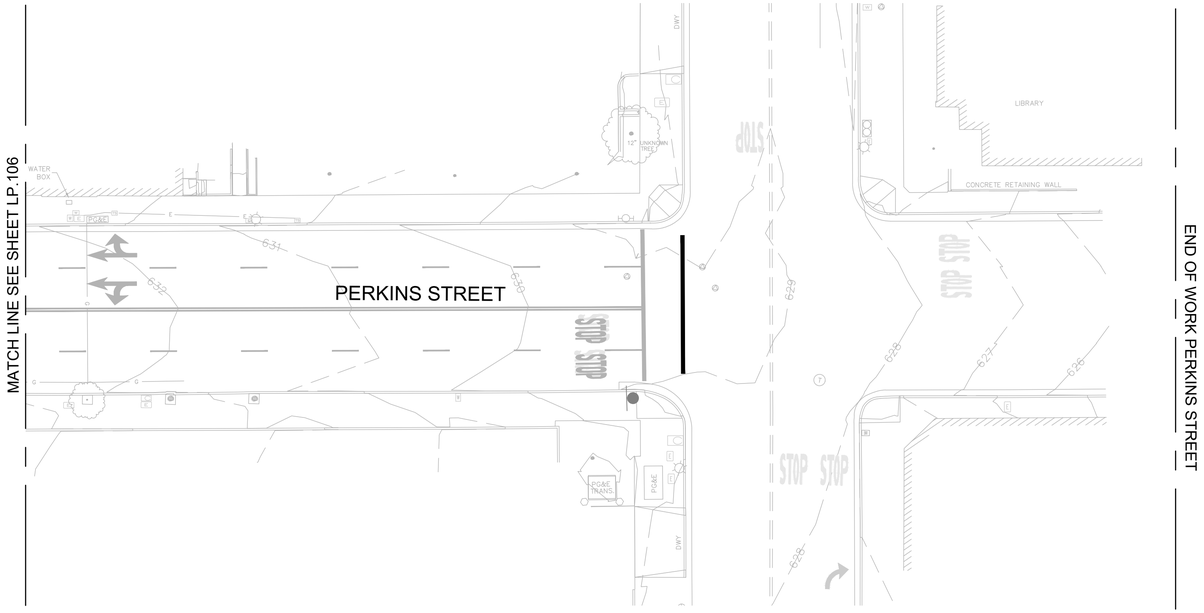
LANDSCAPE PLANTING PLAN

PROJ NO: 11191705
DRWN: CHKD:

PERKINS STREET
LP.106

SHEET 95 OF 124

2019-10-24 4:24 PM JTATRO
N:\80008333 UKIAH DOWNTOWN STREETSCAPE\4-DOCUMENTS\6-BID SET\LP-106 PERKINS STREET.DWG



NOTE: NO LANDSCAPE IMPROVEMENTS. FOR REFERENCE ONLY.

N

0 20' 40'
SCALE: 1" = 20'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

LANDSCAPE PLANTING PLAN

PROJ NO: 11191705
DRWN: CHKD:

PERKINS STREET INTERSECTION
LP.107

SHEET 96 OF 124

2019-10-24 4:24 PM JTATRO
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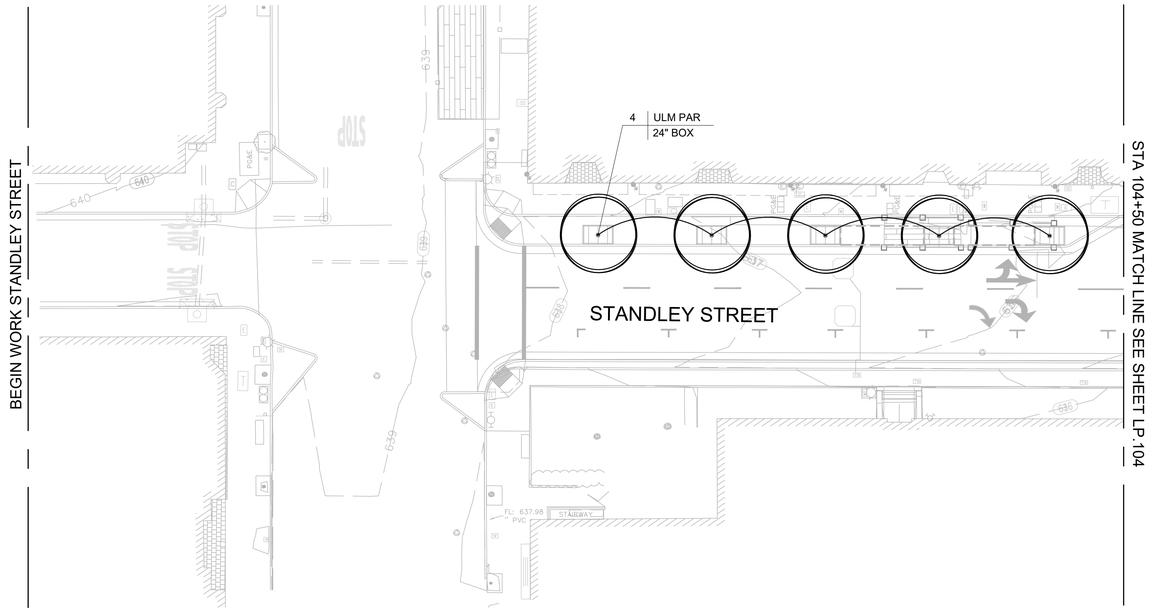

NOTE:
NO SHRUBS AND GROUNDCOVER CONTAINER PLANTS IN THIS SEGMENT OF CORRIDOR

PLANTING LEGEND

TREES		
SYMBOL	BOTANICAL NAME COMMON NAME	WUCOLS RATING
ACE MAC	ACER MACROPHYLLUM BIG LEAF MAPLE	M
ACE RUB	ACER RUBRUM 'OCTOBER GLOW' OCTOBER GLOW RED MAPLE	M
AES CAR	AESCULUS X CARNEA RED HORSE CHESTNUT	M
CHI TAS	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	L
KOE PAN	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	M
MAG SOU	MAGNOLIA X SOULANGEANA SAUCER MAGNOLIA	M
PLA ACE	PLATANUS X ACERIFOLIA LONDON PLANE TREE	M
QUE AGR	QUERCUS AGRIFOLIA COAST LIVE OAK	VL
ROB AMB	ROBINIA X AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	L
ULM PAR	ULMUS PARVIFOLIA 'DRAKE' DRAKE CHINESE ELM	L
+	EXISTING TREE TO REMAIN AND BE PROTECTED, SEE SPECIFICATIONS FOR TREE PROTECTION	

N

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SCALE: 1" = 20'

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UKIAH DOWNTOWN STREETSCAPE

LANDSCAPE PLANTING PLAN

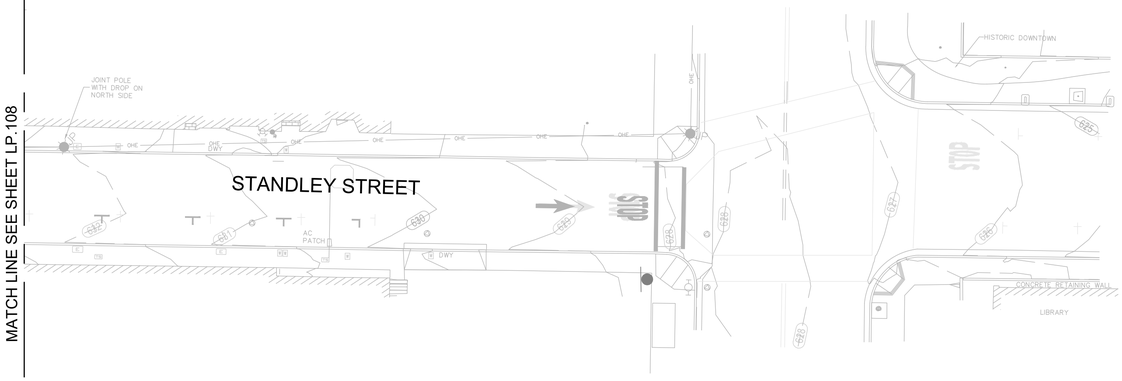
PROJ NO: 11191705
DRWN: CHKD:

STANDLEY STREET
LP.108

SHEET 97 OF 124

2019-10-24 5:09 PM JTATRO
N:\80008333 UKIAH DOWNTOWN STREETSCAPE\4-DOCUMENTS\6-BID SET\LP-108 STANDLEY STREET.DWG

MATCH LINE SEE SHEET LP.108



END WORK STANDLEY STREET

NOTE: NO LANDSCAPE IMPROVEMENTS. FOR REFERENCE ONLY.

N

0 20' 40'
SCALE: 1" = 20'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

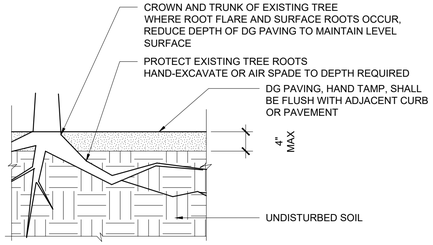
LANDSCAPE PLANTING PLAN

PROJ NO: 11191705
DRWN: CHKD:

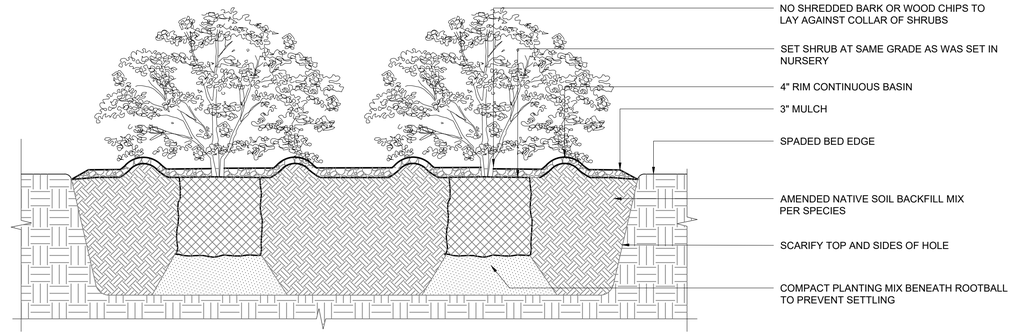
MAIN STREET
LP.109

SHEET 98 OF 124

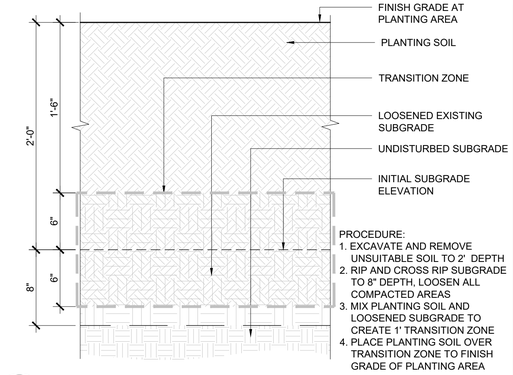
2019-10-24 4:25 PM JTATRO
N:\80008333 UKIAH DOWNTOWN STREETSCAPE\4-DOCUMENTS\6-BID SET\LP.109 MAIN STREET.DWG



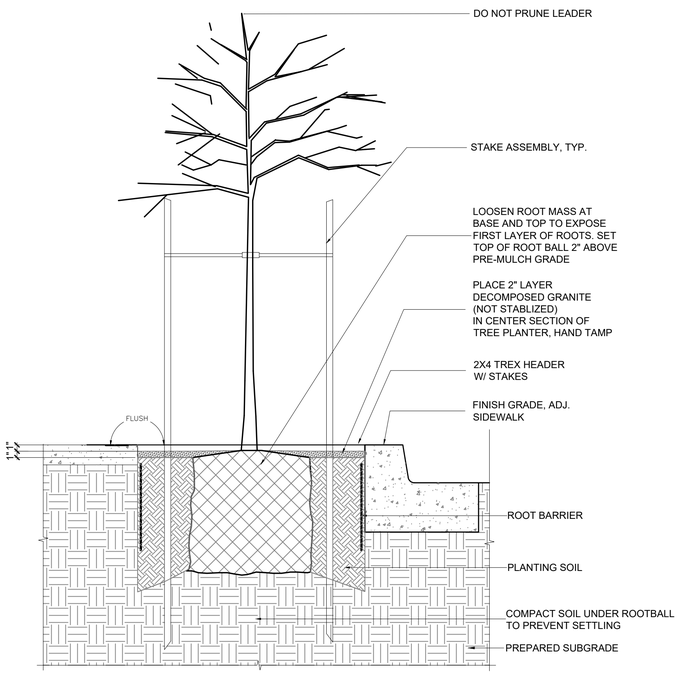
7 DECOPOSED GRANITE PAVING
SCALE: 1 1/2" = 1'-0"



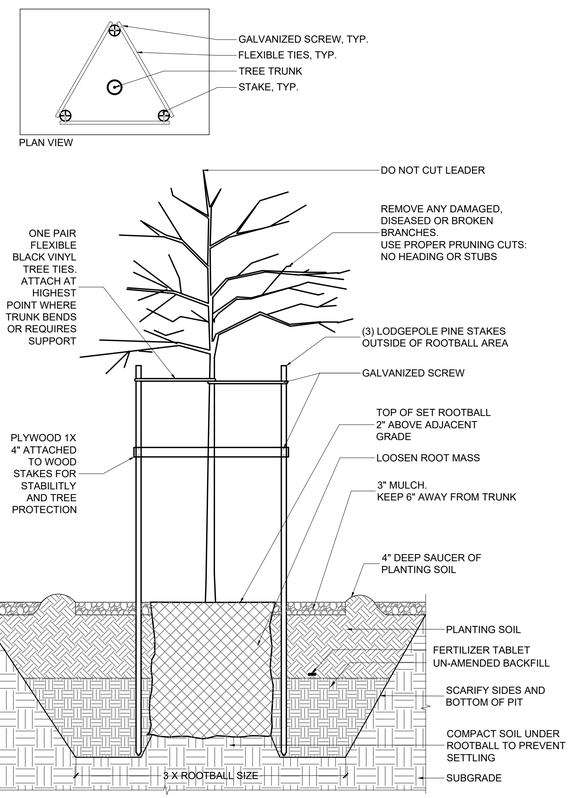
4 SHRUB PLANTING
SCALE: 1" = 1'-0"



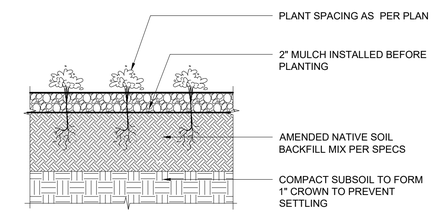
1 PLANTING SOIL PREP
SCALE: 1 1/2" = 1'-0"



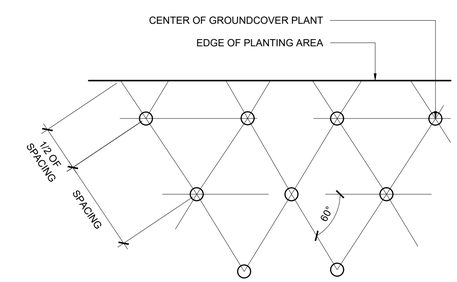
6 TREE PLANTING IN TREE WELL
SCALE: 1" = 1'-0"



5 TREE PLANTING
SCALE: 1" = 1'-0"



2 GROUNDCOVER PLANTING
SCALE: 3/4" = 1'-0"



NOTE:

1. REFER TO PLANTING LIST FOR SIZE AND SPACING.
2. LOCATE FIRST ROW OF GROUNDCOVER ADJACENT TO PAVING.

3 GROUNDCOVER SPACING
SCALE: 1" = 1'-0"

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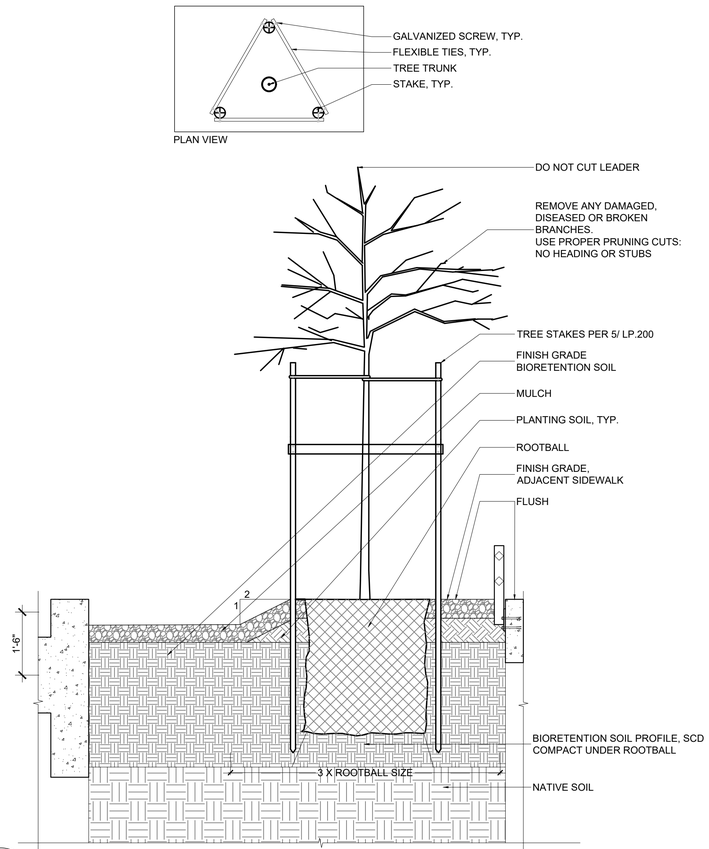
CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

PROJ NO: 11191705
DRWN: CHKD:

PLANTING DETAILS
LP.200

SHEET 99 OF 124

2019-10-24 4:25 PM JTATRO
N:\800\08333 UKIAH DOWNTOWN STREETSCAPE\4-DOCUMENTS\6-BID SET\LP.200 PLANTING DETAILS.DWG



1 TREE PLANTING AT BIORETENTION PLANTING AREAS

SCALE: 1" = 1'-0"

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

PROJ NO: 11191705

DRWN: CHKD:

PLANTING DETAILS
LP.201

SHEET 100 OF 124

2019-10-24 5:10 PM JTATRO
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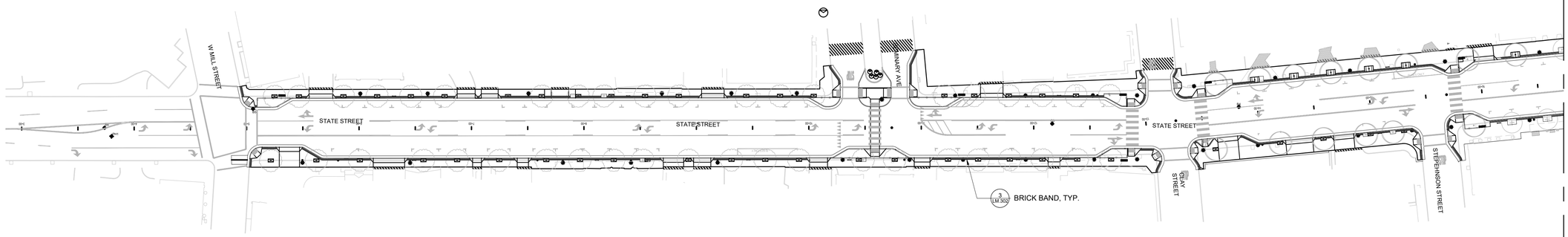

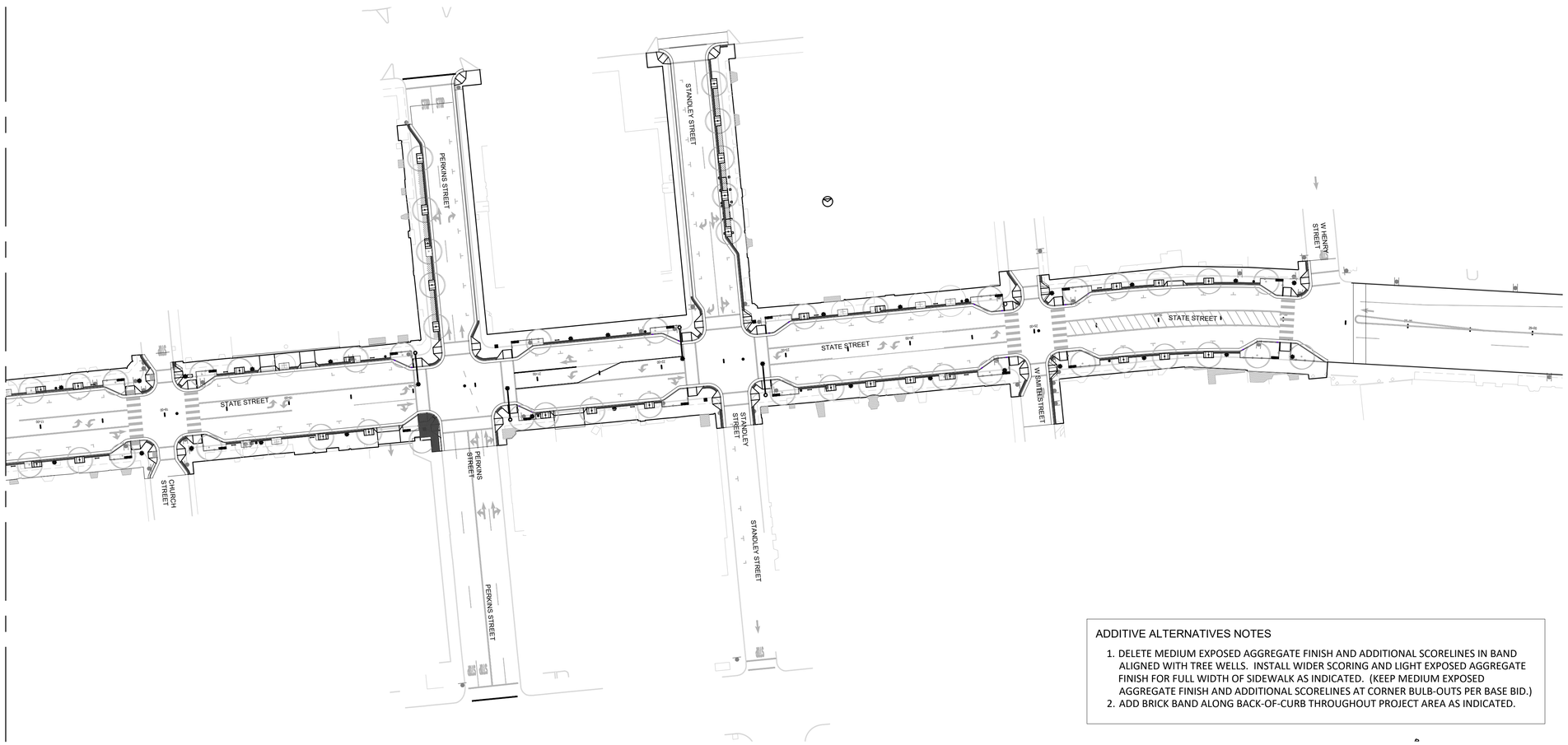

ADDITIVE ALTERNATIVES NOTES

1. DELETE MEDIUM EXPOSED AGGREGATE FINISH AND ADDITIONAL SCORELINES IN BAND ALIGNED WITH TREE WELLS. INSTALL WIDER SCORING AND LIGHT EXPOSED AGGREGATE FINISH FOR FULL WIDTH OF SIDEWALK AS INDICATED. (KEEP MEDIUM EXPOSED AGGREGATE FINISH AND ADDITIONAL SCORELINES AT CORNER BULB-OUTS PER BASE BID.)
2. ADD BRICK BAND ALONG BACK-OF-CURB THROUGHOUT PROJECT AREA AS INDICATED.

N

0 50' 100'
SCALE: 1" = 50'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

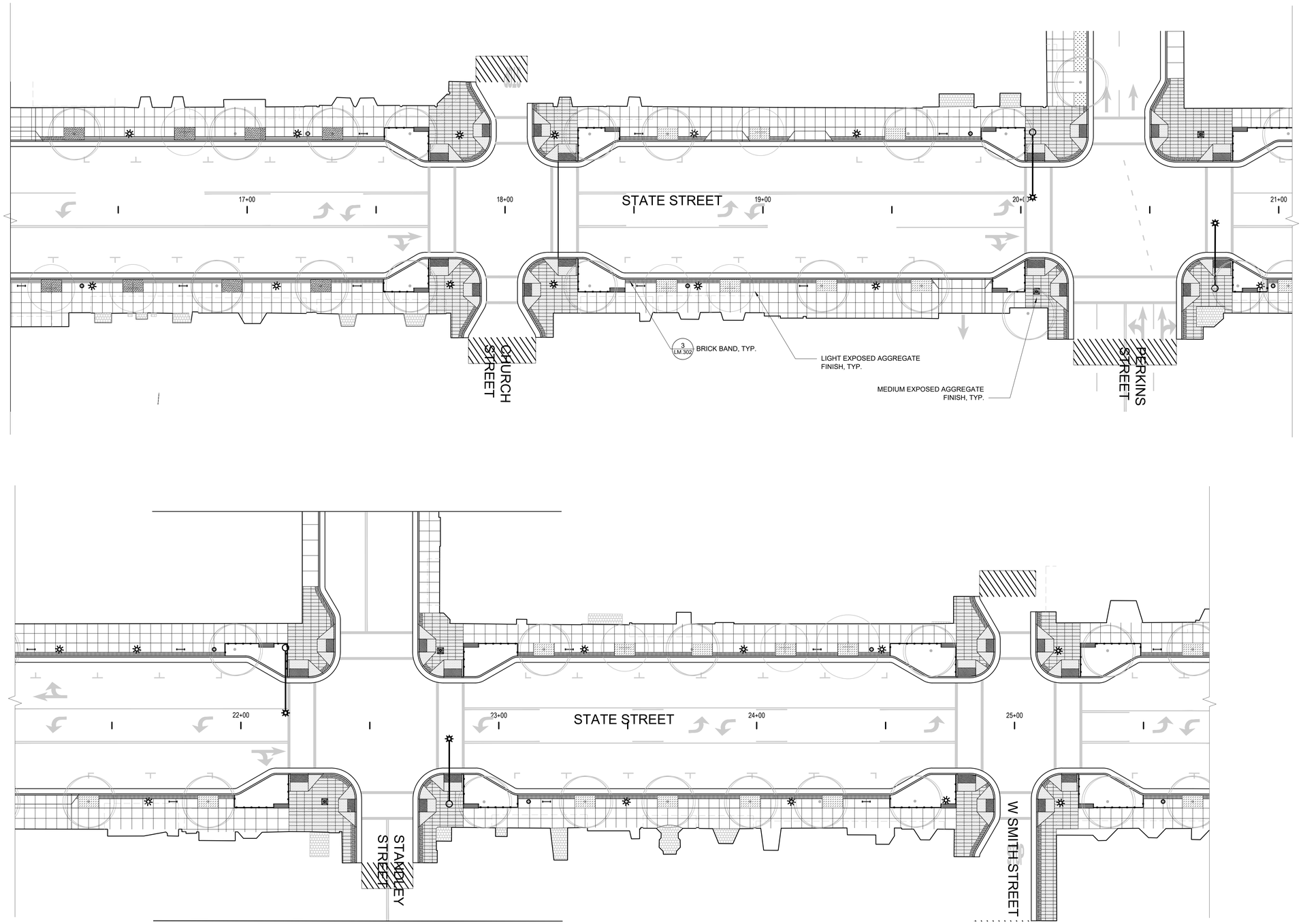
LANDSCAPE MATERIALS & FURNISHINGS PLAN - ADD ALT

PROJ NO: 11191705
DRWN: CHKD:

ADD ALT OVERALL PLAN
LM. 300

SHEET 101 OF 124

2019-10-24 5:58 PM JTATRO
N:\800\08333 UKIAH DOWNTOWN STREETSCAPE\4-DOCUMENTS\6-BID SET\LM.300 ADD ALT OVERALL PLAN.DWG



0 20' 40'
SCALE: 1" = 20'

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

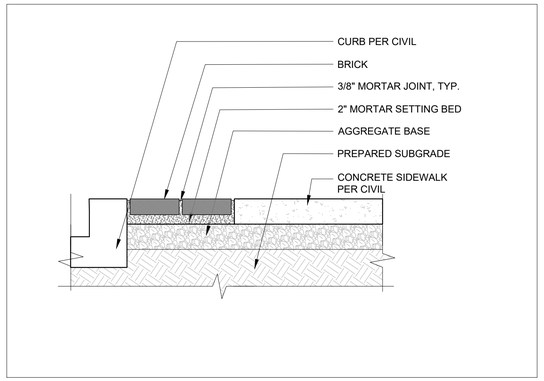
LANDSCAPE MATERIALS & FURNISHINGS PLAN

PROJ NO: 11191705
DRWN: CHKD:

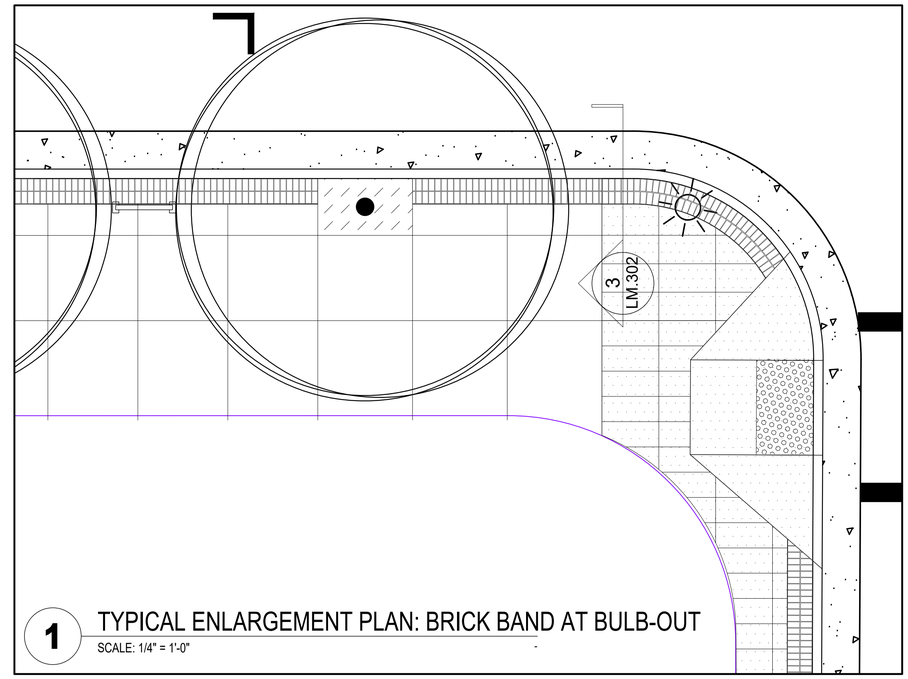
ADD ALT TYPICAL PLANS
LM. 301

SHEET 102 OF 124

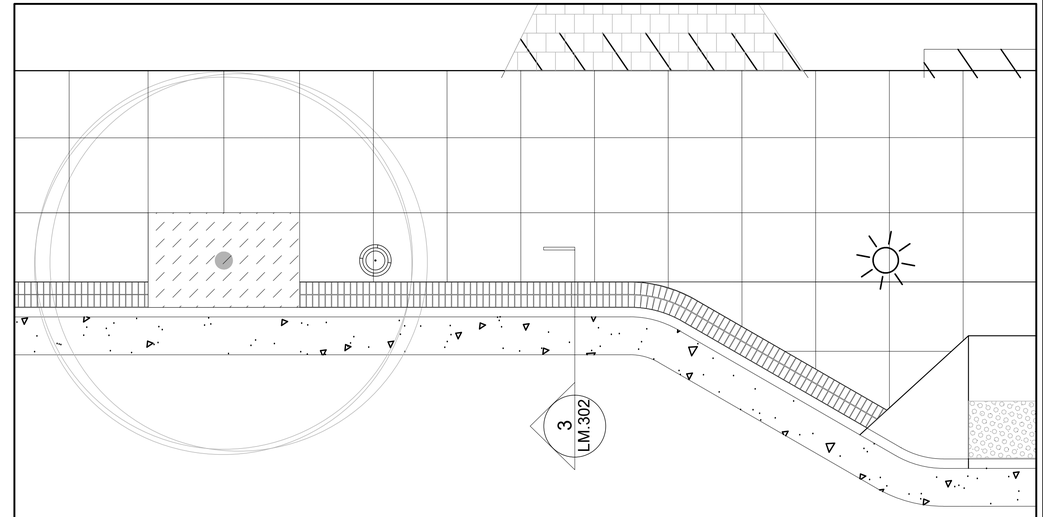
2019-10-24 5:58 PM JTATRO
N:\80008333 UKIAH DOWNTOWN STREETSCAPE\4-DOCUMENTS\6-BID SET\LM.301 ADD ALT TYPICAL PLANS.DWG



3 BRICK BAND
SCALE: 1" = 1'-0"



1 TYPICAL ENLARGEMENT PLAN: BRICK BAND AT BULB-OUT
SCALE: 1/4" = 1'-0"



2 TYPICAL ENLARGEMENT PLAN: BRICK BAND AT INTERSECTION CORNER
SCALE: 1/4" = 1'-0"

0 20' 40'
SCALE: 1" = 20'

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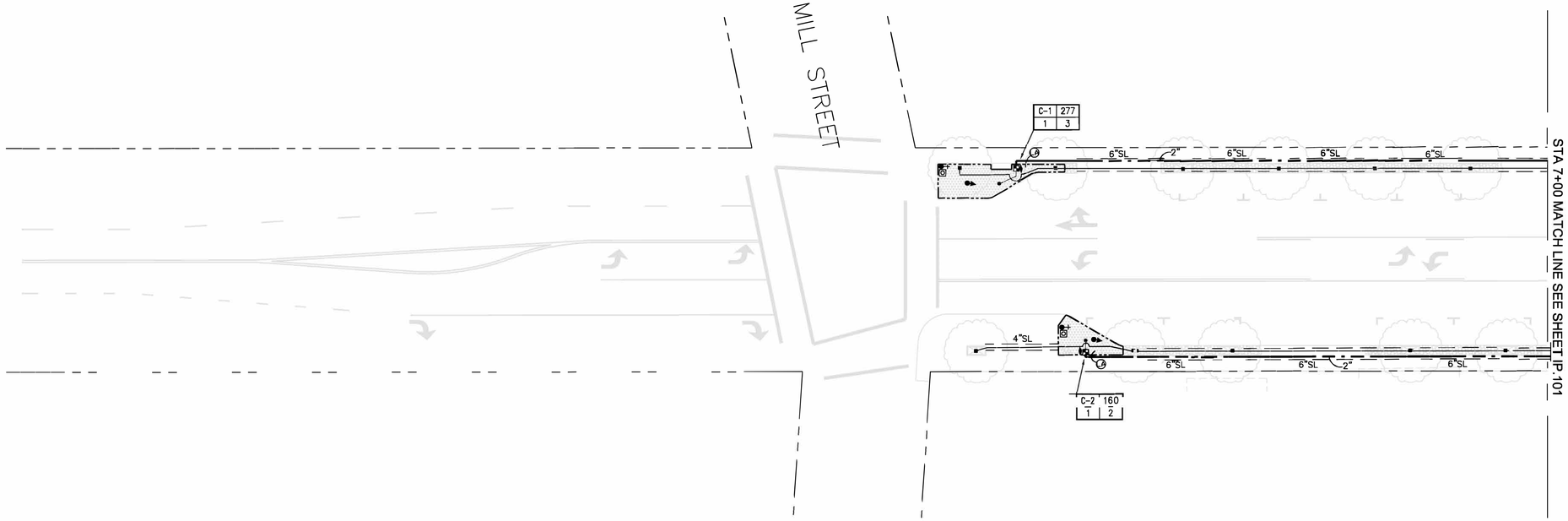
LANDSCAPE MATERIALS & FURNISHINGS PLAN

PROJ NO: 11191705
DRWN: CHKD:

ADD ALT DETAILS
LM.302

SHEET 103 OF 124

2019-10-24 4:27 PM JTATRO
N:\800\08333 UKIAH DOWNTOWN STREETSCAPE\4-DOCUMENTS\6-BID SET\LM.302 ADD ALT DETAILS.DWG



NOTES:

1. ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
2. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
3. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
4. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0–6 GPM
1"	7–12 GPM
1.25"	21–32 GPM
1.5"	21–32 GPM

5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75	0–500 FT
1"	501–1100 FT
1.25"	1101–2000 FT

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

0 20' 40'
SCALE: 1" = 20'

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REGISTERED PROFESSIONAL ENGINEER
4291
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STATE OF CALIFORNIA

10/24/2019

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

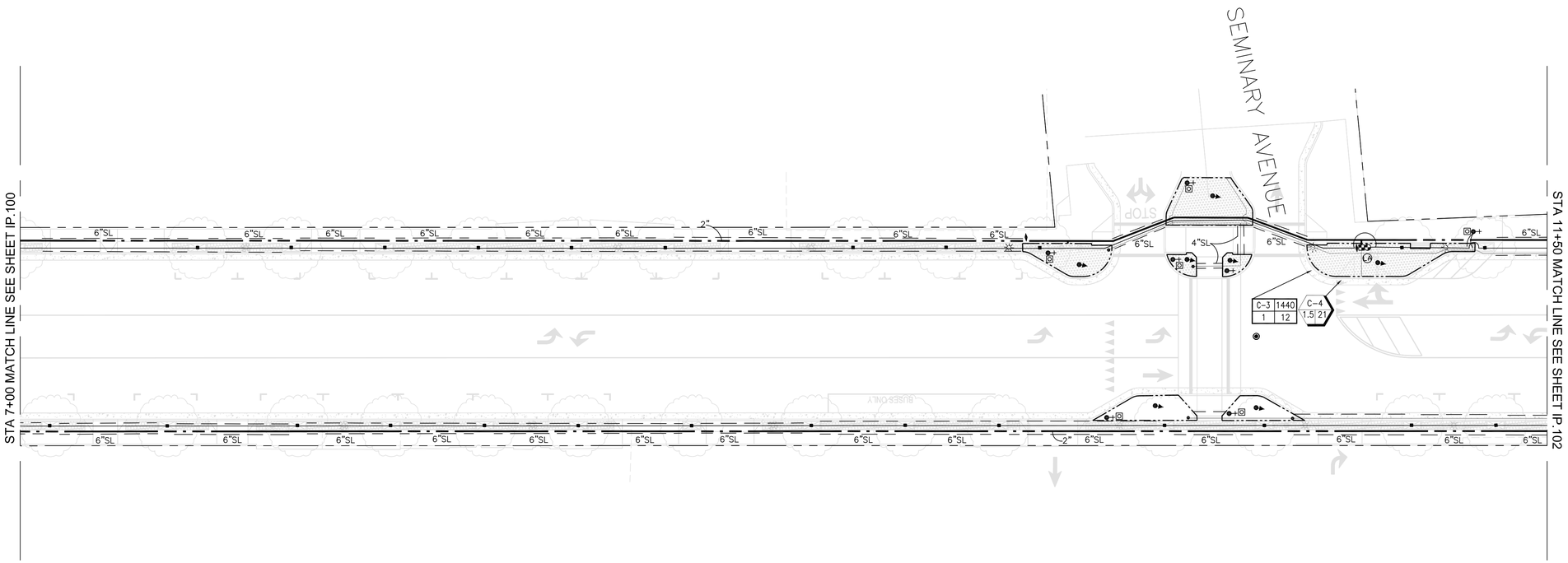
IRRIGATION PLAN

PROJ NO: 11191705
DRWN: CHKD:

E. MILL STREET
IP.100

SHEET 104 OF 124

2019-1024 4:04 PM DMUNGER
S:\2019\19-102 UKIAH STREETSCAPE\CAD\7-10-19\IP.100 E. MILL STREET.DWG



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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IRRIGATION PLAN

PROJ NO: 11191705
DRWN: CHKD:

SEMINARY AVENUE
I-.101

SHEET 105 OF 124

2019-10-24 4:04 PM DMUNGER
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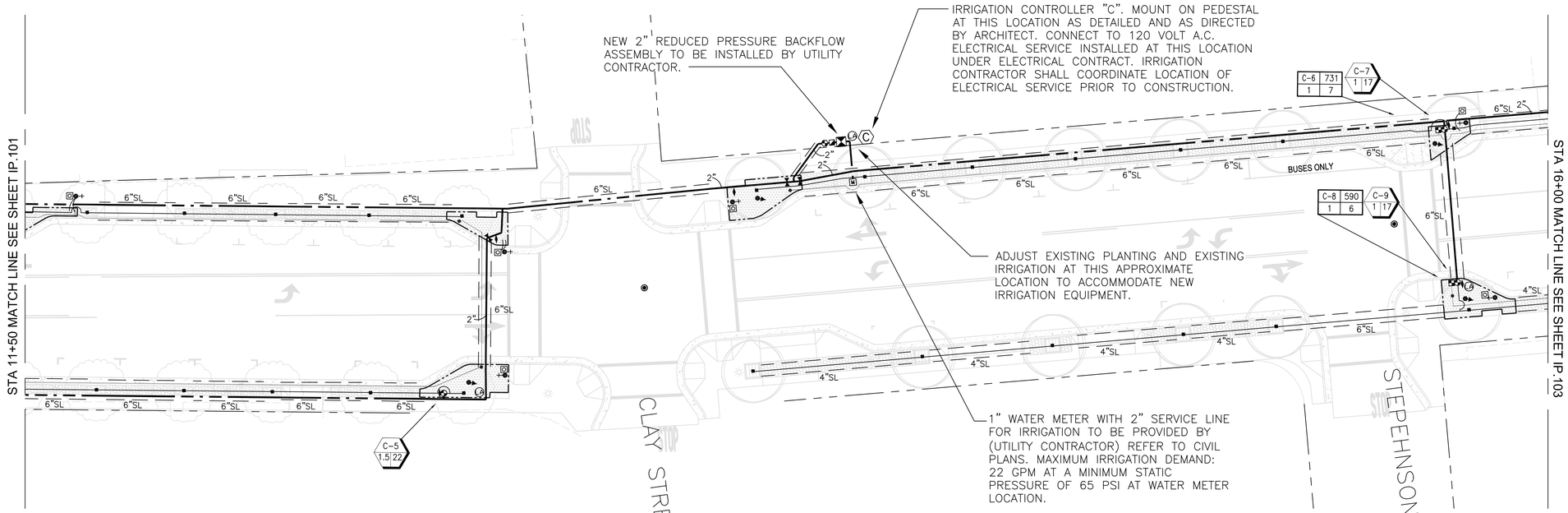

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IRRIGATION PLAN

PROJ NO: 11191705
DRWN: CHKD:

CLAY STREET
IP.102

SHEET 106 OF 124

2019-10-24 4:05 PM DMUNGER
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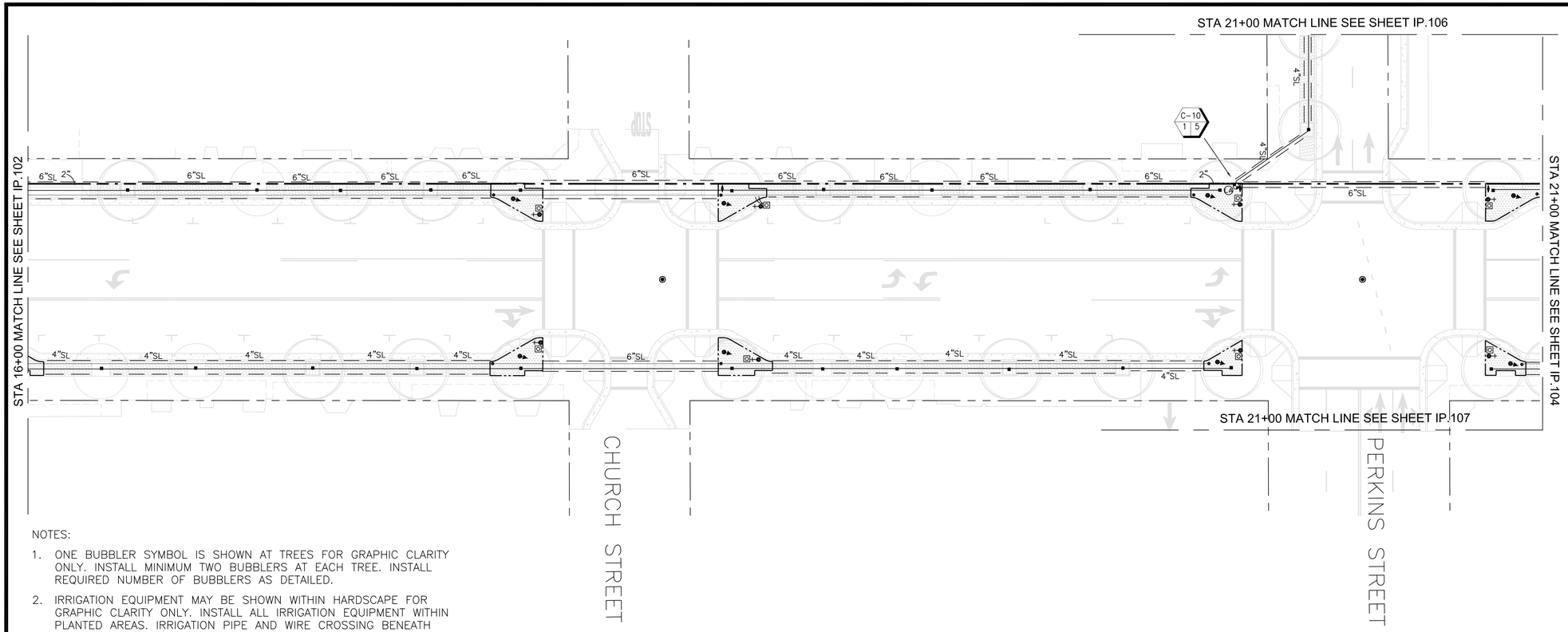

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IRRIGATION PLAN

PROJ NO: 11191705
DRWN: CHKD:

CHURCH STREET
IP.103

SHEET 107 OF 124

2019-10-24 4:05 PM DMUNGER
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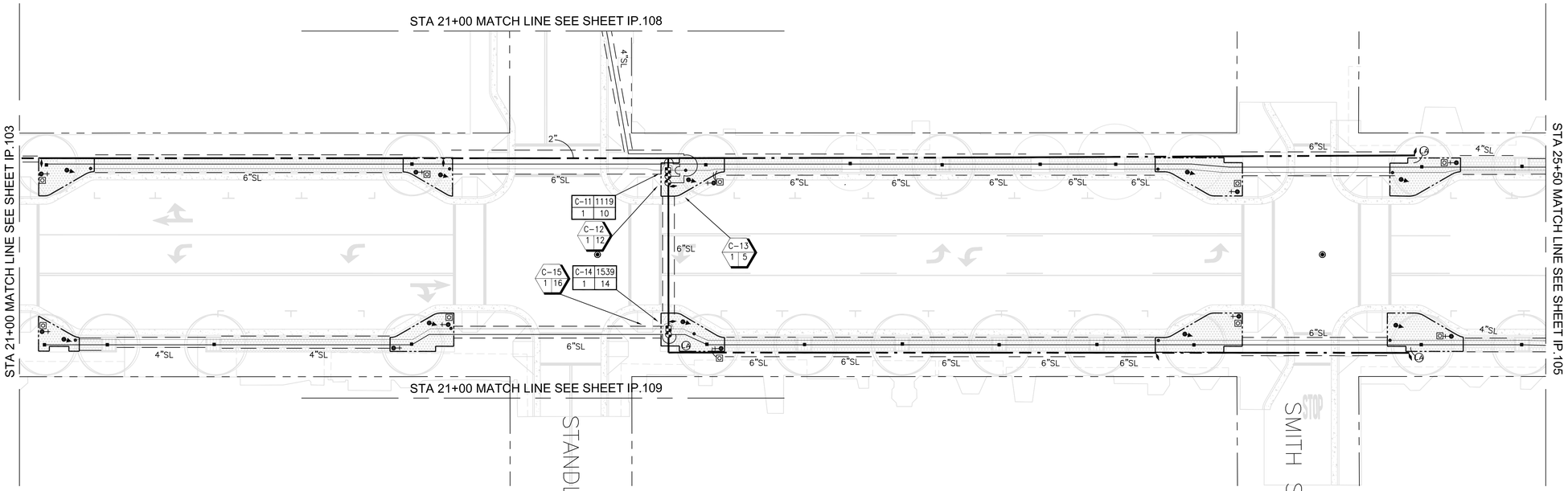

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IRRIGATION PLAN

PROJ NO: 11191705
DRWN: CHKD:

SMITH STREET
IP.104

SHEET 108 OF 124

2019-10-24 4:05 PM DMUNGER
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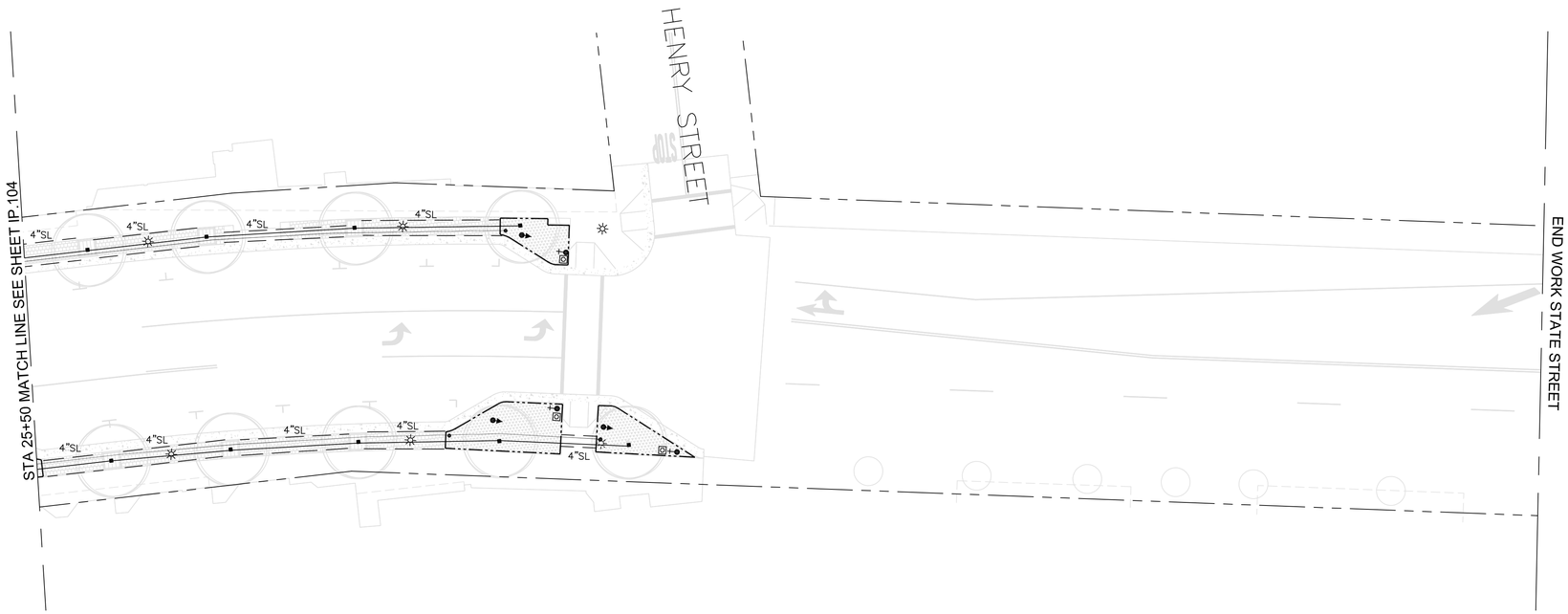

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IRRIGATION PLAN

PROJ NO: 11191705
DRWN: CHKD:

HENRY STREET
IP.105

SHEET 109 OF 124

2019-10-24 4:05 PM DMUNGER
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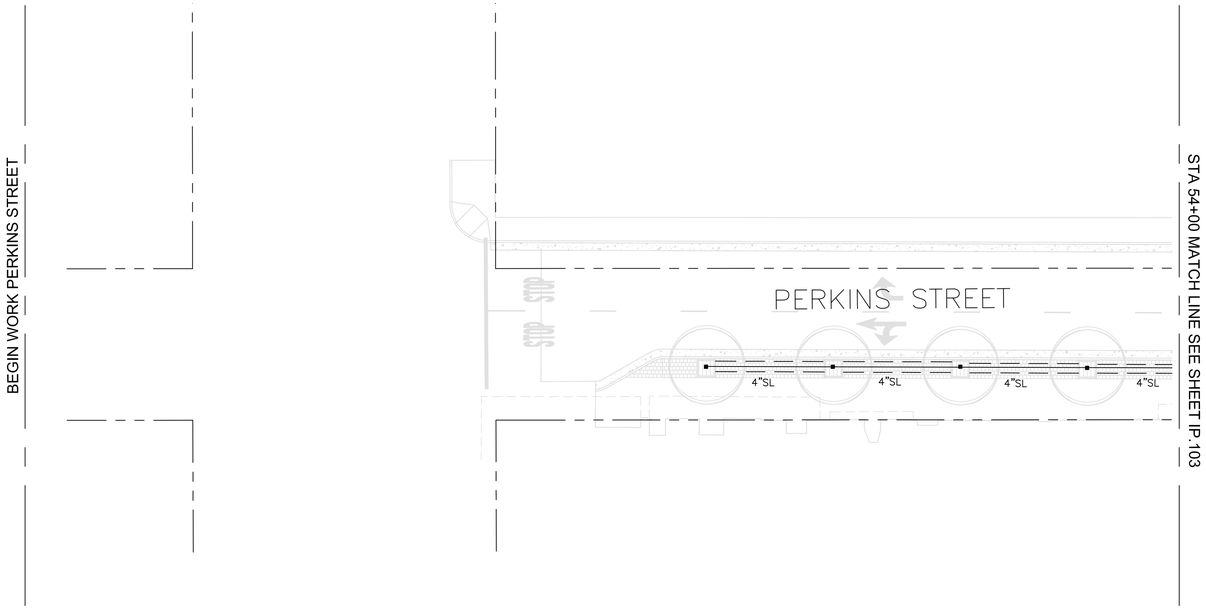

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IRRIGATION PLAN

PROJ NO: 11191705
DRWN: CHKD:

PERKINS STREET
IP.106

SHEET 110 OF 124

2019-10-24 4:05 PM DMUNGER
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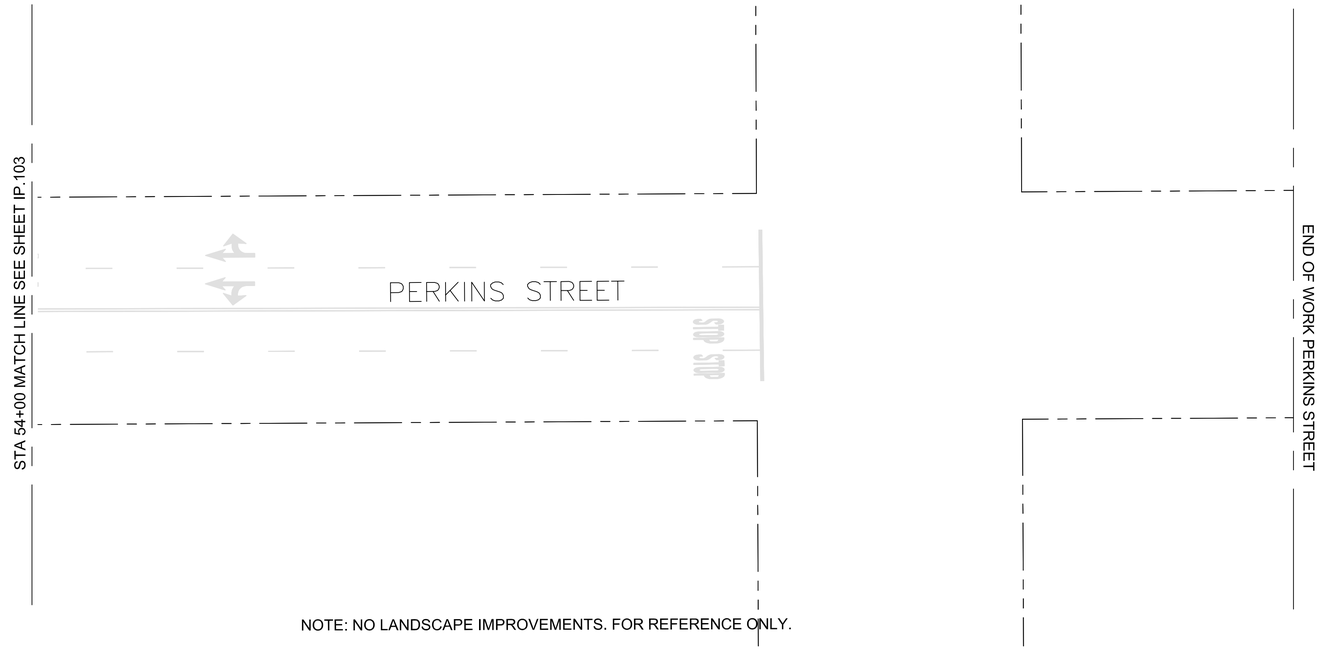

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IRRIGATION PLAN

PROJ NO: 11191705
DRWN: CHKD:

PERKINS STREET INTERSECTION
IP.L107

SHEET 111 OF 124

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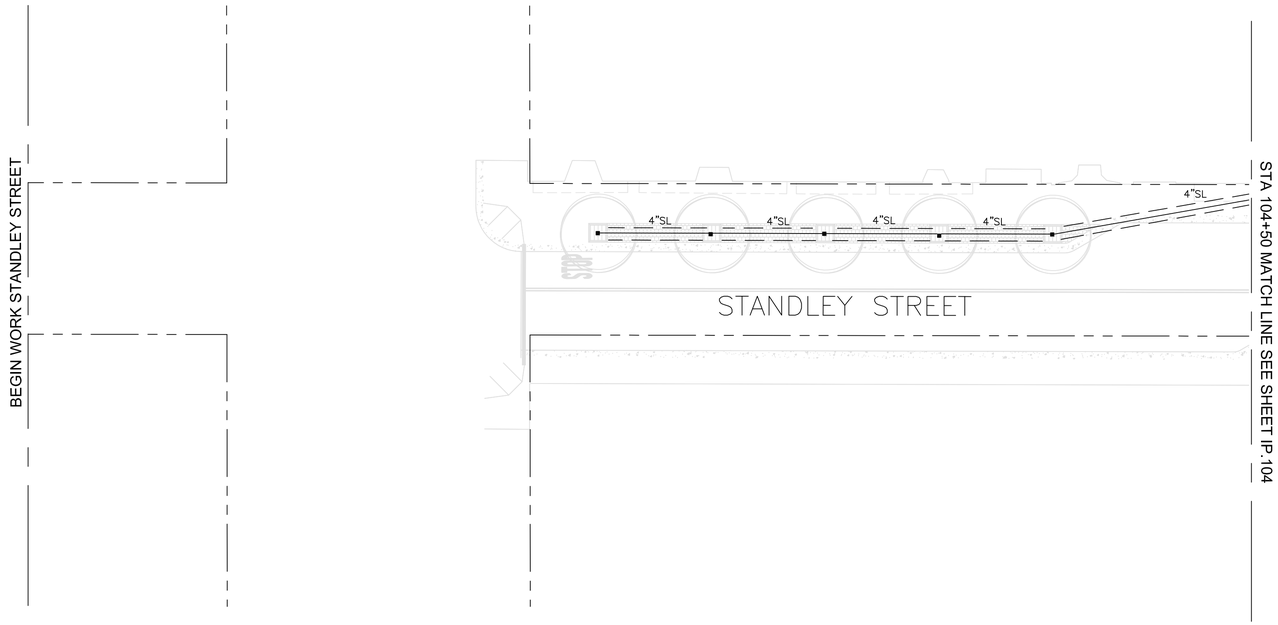

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

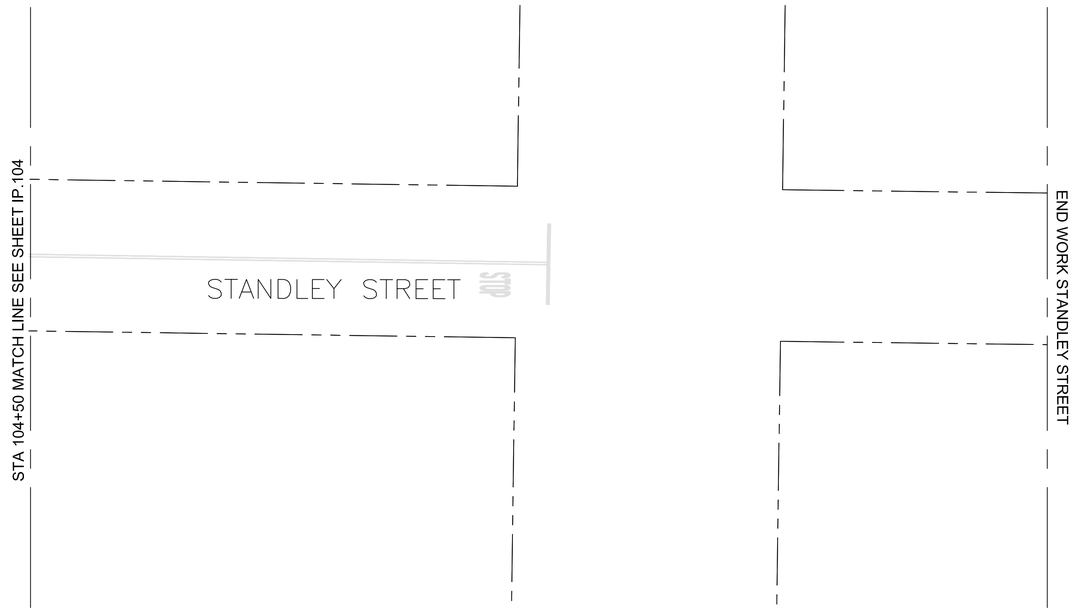
IRRIGATION PLAN

PROJ NO: 11191705
DRWN:
CHKD:

STANDLEY STREET
IP.108

SHEET 112 OF 124

2019-10-24 4:06 PM DMUNGER
S:\2019\19-102 UKIAH STREETSCAPE\CAD\7-10-19\IP.108 STANDLEY STREET.DWG



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NOTES:

1. ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
2. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
3. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
4. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0–6 GPM
1"	7–12 GPM
1.25"	21–32 GPM
1.5"	21–32 GPM

5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75	0–500 FT
1"	501–1100 FT
1.25"	1101–2000 FT

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Walnut Creek, CA 94597
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N

0 20' 40'
SCALE: 1" = 20'

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10/24/2019

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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	10/25/2019	BID SET

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IRRIGATION PLAN

PROJ NO: 11191705
DRWN: CHKD:

MAIN STREET IP.109

SHEET 113 OF 124

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S:\2019\19-102 UKIAH STREETSCAPE\CAD\7-10-19\IP.109 MAIN STREET.DWG

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. PROVIDE EACH CONTROLLER WITH ITS OWN GROUND ROD. SEPARATE THE GROUND RODS BY A MINIMUM OF EIGHT FEET. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. INSTALL NO MORE THAN 6" OF THE GROUND ROD ABOVE FINISH GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. MAKE THIS WIRE AS SHORT AS POSSIBLE, AVOIDING KINKS OR BENDING.

8. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

9. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

10. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS..

11. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.

12. INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

13. INSTALL A 14"X19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.

14. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS TW-CAB-14. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 OR WATERPROOF SPLICE KIT.

15. DECODER GROUNDING SHALL BE PROVIDED EVERY 600 FEET, AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH., (ANY SPUR OVER 50 FEET AND AT THE ENDS OF COMMUNICATION WIRE PATHS). GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.

16. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.

17. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

15. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

16. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).

17. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

18. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

19. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

20. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

21. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

22. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

23. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

24. IRRIGATION DEMAND: REFER TO PLANS.

25. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

26. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

27. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

28. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

29. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

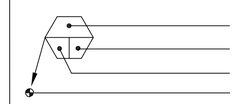
30. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

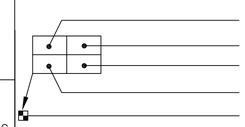
31. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

32. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
■	DB-30-PC-CV	TORO BUBBLER, MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.5	30	TRICKLE
	T-YD-500-34	TORO DRIPLINE AIR RELIEF VALVE			
	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
	570Z-6P-SI/ O-T-5-QP	TORO POP-UP SPRINKLER WITH SIDE INLET AND A CLOSED 5' NOZZLE TO BE USED AS DRIPLINE INDICATOR			
	9991-83	GRISWOLD 1.5" MASTER VALVE (NORMALLY OPEN)			
	FS-150	RAIN MASTER FLOW SENSOR			
	P-220-26 SERIES	TORO REMOTE CONTROL VALVE			
	DZK-700-MF	TORO REMOTE CONTROL VALVE WITH A PRESSURE REGULATOR (40 PSI) AND A 1" FILTER			
	33 DNP	RAIN BIRD QUICK COUPLING VALVE			
	LGT-XX-SS	LEEMCO STAINLESS STEEL GATE VALVE (LINE SIZE)			
C	EGP-TWi-SPED	RAIN MASTER EAGLE PLUS CONTROLLER IN A STAINLESS STEEL PEDESTAL ENCLOSURE; INCLUDES I-CARD AND TWO YEARS RAIN MASTER I-CENTRAL SERVICE.			
–	RM-ISVC-2Y	ADDITIONAL 2 YEARS OF PREMIUM (FREEDOM) WIRELESS DATA SERVICE AND ZIPET FOR RAIN MASTER iCENTRAL CONTROL SYSTEM			
– –	TW-D-1 TW-D-2	RAIN MASTER SINGLE STATION DECODER (1 PER VALVE) RAIN MASTER TWO STATION DECODER (USE WHEN MORE THAN 1 OR MORE VALVE IS CLUSTERED TOGETHER)			
LA	TW-LA-1	RAIN MASTER LIGHTENING ARRESTOR (1 EVERY 600 FEET ALONG MAIN) REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.			
–	NOT SHOWN ON PLANS	ROUTE RAIN MASTER TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS TW-CAB-14. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.25" SCH 40 ELECTRICAL CONDUIT. PULL BOXES SHALL BE LOCATED EVERY 200' NO SPLICES ARE ALLOWED BETWEEN VALVES. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			





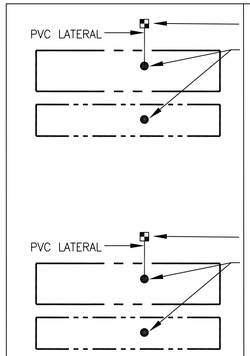
MAIN LINE: 2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.

LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.

IRRIGATION LEGEND-CONTINUED



DRIPLINE REMOTE CONTROL VALVE

DRIP ZONE: TORO DL2000 SERIES DRIPLINE WITH TRI-LOC FITTINGS, PART #RGP-212. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.

DRIPLINE REMOTE CONTROL VALVE

APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.

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BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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	10/25/2019	BID SET	

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IRRIGATION LEGEND AND NOTES

PROJ NO: 11191705
DRWN: CHKD:

IP.110

SHEET 114 OF 124

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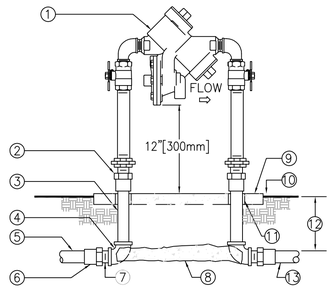
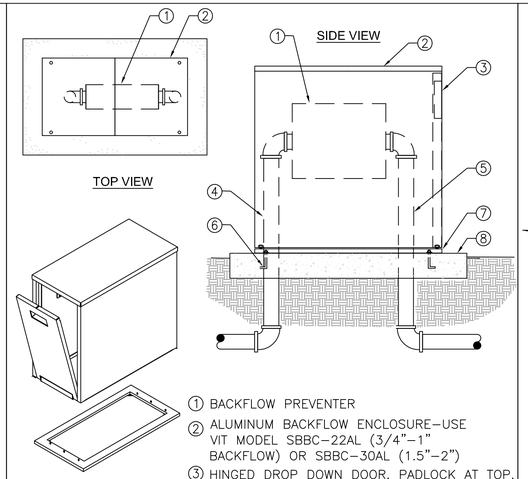
S:\2019\19-102 UKIAH STREETSCAPE\CAD\7-10-19\IP.110-IP.112 IRRIGATION L,N,D.DWG



① REDUCED PRESSURE BACKFLOW ASSEMBLY.
② WROUGHT COPPER MALE ADAPTER–2 TOTAL (SOLDER x THREAD CONNECTION).
③ COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
④ WROUGHT COPPER 90° ELBOW–2 TOTAL (SOLDER x THREAD CONNECTION).
⑤ PVC MAIN LINE TO POINT OF CONNECTION.
⑥ BUSH AS NECESSARY FOR SIZE TRANSITION.
⑦ SCHEDULE 40 PVC MALE ADAPTER–2 TOTAL.
⑧ CONCRETE SUPPORT BLOCK.
⑨ CONCRETE PAD–SEE ENCLOSURE DETAIL.
⑩ FINISH GRADE.
⑪ PVC SLEEVE BOTH SIDES.
⑫ REFER TO IRRIGATION LEGEND.
⑬ PVC MAIN LINE TO IRRIGATION SYSTEM.

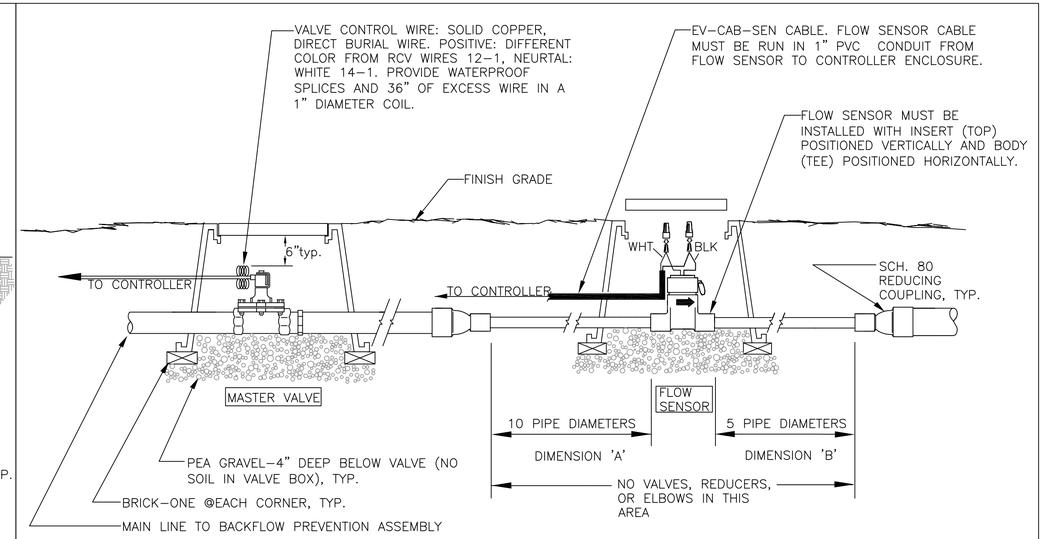
NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

1 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE

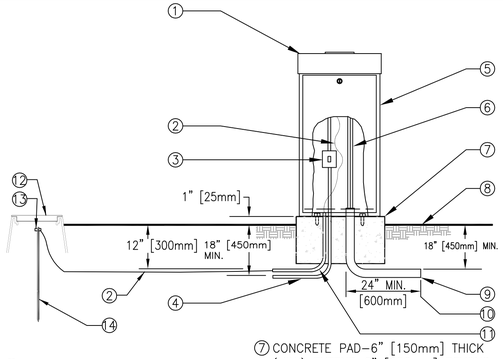


① BACKFLOW PREVENTER
② ALUMINUM BACKFLOW ENCLOSURE–USE VIT MODEL SBBC–22AL (3/4"–1" BACKFLOW) OR SBBC–30AL (1.5"–2")
③ HINGED DROP DOWN DOOR. PADLOCK AT TOP.
④ WATER SERVICE INLET PIPING
⑤ WATER SERVICE OUTLET PIPING
⑥ 3/8" "L" STYLE ANCHOR BOLTS SET IN CONCRETE BASE
⑦ SECURED ANCHOR PLATE MOUNTING BASE IN CONCRETE WITH 3#8" J BOLTS (4 PLACES).
⑧ POURED CONCRETE BASE – 6" MIN. THICKNESS – EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE

2 ALUMINUM BACKFLOW ENCLOSURE–LOW PROFILE
SCALE: NONE

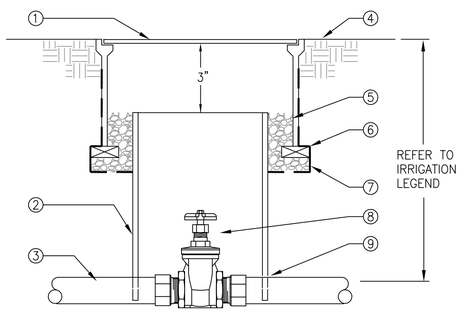


3 RAIN MASTER EAGLE FLOW SENSOR & MASTER VALVE INSTALLATION
SCALE: NONE



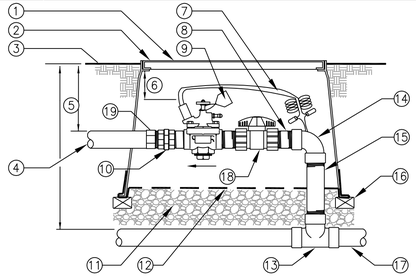
① TOP ENTRY IRRIGATION CONTROLLER.
② #6 BARE COPPER GROUND WIRE.
③ 120 VOLT LOCKABLE WEATHERPROOF ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT.
④ 120 VOLT A.C. ELECTRICAL SERVICE FROM SOURCE TO CONTROLLER LOCATION PROVIDED BY CONTRACTOR. IRRIGATION CONTRACTOR TO PROVIDE RIGID STEEL CONDUIT FROM SERVICE STUB–OUT TO CONTROLLER GCFI SWITCH AND COMPLETE ELECTRICAL SERVICE TO CONTROLLER.
⑤ PEDESTAL ENCLOSURE.
⑥ LOW VOLTAGE CONTROL WIRING.
⑦ CONCRETE PAD–6" [150mm] THICK (MIN.) EXTEND 6" [150mm] BEYOND EACH SIDE AND BACK, 24" [600mm] IN FRONT AND 1" [25mm] ABOVE FINISH GRADE.
⑧ FINISH GRADE.
⑨ SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT WITH SWEEP ELL FOR LOW VOLTAGE WIRE.
⑩ 24" MIN. [600mm] AND OR 12" [300mm] BEYOND HARDSCAPE.
⑪ 1 1/2" [40mm] PVC SWEEP ELL FOR GROUND WIRE.
⑫ 6" ROUND BLACK PLASTIC BOX WITH T–LID FOR GROUND ROD.
⑬ CADWELD CONNECTIONS
⑭ 8' LONG COPPER GROUND ROD. LOCATE A MINIMUM OF 10' AWAY FROM CONTROLLER.

4 CONTROLLER – PEDESTAL MOUNT
SCALE: NONE



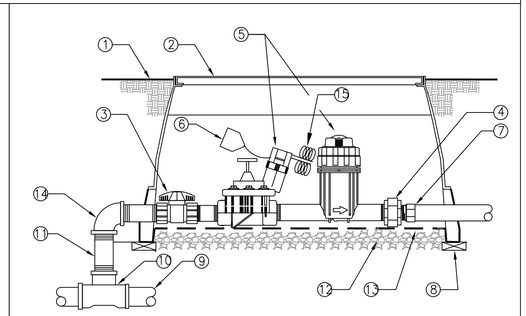
① 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
② 8" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
③ PVC MAIN LINE.
④ FINISH GRADE.
⑤ PEA GRAVEL OR 3/4" DRAIN ROCK – 4" DEEP (NO SOIL IN VALVE BOX).
⑥ BRICK–2 TOTAL.
⑦ 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP SIDES OF BOX.
⑧ GATE VALVE WITH X–TOP HANDLE.
⑨ MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.

5 GATE VALVE
SCALE: NONE



① REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
② USE A NDS PRO SERIES 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX– NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
③ FINISH GRADE.
④ PVC LATERAL LINE.
⑤ REFER TO IRRIGATION SPECS.
⑥ 3" [75mm] MIN, 6" [150mm] MAX.
⑦ VALVE CONTROL WIRE– PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
⑧ SCHEDULE 80 PVC NIPPLE (3 TOTAL).
⑨ VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
⑩ SCHEDULE 80 PVC THREADED UNION.
⑪ PEA GRAVEL OR 3/4" DRAIN ROCK– 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
⑫ 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
⑬ SCHEDULE 40 OR 80 PVC TEE. REFER TO LEGEND FOR TYPE.
⑭ SCHEDULE 80 PVC 90° ELBOW (TxT).
⑮ SCHEDULE 80 PVC NIPPLE–LENGTH AS REQUIRED.
⑯ BRICK–1 EACH CORNER.
⑰ PVC MAIN LINE.
⑱ SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).
⑲ SCHEDULE 40 MALE ADAPTER

6 REMOTE CONTROL VALVE
SCALE: NONE



① FINISH GRADE.
② RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX– NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
③ SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).
④ SCHEDULE 80 PVC THREADED UNION.
⑤ REMOTE CONTROL VALVE DRIP ZONE KIT. (SHALL INCLUDE VALVE, FILTER AND A 40 PSI PRESSURE REDUCING VALVE)
⑥ VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
⑦ SCHEDULE 40 MALE ADAPTER
⑧ BRICK–1 EACH CORNER.
⑨ PVC MAIN LINE.
⑩ SCHEDULE 40 OR 80 PVC TEE. REFER TO LEGEND FOR TYPE.
⑪ SCHEDULE 80 PVC NIPPLE–(4–TOTAL) LENGTH AS REQUIRED.
⑫ PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK – 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
⑬ 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
⑭ SCHEDULE 80 PVC 90° ELBOW (TxT).
⑮ VALVE CONTROL WIRE– PROVIDE 3M–DBY SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.

7 REMOTE CONTROL VALVE (DRIPZONE)
SCALE: NONE

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10/24/2019

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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MARK	DATE	DESCRIPTION
	10/25/2019	BID SET

ISSUE

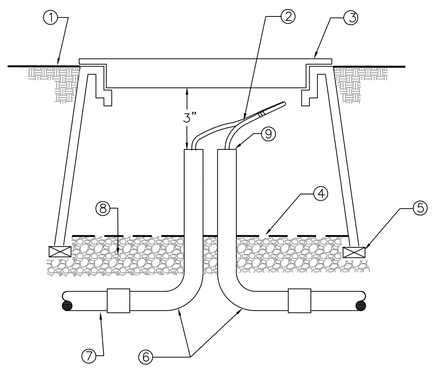
CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IRRIGATION DETAILS

PROJ NO: 11191705
DRWN: CHKD:

IP.111

2019-10-24 4:06 PM DMUNGER
S:\2019\19-102 UKIAH STREETSCAPE\CAD\7-10-19\IP.110-IP.112 IRRIGATION L.N.D.DWG



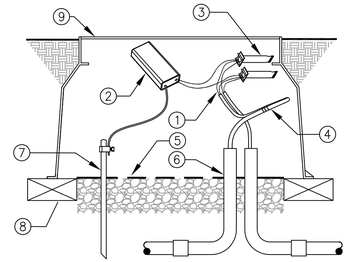
① FINISH GRADE
② 24" LOOP OF TWO WIRE CABLE.
③ GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "PB" INTO LID.
④ 18 GAUGE 1/2" [13mm] SQUARE STAINLESS STEEL WIRE MESH.
⑤ BRICK–ONE ON EACH CORNER
⑥ SCHEDULE 40 PVC SWEEP ELLS
⑥ SCHEDULE 40 U.L. LISTED PVC CONDUIT
⑦ PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK – 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
⑧ SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

1 IRRIGATION TWO WIRE PULL BOX

SCALE: NONE

NOTE:

TWO WIRE DECODER SYSTEMS MUST BE PROPERLY GROUNDED IN ORDER TO PROTECT AGAINST LIGHTNING SURGES. THE COMMUNICATION CABLE MUST BE GROUNDED NO FURTHER THAN 600' FROM ANY DECODER. THE SURGE DEVICE MUST BE A RAIN MASTER TW–LA–1. THE MINIMUM DISTANCE BETWEEN THE SURGE ARRESTOR AND THE GROUND ROD SHOULD BE 3' (91.4CM). RAIN MASTER RECOMMENDS A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A 3M DBR/Y–6 WATERPROOF CONNECTOR. INSTALL EACH GROUND ROD 4 – 8' FROM LIGHTNING ARRESTOR. DO NOT INSTALL WITHIN 8' FROM ANOTHER DECODER.

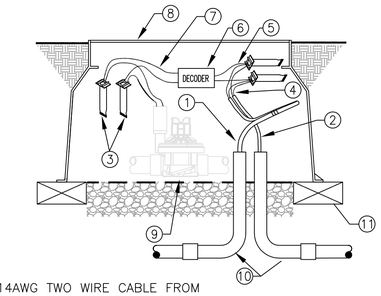


① 2–WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW A 24" SLACK PER DECODER
② RAIN MASTER LIGHTNING ARRESTOR (MODEL TW–LA–1). 1 EVERY 600' FROM STARTING FROM CONTROLLER.
③ 3M DBR/Y–6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL)
④ 2–WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
⑤ 18 GAUGE 1/2" [13mm] SQUARE STAINLESS STEEL WIRE MESH.
⑥ 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.
⑦ INSTALL 5/8" DIAMETER COPPER GROUND ROD OF 8' LENGTH.
⑧ BRICK–ONE ON EACH CORNER
⑨ GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "GR" INTO LID.

2 LIGHTNING ARRESTOR

SCALE: NONE

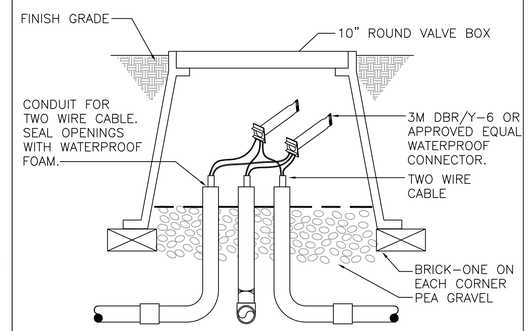
NOTE:
1. ALL DECODERS SHALL HAVE A VALVE NUMBER ADDRESSED AT CONTROLLER PRIOR TO INSTALLATION.
2. USE U.F. SAFETY CABLE STRIPPER BY KING INNOVATION (MODEL NUMBER 46200) FOR ALL TWO–WIRE SPLICE CONNECTIONS.



① #14AWG TWO WIRE CABLE FROM CONTROLLER. REFER TO IRRIGATION NOTES FOR MODEL NUMBER OF WIRE. ALLOW A 24" SLACK PER DECODER. USE ELECTRICAL TAPE TO HOLD SLACK CABLES TOGETHER.
② TWO WIRE CABLE TO NEXT DECODER
③ 3M DBR/Y–6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL)
④ A MAXIMUM OF 4" OF WIRE SHALL BE STRIPPED FROM TWO WIRE CABLE WHEN SPLICING AT DECODERS.
⑤ CONNECT CORRECT DECODER WIRES TO TWO WIRE CABLES.
⑥ DECODER
⑦ CONNECT CORRECT DECODER WIRES TO VALVE SOLENOID WIRES
⑧ VALVE BOX. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
⑨ REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
⑩ 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROFF FOAM.
⑪ BRICK–ONE ON EACH CORNER

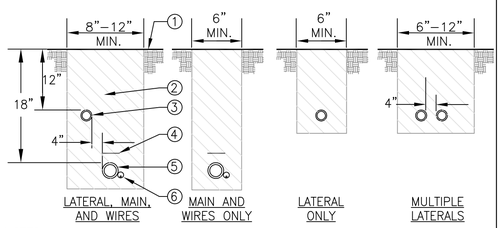
3 DECODER WIRING IN CONDUIT

SCALE: NONE



4 2–WIRE SPLICE BOX AT MAIN LINE TEE OR 3 WAY WIRE BRANCH

SCALE: NONE

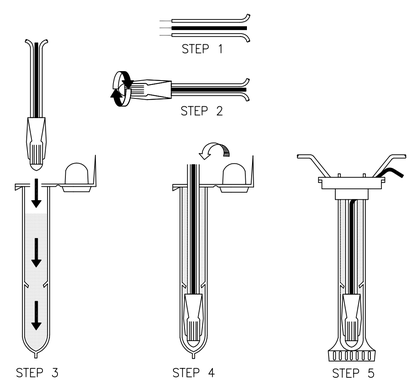


NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
3. WHEN 12" POP–UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.

① FINISH GRADE.
② CLEAN BACKFILL MATERIAL.
③ LATERAL LINE.
④ 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA–DT–3–BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA–DT–3–PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
⑤ MAIN LINE.
⑥ TWO WIRE CABLE IN CONDUIT

5 TRENCHING

SCALE: NONE

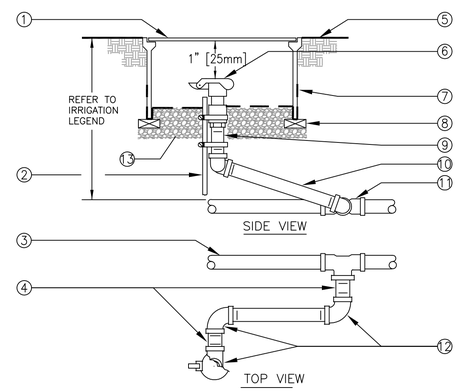


NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:
- 3–#14 GAUGE
- 2–#12 GAUGE

INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL–FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

6 WEATHERPROOF WIRE SPLICE ASSEMBLY

SCALE: NONE

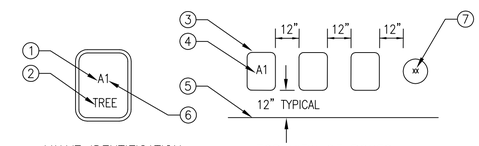


① 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
② 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30" [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
③ PVC MAIN LINE.
④ 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
⑤ FINISH GRADE.
⑥ QUICK COUPLING VALVE.
⑦ 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
⑧ BRICK – 2 TOTAL.
⑨ SCHEDULE 80 PVC THREADED NIPPLE.
⑩ 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
⑪ UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
⑫ SCHEDULE 80 PVC THREADED 90° ELL.
⑬ PEA GRAVEL OR 3/4" DRAIN ROCK– 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).

NOTE:
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

7 QUICK COUPLING VALVE

SCALE: NONE



VALVE IDENTIFICATION

① CONTROLLER ID.
② ALL TREE VALVES TO HAVE TREE BRANDED INTO LID.
③ RECTANGULAR VALVE BOX.
④ HEAT BRAND VALVE TYPE PER TABLE OR CONTROLLER ID AND STATION NUMBER INTO LID.
⑤ EDGE OF LAWN, WALK, FENCE, CURB, ETC.
⑥ STATION NUMBER.
⑦ ROUND VALVE BOX FOR QCV AND GATE VALVE. HEAT BRAND VALVE TYPE INTO INTO LID PER TABLE.

TOP VIEW OF BOXES

ITEMS TO BRAND:	BRAND CODE
GATE VALVE	GV
PRESSURE REDUCER	PRV
MASTER VALVE	MV
FLOW SENSOR	FS
HYDROMETER	HM
MAIN LINE AIR RELIEF	ARV
REMOTE CONTROL VALVE	A____
QUICK COUPLER	QC
SPLICE BOX	SB
PULL BOX	PB
LIGHTNING ARRESTOR	LA
GROUND ROD	GR

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

8 VALVE BOX INSTALLATION

SCALE: NONE

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BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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MARK	DATE	DESCRIPTION
	10/25/2019	BID SET

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

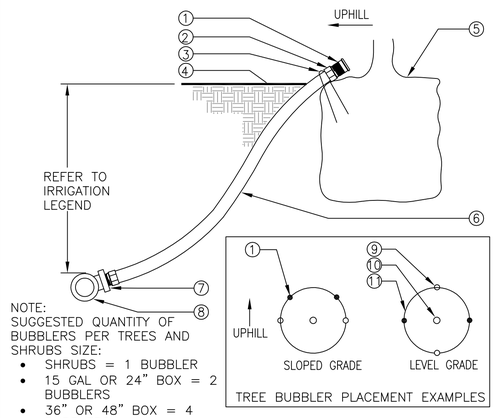
IRRIGATION DETAILS

PROJ NO: 11191705
DRWN: CHKD:

IP.112

SHEET 116 OF 124

2019-10-24 4:06 PM DMUNGER
S:\2019\19-102 UKIAH STREETSCAPE\CAD\7-10-19\IP.110-IP.112 IRRIGATION L,N,D.DWG

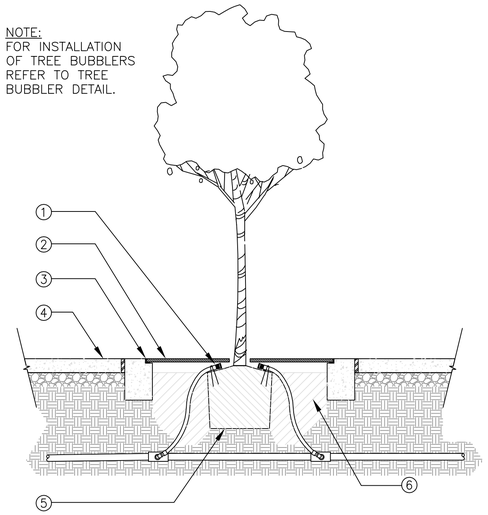


NOTE:
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
- SHRUBS = 1 BUBBLER
- 15 GAL OR 24" BOX = 2 BUBBLERS
- 36" OR 48" BOX = 4 BUBBLERS

1. BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
2. 1/2" SCH. 40 MALE ADAPTER.
3. 6" STAPLE.
4. FINISH GRADE.
5. TREE OR SHRUB ROOTBALL.
6. 1/2" IPS FLEXIBLE PVC.
7. PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8. PVC LATERAL LINE.
9. TREE STAKES.
10. TREE OR SHRUB.
11. EDGE OF ROOTBALL (TYPICAL).

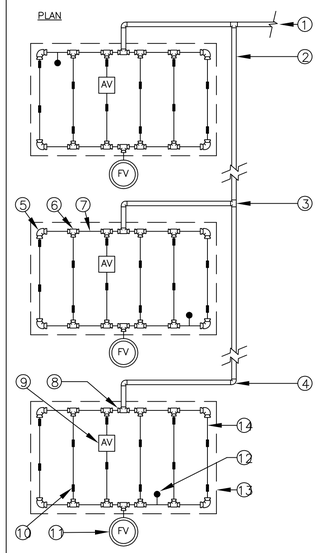
1 TREE AND SHRUB BUBBLER
SCALE: NONE

NOTE:
FOR INSTALLATION OF TREE BUBBLERS REFER TO TREE BUBBLER DETAIL.



1. BUBBLER
2. TREE GRATE
3. TREE GRATE FRAME
4. CITY SIDEWALK
5. ROOT BALL
6. BACK FILL MIX

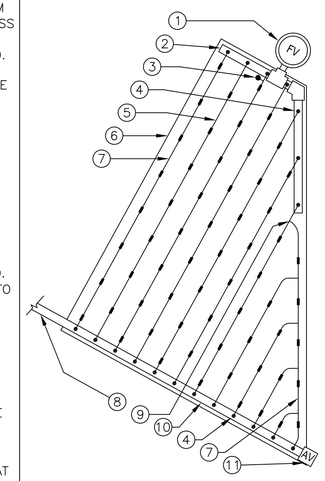
2 TREE BUBBLER WITHIN TREE GRATE
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. PVC TEE (SxSxS).
4. PVC ELL (SxS).
5. TORO TRI-LOC ELL (TL-E).
6. TORO TRI-LOC TEE (TL-T).
7. BLANK 5/8" [16mm] POLY TUBING AT SUPPLY AND FLUSH END OF EACH ISLAND.
8. REFER TO DRIPLINE TO PVC CONNECTION DETAIL.
9. AIR/VACUUM RELIEF VALVE PLUMBED TO TUBING AT HIGH POINT.
10. DRIPLINE LATERAL.
11. MANUAL FLUSH VALVE PLUMBED TO TUBING AT LOW POINT.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
13. ISLAND PERIMETER.
14. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

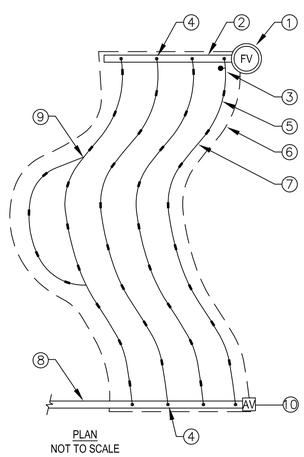
3 TORO DL 2000 ISLAND LAYOUT
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
4. MANIFOLD-TO-ELBOW CONNECTION.
5. DRIPLINE LATERAL.
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
8. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
9. TORO TRI-LOC TEE (TL-T)
10. PVC SUPPLY MANIFOLD.
11. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

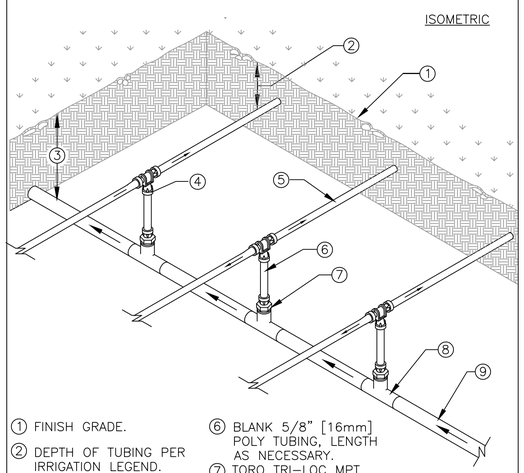
4 TORO DL2000 TRIANGULAR LAYOUT
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
4. MANIFOLD-TO-ELBOW CONNECTION.
5. DRIPLINE LATERAL.
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
8. PVC SUPPLY LINE/HEADER FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
9. TORO TRI-LOC TEE (TL-T)
10. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

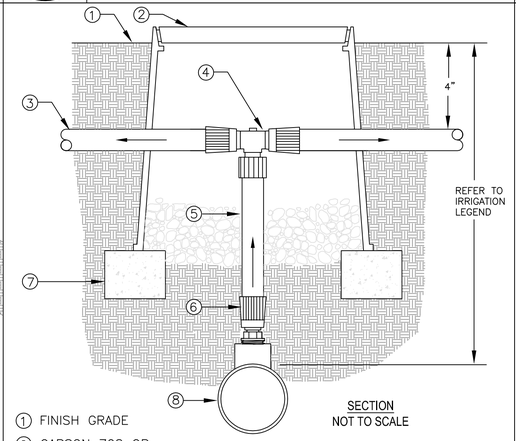
5 TORO DL2000 ODD CURVE LAYOUT
SCALE: NONE



1. FINISH GRADE.
2. DEPTH OF TUBING PER IRRIGATION LEGEND.
3. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND
4. TORO TRI-LOC TEE (TL-T)
5. DRIPLINE TUBING.
6. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
7. TORO TRI-LOC MPT ADAPTER (TL-M50)
8. PVC TEE (SxSxT) WITH 1/2" [13mm] FPT OUTLET.
9. PVC LATERAL LINE FROM REMOTE CONTROL VALVE.

NOTE:
THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.

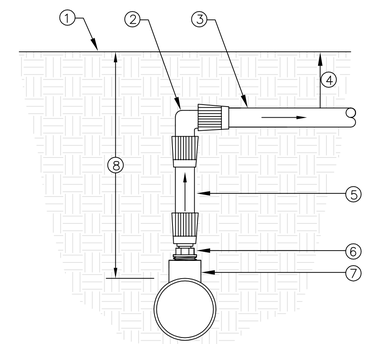
6 TORO DL 2000 CENTER FEED MANIFOLD
SCALE: NONE



1. FINISH GRADE
2. CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
3. DRIPLINE TUBING
4. TORO TRI-LOC TEE
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. TORO TRI-LOC MPT ADAPTER (TL-M50)
7. BRICK (1 OF 2)
8. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

NOTE:
USE ONLY WHEN THE TOTAL LENGTH OF DRIP LINE SERVICED FROM THIS PVC CONNECTION IS LESS THAN 300 FT.

7 DRIPLINE TO PVC CONNECTION-SINGLE SOURCE DRIP AREAS ONLY
SCALE: NONE



1. FINISH GRADE
2. TORO TRI-LOC ELBOW (TL-E)
3. DRIPLINE TUBING
4. DEPTH OF TUBING PER IRRIGATION LEGEND.
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. TORO TRI-LOC MPT ADAPTER (TL-M50)
7. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

8 DRIPLINE MANIFOLD TO ELBOW CONNECTION
SCALE: NONE

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BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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MARK	DATE	DESCRIPTION
	10/25/2019	BID SET

ISSUE

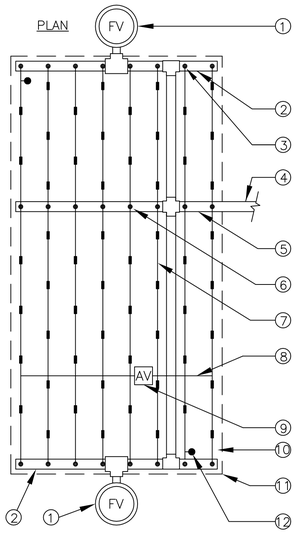
CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

IRRIGATION DETAILS

PROJ NO: 11191705
DRWN:
CHKD:

IP.112

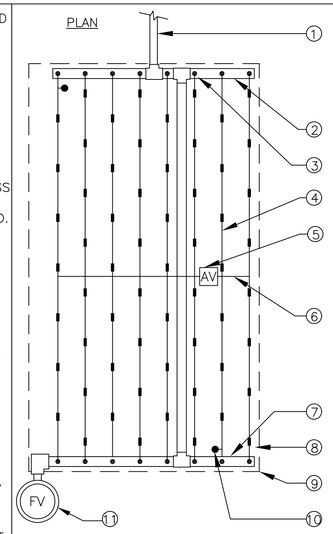
2019-10-24 4:06 PM DMUNGER
S:\2019\19-102 UKIAH STREETSCAPE\CAD\7-10-19\IP.110-IP.112 IRRIGATION L,N,D.DWG



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD–TO–ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD. EXTEND TO END OF ZONE/EXHAUST HEADER.
6. MANIFOLD–TO–TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
9. AIR/VACUUM RELIEF PLUMBED TO BLANK 5/8" POLY TUBING AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11. AREA PERIMETER.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2–4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

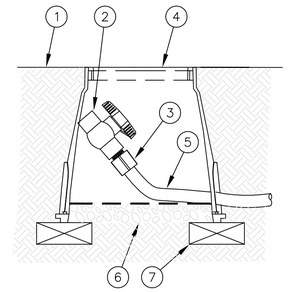
1 TORO DL 2000 CENTER FEED LAYOUT
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD–TO–ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
8. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
9. AREA PERIMETER.
10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2–4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

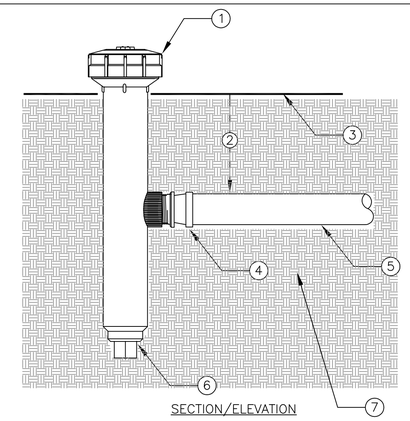
2 TORO DL 2000 END FEED LAYOUT
SCALE: NONE



NOTE:
ALLOW A 12" MINIMUM OF PVC HOSE IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

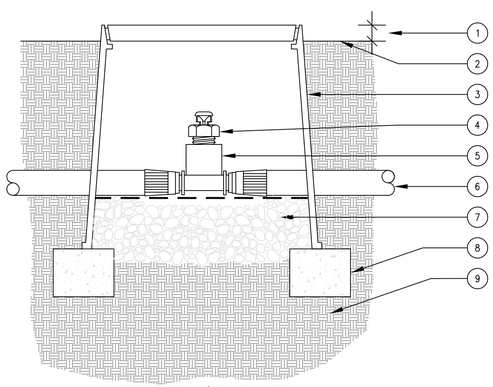
1. FINISH GRADE
2. 1/2" SCH 40 THREADED BALL VALVE.
3. 1/2" SCH 40 MALE ADAPTER.
4. 6" ROUND PLASTIC VALVE BOX.
5. 1" IPS PVC HOSE FROM EXHAUST HEADER OR BLANK DRIP TUBING.
6. PEA GRAVEL SUMP (6" DEEP).
7. BRICK (1 OF 2)

3 DRIPLINE–FLUSH POINT
SCALE: NONE



1. TORO 6" POP UP SPRINKLER WITH SIDE INLET (MODEL 570Z–6P–SI WITH 5' PRECISION NOZZLE (MODEL O–T–5–QP) TURNED COMPLETELY OFF WITH ADJUSTMENT SCREW. SPRINKLER SHALL OPERATE AS THE DRIPLINE INDICATOR. USE A MINIMUM OF ONE PER ZONE AND LOCATED AT END OF ZONE.
2. DEPTH OF DRIPLINE. REFER TO IRRIGATION LEGEND.
3. FINISH GRADE.
4. TORO TRI–LOC X 1/2" MPT ADAPTER (TL–M50)
5. DRIPLINE.
6. KEEP PLUG IN SPRINKLER. ONLY USE SIDE INLET.
7. SOIL BACKFILL.

4 DRIPLINE OPERATION INDICATOR
SCALE: NONE



NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
4. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD–500–34).
5. TORO TRI–LOC TEE X 1/2" FPT ADAPTER (TL–T–F50)
6. TORO DL2000 TUBING/ AIR–RELIEF LATERAL.
7. PEA GRAVEL (4" DEEP).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.

5 AIR VACUUM RELIEF VALVE IN DRIPLINE
SCALE: NONE

WATER CALCULATION:

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	40.9

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	BIORETENTION	LOW	0.3	DRIP	0.81	0.370	5,860	2,170	55,036	0.17	73.58	50%
2	TREES	LOW	0.3	BUBBLER	0.81	0.370	5,750	2,130	54,003	0.17	72.20	50%
					TOTALS		11,610	4,300	109,039	0.33	145.77	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME										
3				1							0%
				TOTALS							0%

MAWA	GALLONS/YR	132,483
	ACRE FEET/YR	0.41
	HCF/YR	177.12

ETWU	GALLONS/YR	109,039
	ACRE FEET/YR	0.33
	HCF/YR	145.77

SITE IRRIGATION EFFICIENCY	SITE PLANT FACT0R	MAWA COMPLIANT
81.0%	0.30	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	4,300
TOTAL AREA	11,610
AVG. ETAF	37.04%

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

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CITY OF UKIAH
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IRRIGATION DETAILS

PROJ NO: 11191705
DRWN: CHKD:

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SHEET 118 OF 124

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S:\2019\19-102 UKIAH STREETSCAPE\CAD\7-10-19\IP.110-IP.112 IRRIGATION L N.D.DWG

ABBREVIATIONS

(D)	DEMOLISH
(E)	EXISTING
(F)	FUTURE
(N)	NEW
A	AMPERES
AC	ALTERNATING CURRENT
AF	AMP FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AMPS INTERRUPTING CAPACITY
ANN	ANNUNCIATOR
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BAT	BATTERY
BFG	BELOW FINISH GRADE
CATV	CABLE TELEVISION
C	CONDUIT
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CO	CONDUIT ONLY
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CU	COPPER
DC	DIRECT CURRENT
EF	EXHAUST FAN
EGU	ENGINE GENERATOR UNIT
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NON-METALLIC TUBING
EP	EXPLOSION PROOF
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FC	FOOT CANDLE
FU	FUSE
GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
GFR	GROUND FAULT RELAY
HID	HIGH INTENSITY DISCHARGE
HOA	"HAND-OFF-AUTO" SWITCH
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HVAC	HEATING, VENTILATION & AIR-CONDITIONING
IG	ISOLATED GROUND
JB	JUNCTION BOX
KAIC	KILO-AMPS INTERRUPTING CAPACITY
KV	KILOVOLT
KVA	KILOVOLT-AMP
KW	KILOWATT
KWH	KILOWATT-HOUR
LPS	LOW PRESSURE SODIUM
LV	LOW VOLTAGE
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MFR	MANUFACTURER
MH	METAL HALIDE
MLO	MAIN LUGS ONLY
MV	MEDIUM VOLTAGE
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
OC	ON CENTER
PA	PUBLIC ADDRESS
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
PB	PULL BOX, ELECTRICAL
RECPT	RECEPTACLE, OUTLET
RGS	RIGID GALVANIZED STEEL (CONDUIT)
RVSS	REDUCED VOLTAGE SOFT START
RTU	REMOTE TERMINAL UNIT
TV	TELEVISION MONITOR (SET)
TVSS	TRANS. VOLT. SURGE SUPPRESSOR
UF	UNDER FLOOR
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
VA	VOLT-AMP
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHERPROOF
WPI	WEATHERPROOF IN USE
XFMR	TRANSFORMER

ELECTRICAL SYMBOLS LEGEND

LIGHTING

- LIGHTING FIXTURE, RECESSED
- RECESSED DOWN LIGHT FIXTURE
- RECESSED DIRECTIONAL FIXTURE (ARROW INDICATES AIMING)
- LIGHTING FIXTURE, SURFACE MOUNTED
- SURFACE, PENDANT OR OTHER FIXTURE
- LARGE DIAMETER PENDANT, DEPICTING APPROXIMATE DIAMETER
- LIGHTING FIXTURE, WALL MOUNTED
- WALL-MOUNTED HID, INCANDESCENT, OR COMPACT FLUORESCENT FIXTURE
- LIGHTING FIXTURE, PENDANT OR CABLE HUNG
- LIGHT TRACK AND TRACK-MOUNTED FIXTURES
- BATH FAN WITH INTEGRAL LIGHT
- EXIT SIGN, SINGLE FACE WITH DIRECTIONAL ARROWS AS INDICATED
- EXIT SIGN, DOUBLE FACE WITH DIRECTIONAL ARROWS AS INDICATED
- EXIT SIGN, LOW LEVEL (LL)
- COMBINATION EXIT/EMERGENCY LIGHT FIXTURE MOUNTING HEIGHT: +8'-0" AFF, UON
- EMERGENCY FIXTURE MOUNTING HEIGHT: +8'-0" AFF, UON
- DENOTES FIXTURE CONNECTED TO EMERGENCY CIRCUIT
- ADJUSTABLE SPOT OR FLOOD (ARROW INDICATES AIMING)
- OUTDOOR SITE LIGHT, POLE MOUNTED LUMINAIRE ARROW INDICATES AIMING DIRECTION, IF APPLICABLE
- BOLLARD OR POST-TOP FIXTURE

SWITCHING

- $ LIGHT SWITCH, SPST - MOUNTING HEIGHT: +44" AFF, UON
- $2 LIGHT SWITCH, DPST - MOUNTING HEIGHT: +44" AFF, UON
- $3 LIGHT SWITCH, 3-WAY - MOUNTING HEIGHT: +44" AFF, UON
- $a L — DENOTES SWITCH — LOW VOLTAGE SWITCH, MOMENTARY CONTACT, 3-POS., CENTER-OFF, MOUNTING HEIGHT: +44" AFF, UON
- $T TIMER SWITCH - MOUNTING HEIGHT: +44" AFF, UON
- 1a — DENOTES SWITCH, DENOTES CIRCUIT — CIRCUIT AND SWITCH DESIGNATION FOR LIGHTING FIXTURE
- 6R5 — DENOTES RELAY, DENOTES CIRCUIT — CIRCUIT AND RELAY DESIGNATION FOR LIGHTING FIXTURES (SEE CORRESPONDING LIGHTING CONTROL PANEL RELAY SCHEDULE)
- D1 DIMMER SWITCH - MOUNTING HEIGHT: +44" AFF, UON
- PP1 OCCUPANCY SENSOR POWER PACK, 1-CIRCUIT, MOUNTED ABOVE CEILING
- PP2 OCCUPANCY SENSOR POWER PACK, 2-CIRCUIT MOUNTED ABOVE CEILING
- CS1 OCCUPANCY SENSOR, CEILING MOUNTED, LINE VOLTAGE
- CS2 OCCUPANCY SENSOR, CEILING MOUNTED, LOW VOLTAGE
- W1 OCCUPANCY SENSOR, WALL MOUNTED, LINE VOLTAGE, 1-CIRCUIT MOUNTING HEIGHT: +44" AFF, UON
- W2 OCCUPANCY SENSOR, WALL MOUNTED, LINE VOLTAGE, 2-CIRCUIT MOUNTING HEIGHT: +44" AFF, UON
- PC PHOTO CONTROL SWITCH - MOUNT ON BUILDING EXTERIOR
- TC TIME CLOCK FOR LIGHTING CONTROL

POWER

- +48" — DENOTES HEIGHT IN INCHES AFF (INTERIOR) AFG (EXTERIOR) — DUPLEX RECEPTACLE, 20A 125V 2P 3W, GROUNDING TYPE, MOUNTING HEIGHT: +18" AFF UON
- $ DUPLEX RECEPTACLE - SPLIT WIRED, SWITCHED
- DUPLEX RECEPTACLE - EMERGENCY POWER
- C DUPLEX RECEPTACLE - CEILING MOUNTED
- FLOOR RECEPTACLE, 20A 125V 2P 3W, GROUNDING TYPE, FLUSH TYPE UON
- DOUBLE DUPLEX RECEPTACLE, 20A 125V 2P 3W, GROUNDING TYPE, MOUNTING HEIGHT: +18" AFF UON
- SINGLE RECEPTACLE, 20A 125V 2P 3W, GROUNDING TYPE, MOUNTING HEIGHT: +18" AFF UON
- OR — SPECIAL PURPOSE RECEPTACLE AS DESIGNATED SEE 'SPECIAL SYMBOLS' ON EACH SHEET
- DUAL SERVICE RECESSED FLOOR BOX WITH DUPLEX AND DATA RECEPTACLES
- J OR J — JUNCTION BOX, CODE SIZED UON
- FLOOR JUNCTION BOX
- DISCONNECT SWITCH - FUSED WHERE APPLICABLE
- MOTOR STARTER, COMBINATION WITH DISCONNECT SWITCH
- MOTOR STARTER OR CONTROLLER
- M MOTOR CONNECTION
- CEILING EXHAUST FAN
- WH OR WH — WATER HEATER
- P — POWER POLE: P=POWER, T=TELEPHONE, D=DATA, C=COMBINATION
- TEST PORT
- OR — GROUND ROD
- GUY WIRE AND ANCHOR
- T — THERMOSTAT (SEE MECHANICAL DRAWINGS) COORDINATE MOUNTING HEIGHT
- BT BYPASS TIMER OR TIME SWITCH
- PUSHBUTTON
- LC LIGHTING CONTACTOR

COMMUNICATION

- CCTV CAMERA, CEILING MOUNT
- I INTERCOM CALL IN SWITCH - MOUNTING HEIGHT: +44" AFF, UON
- TELEPHONE OUTLET FOR WALL MOUNTED TELEPHONE MOUNTING HEIGHT: +44" AFF UON
- DATA OUTLET - MOUNTING HEIGHT: +18" AFF UON
- 2T — DENOTES # OF TELEPHONE JACKS, DENOTES # OF DATA JACKS — TELEPHONE/DATA OUTLET, FLUSH TYPE UON MOUNTING HEIGHT: +18" AFF UON
- 1-2 — SURFACE RACEWAY WITH POWER AND TELEPHONE/DATA RECEPTACLES AS INDICATED
- TV CATV OUTLET - MOUNTING HEIGHT: +96" AFF UON
- AV1 AUDIO/VIDEO OUTLET - MOUNTING HEIGHT: +18" AFF UON
- C CLOCK WITH BUZZER - MOUNTING HEIGHT: SEE PLANS
- B BELL, STANDARD 6" - MOUNTING HEIGHT: SEE PLANS PA SYSTEM
- S SPEAKER - WALL MOUNTED
- S PA SYSTEM SPEAKER - CEILING MOUNTED
- S PA SYSTEM HORN - MOUNTING HEIGHT: SEE PLANS

EQUIPMENT

- MAIN SWITCHBOARD
- DISTRIBUTION PANEL BOARD
- COMBINATION METER/MAIN SERVICE PANEL
- OR — BRANCH CIRCUIT PANEL BOARD, SURFACE OR FLUSH MOUNTED
- OR — LIGHTING CONTROL PANEL
- OR — SIGNAL TERMINAL CABINET OR CONTROL PANEL SURFACE OR FLUSH MOUNTED
- SIGNAL TERMINAL BACKBOARD
- N30 — CONCRETE UNDERGROUND HAND HOLE (NUMBER DENOTES CHRISTY SIZE)
- T OR — TRANSFORMER

CONDUIT

- CONDUIT INSTALLED ABOVE GRADE
- CONDUIT INSTALLED UNDERGROUND OR UNDER SLAB
- CONDUIT STUB-OUT WITH CAP
- FLEXIBLE CONDUIT WHIP TO LIGHT FIXTURE OR EQUIPMENT
- L1-4 — INDICATES CIRCUIT BREAKER I.D. — INDICATES BRANCH PANEL — CONDUIT HOME RUN TO DESIGNATED PANEL, TERMINAL, OR CONTROL CABINET EXAMPLES:
  - L1-6,8 — COMMA INDICATES MULTIPLE SINGLE POLE CIRCUITS
  - L1-10/12 — SLASH INDICATES MULTI-POLE CIRCUIT

NOTE FOR CONDUIT: THE TIC MARKS INDICATE THE QUANTITY OF #12 AWG WIRES OR, IF INDICATED, THE QUANTITY OF OTHER SIZE WIRE OR CABLES.

SEE THE SINGLE LINE DIAGRAM FOR FEEDER SIZES.
EXAMPLES:
- = (3) #12
- #10 = (2) #10
- F1 = (1) TYPE F1 CABLE. SEE CABLE SCHEDULE.

OBJECT LINES

- J — NEW OBJECTS (HEAVY CONTINUOUS LINES, UNDERGROUND CONDUIT HEAVY DASHED LINES)
- J — EXISTING OBJECTS TO REMAIN. MAY INCLUDE NEW CIRCUITING ETC. (FINE CONTINUOUS LINES, UNDERGROUND CONDUIT FINE DASHED LINES)
- J — EXISTING OBJECTS TO BE DEMOLISHED (EXTRA FINE DASHED LINES, SCREENED)

ANNOTATION

- 1 KEYNOTE
- 10 RACEWAY, FEEDER OR CIRCUIT DESIGNATION (SEE SCHEDULE)
- A / 180 — DENOTES TYPE, DENOTES WATTS — LIGHTING FIXTURE TYPE DESIGNATION (SEE SCHEDULE)
- 1 / E-501 — DETAIL NUMBER, SHEET NUMBER ON WHICH DETAIL APPEARS — DETAIL INDICATOR
- A / E-301 — SECTION LETTER, SHEET NUMBER ON WHICH SECTION APPEARS — SECTION INDICATOR
- WH / 1 MECHANICAL EQUIPMENT DESIGNATION (SEE SCHEDULE)

GENERAL ELECTRICAL NOTES

1. COORDINATE WITH CITY OF UKIAH ELECTRIC DEPARTMENT ON ALL ELECTRICAL IMPROVEMENTS.

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10/24/2019

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MARK	DATE	DESCRIPTION
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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

GENERAL ELECTRICAL

PROJ NO: 11191705
DRWN: CP CHKD: MK

E-001

SHEET 119 OF 124

2019-10-30, 3:30 PM KHARVEY
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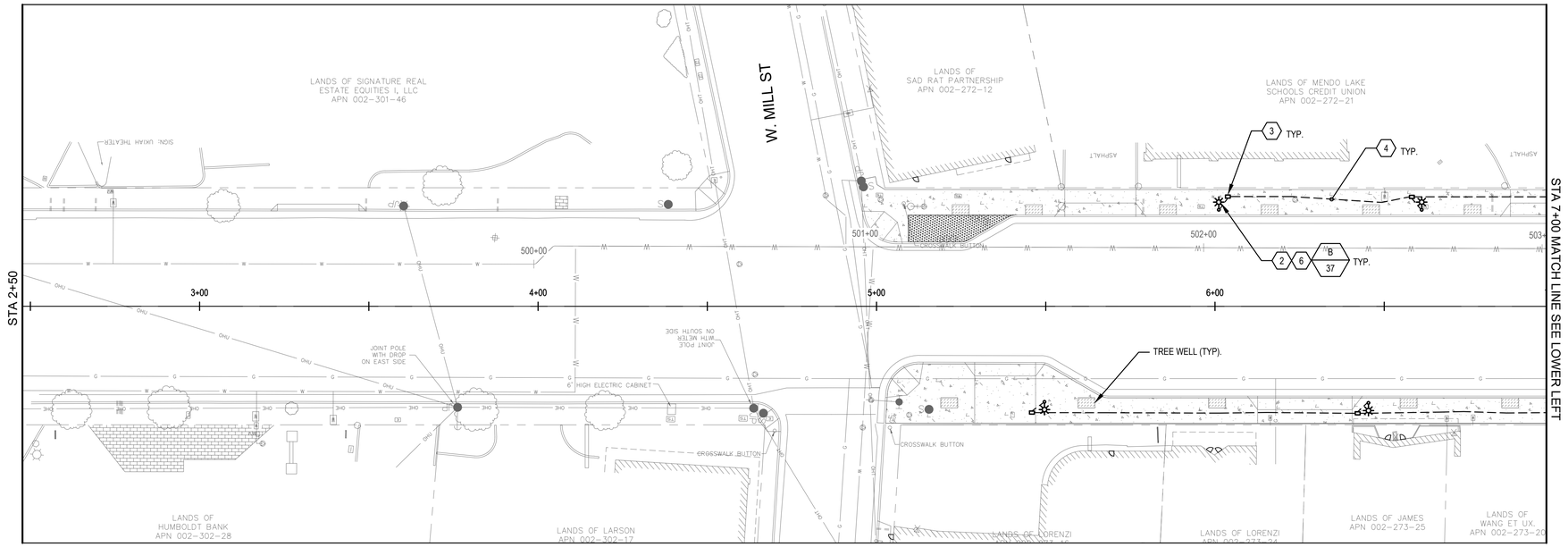
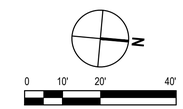
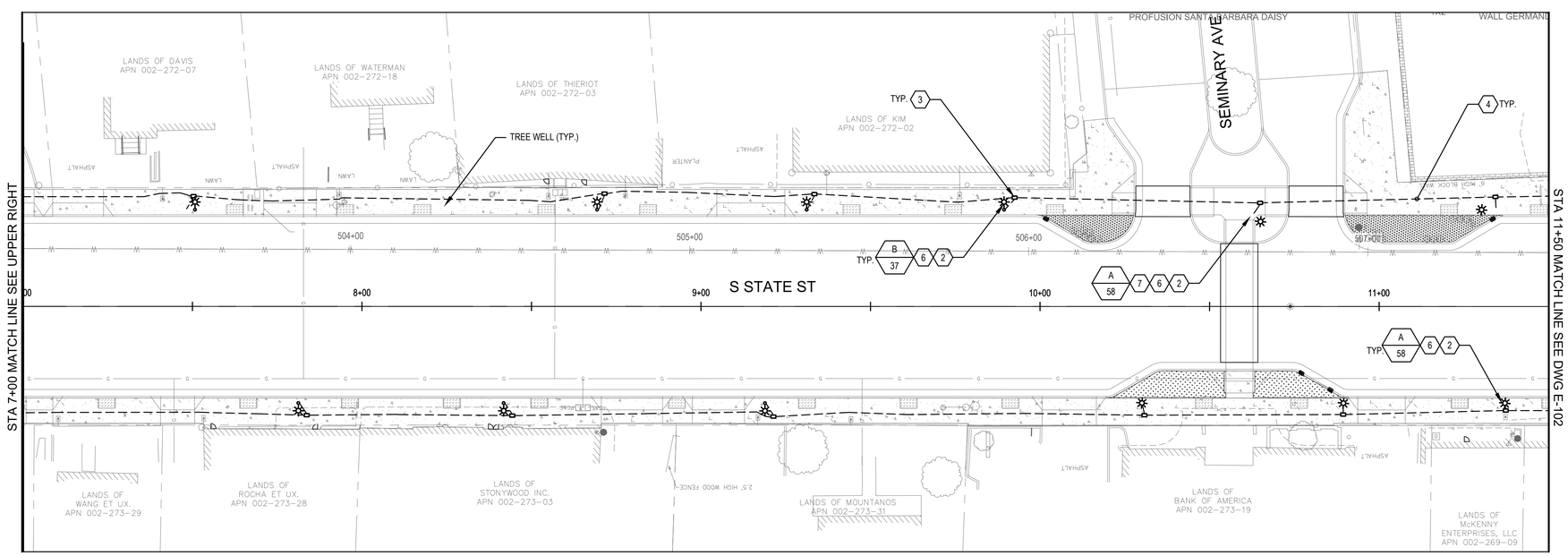
SHEET KEYNOTES

1. (E) ELECTRICAL SERVICE CONNECTION. SEE SINGLE-LINE DIAGRAM.
2. PROVIDE NEW LUMINAIRE, PHOTOCELL, POLE, POLE BASE, AND PULLBOX AS INDICATED.
3. PROVIDE NEW LIGHTING SYSTEM PULLBOX. INTERCEPT AND CONNECT TO NEW STREET LIGHTING CONDUIT. SEE STREET LIGHT WIRING DIAGRAM DETAIL ON E-501 AND SINGLE LINE DIAGRAM UNMETERED SERVICE DETAIL ON E-601.
4. PROVIDE 2 INCH TYPE 3 CONDUIT PER UL 651. SEE TYPICAL ELECTRICAL TRENCH DETAIL ON E-501
5. PROVIDE NEW LIGHTING SYSTEM PULLBOX.
6. PROVIDE TYPICAL LIGHT FIXTURE. SEE LIGHT FIXTURE SCHEDULE ON E-601.
7. INSTALL FLASHING BEACON SYSTEM. REFER TO SIGNING PLANS.







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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

ELECTRICAL PLAN
STA. 2+50 - STA. 11+50

PROJ NO: 11191705
DRWN: CP CHKD: JS

E-101

SHEET 120 OF 124

2019-10-30 3:31 PM KHARVEY
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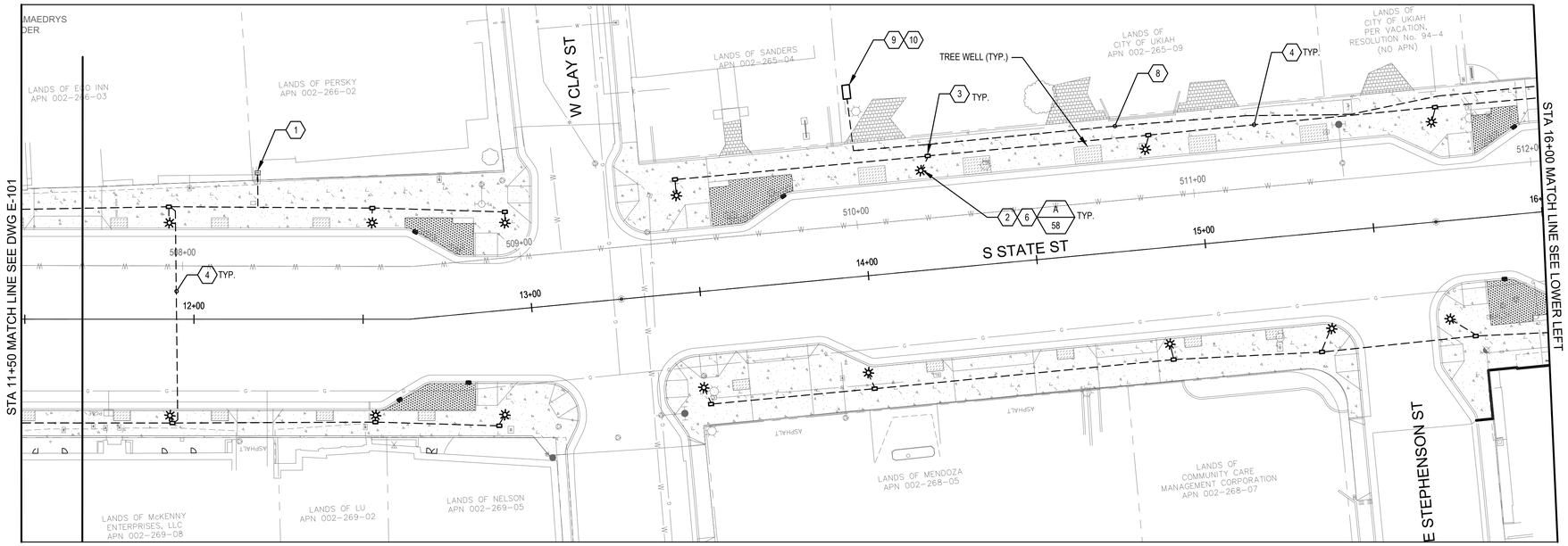

SHEET GENERAL NOTES

1. REFER TO TRAFFIC SIGNAL PLANS FOR ALL EXISTING AND NEW TRAFFIC SIGNAL LIGHTS DEMOLITION, RELOCATION, ELECTRICAL CONNECTION, AND ALL ASSOCIATED WORK.
2. ADJUST LIGHT POLE AND PULLBOX LOCATION ACCORDINGLY TO AVOID ANY STORM DRAIN SYSTEM OR ANY OTHER OBSTRUCTION.

SHEET KEYNOTES

1. (E) ELECTRICAL SERVICE CONNECTION. SEE SINGLE-LINE DIAGRAM.
2. PROVIDE NEW LUMINAIRE, PHOTOCELL, POLE, POLE BASE, AND PULLBOX AS INDICATED.
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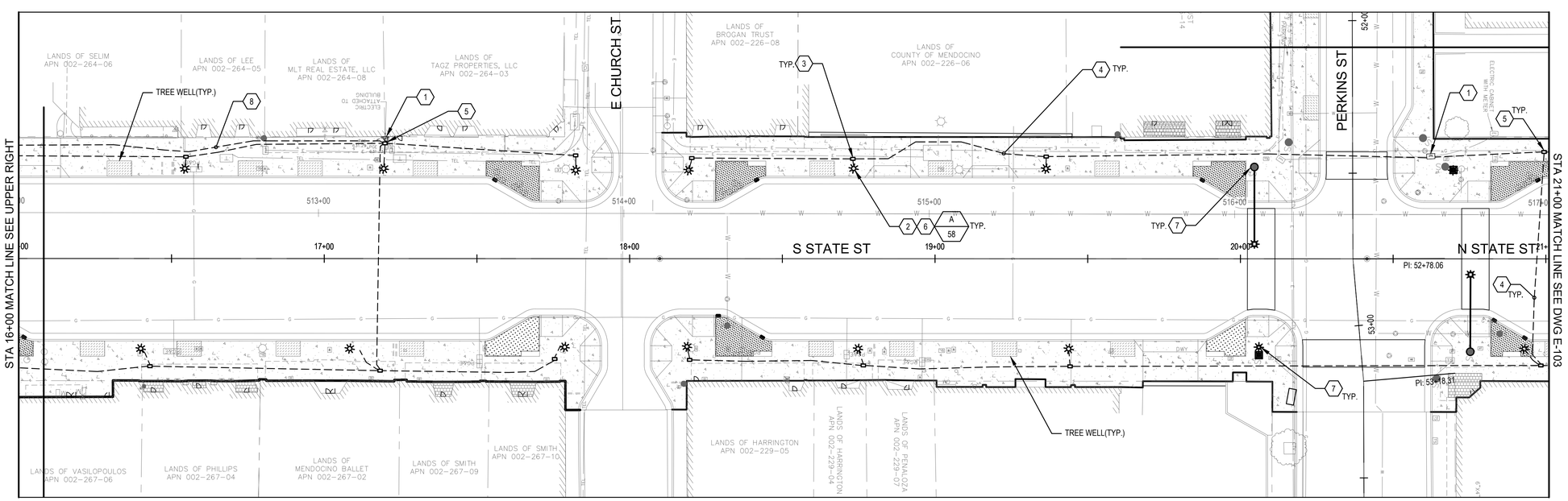
5. PROVIDE NEW LIGHTING SYSTEM PULLBOX
6. PROVIDE TYPICAL LIGHT FIXTURE. SEE LIGHT FIXTURE SCHEDULE ON E-601
7. TRAFFIC SIGNAL LIGHT. SEE SHEET GENERAL NOTES 1.
8. PROVIDE 3 INCH TYPE 3 CONDUIT PER UL 651. SEE TYPICAL ELECTRICAL TRENCH DETAIL ON E-501.
9. PROVIDE NEW SERVICE PEDESTAL. SEE ELECTRICAL DETAILS 2, 3, AND 4 ON E-501 AND SINGLE LINE DIAGRAM - METERED SERVICE ON E-601 FOR MORE INFORMATION.
10. PROVIDE POWER TO IRRIGATION CONTROLLER. REFER TO IRRIGATION PLANS FOR FURTHER INFORMATION ON IRRIGATION SYSTEM.

N

0 10' 20' 40'



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UKIAH DOWNTOWN STREETSCAPE

ELECTRICAL PLAN
STA. 11+50 - STA. 21+00

PROJ NO: 11191705

DRWN: CP CHKD: JS

E-102

SHEET 121 OF 124

2019-10-30 3:31 PM KHARVEY
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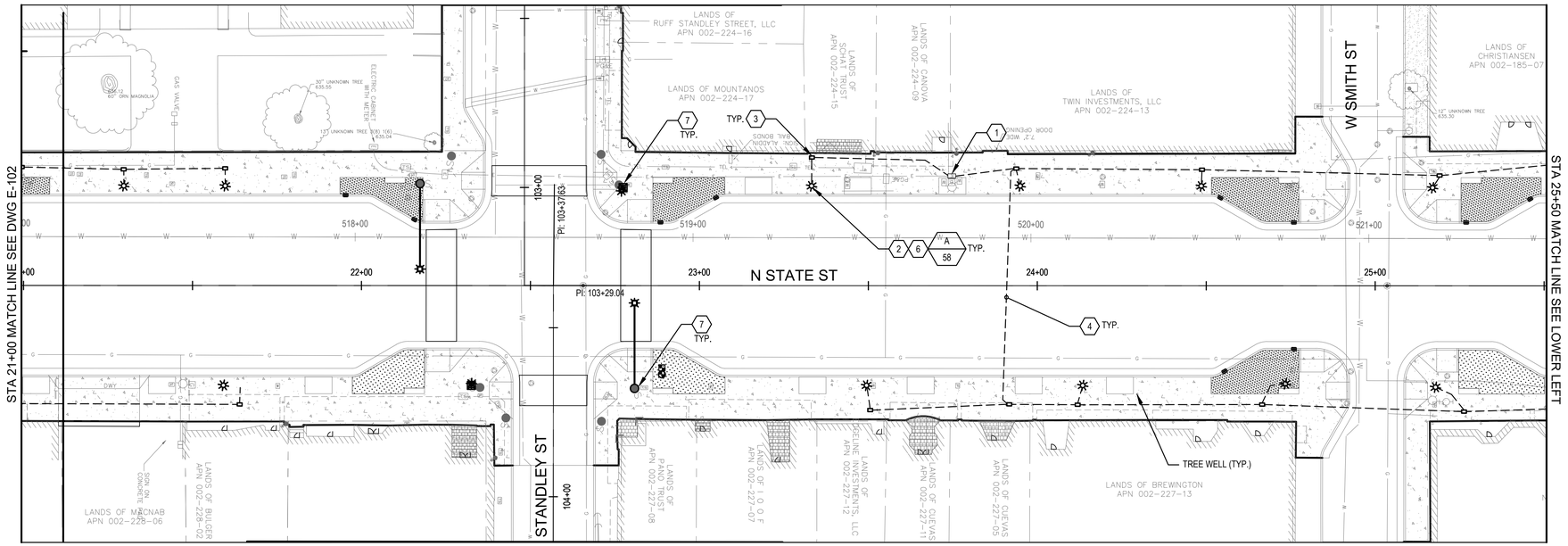

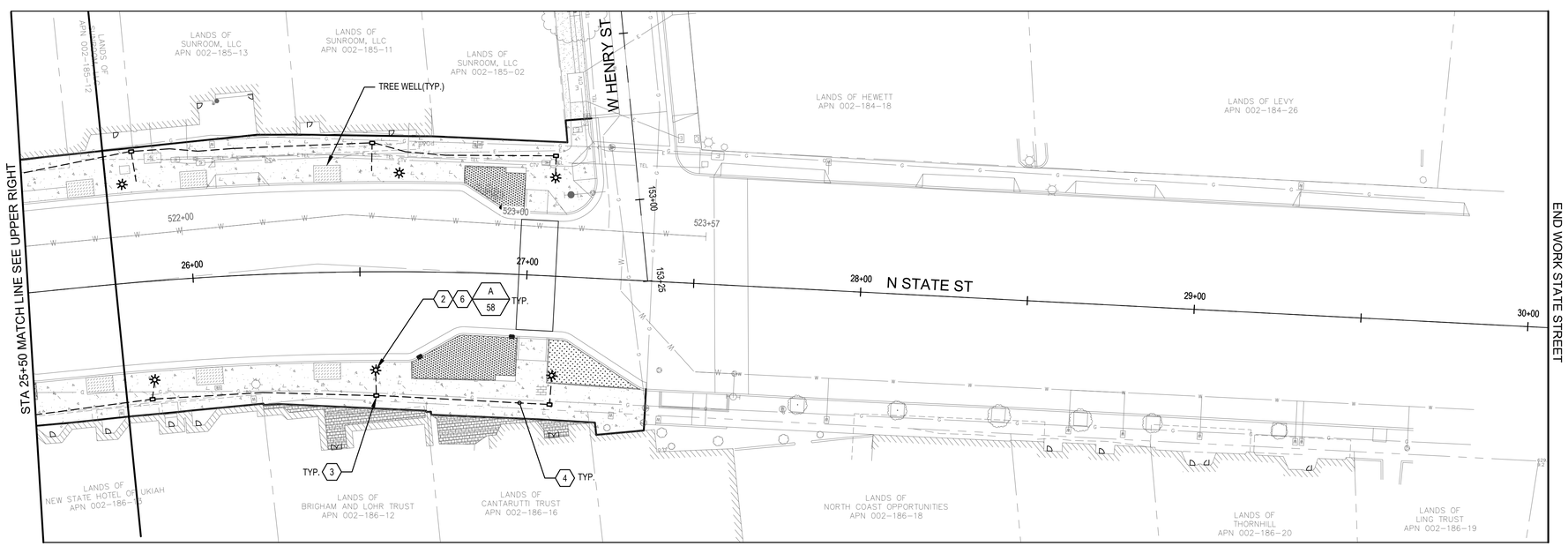

SHEET GENERAL NOTES

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5. PROVIDE NEW LIGHTING SYSTEM PULLBOX.
6. PROVIDE TYPICAL LIGHT FIXTURE. SEE LIGHT FIXTURE SCHEDULE ON E-601.
7. TRAFFIC SIGNAL LIGHT. SEE SHEET GENERAL NOTES 1.

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

ELECTRICAL PLAN
STA. 21+00 - STA. 30+00

PROJ NO: 11191705
DRWN: CP CHKD: JS

E-103

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2019-10-30 3:32 PM KHARVEY
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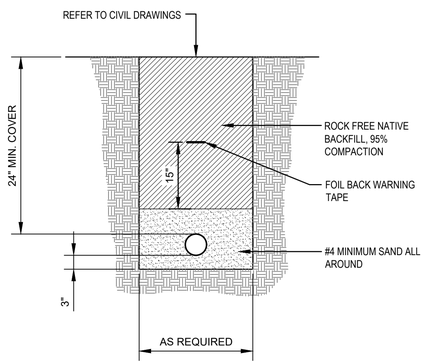
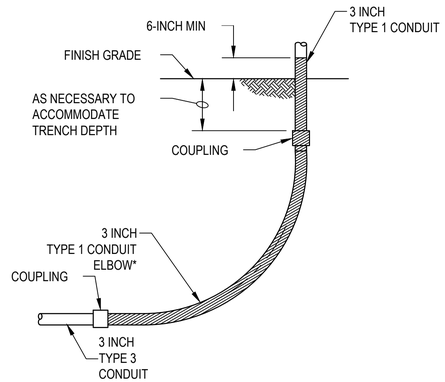


NOTE:

1. MAINTAIN A MINIMUM VERTICAL SEPARATION OF 12" WHEN CROSSING UTILITIES. ROUTE CONDUIT EITHER ABOVE OR BELOW OTHER UTILITIES AS NECESSARY TO ACHIEVE THIS SEPARATION WHILE MAINTAINING THE MINIMUM BACKFILL COVERAGE.

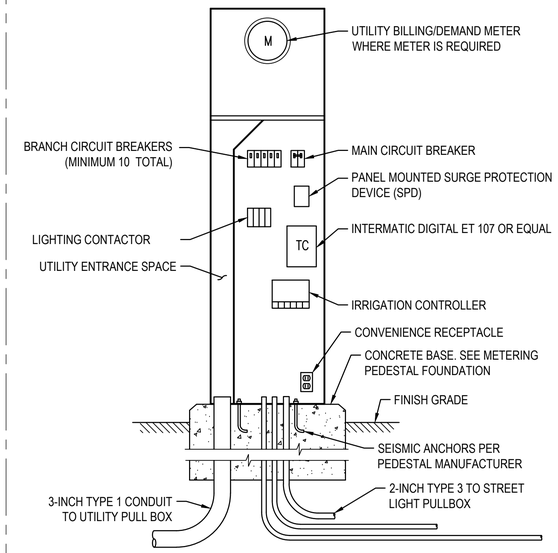
1 TYPICAL ELECTRICAL TRENCH

NO SCALE



2 TYPICAL CONDUIT STUB-UP

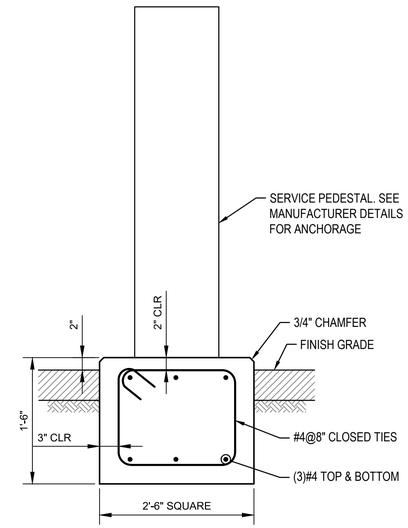
NO SCALE



NOTE:
1. EXTERIOR DOOR NOT SHOWN FOR CLARITY.

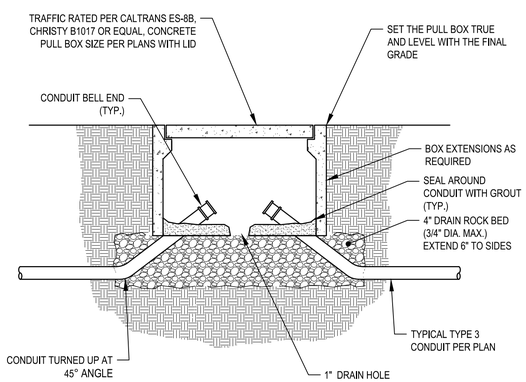
3 METERING PEDESTAL ELEVATION

NO SCALE



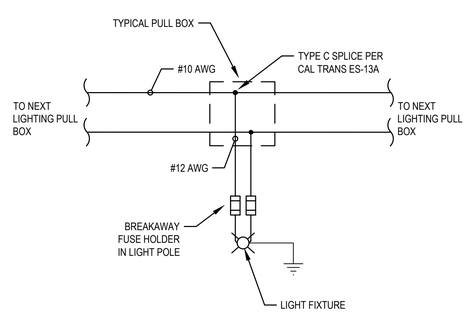
4 METERING PEDESTAL FOUNDATION

NO SCALE



5 TYPICAL PULL BOX - SIGNAL OR POWER

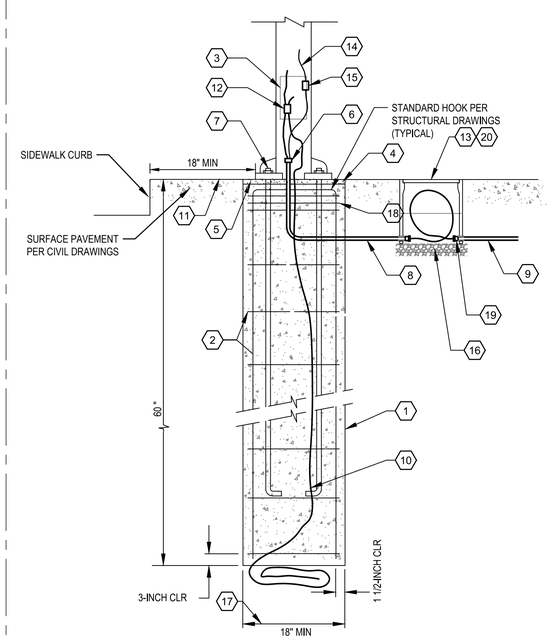
NO SCALE



NOTE:
1. SEE SINGLE DIAGRAM E-601.

6 STREET LIGHT WIRING DIAGRAM

NO SCALE



7 TYPICAL CONCRETE POLE BASE

NO SCALE

DETAIL KEYNOTES

1. POURED IN PLACE ROUND CONCRETE SUPPORT BASE.
2. 4- NO. 6 VERTICAL BARS WITH NO. 3 TIES @ 8-INCH O.C. SEE NOTE 18.
3. ACCESS HAND-HOLE.
4. NOT USED.
5. GROUT IN ALL AROUND BETWEEN BOTTOM OF POLE BASE FOLLOWING POLE ERECTION AND FINAL LEVELING.
6. STUB CONDUIT UP INTO POLE BASE WIRING CAVITY. (IF TYPE 1 CONDUIT TERMINATE WITH GROUNDING BUSHING.)
7. PROVIDE SUPPORT AND LEVELING NUTS ON TOP AND BOTTOM OF POLE BASE MOUNTING PLATE. MOUNTING PLATE AND MOUNTING BOLTS SHALL BE PER MANUFACTURERS BOLT PATTERN, LENGTH SHALL BE PER MANUFACTURERS SPECIFICATIONS. WITH 2'-0" MIN. EMBEDMENT INTO CONCRETE POLE BASE.
8. TYPICAL TYPE 3 CONDUIT, 3/4-INCH MIN, WITH CONDUCTORS AS INDICATED ON DRAWINGS.
9. TYPICAL INCOMING EXTERIOR BRANCH CIRCUIT CONDUIT AND WIRING FROM U.G. CONDUITS. CONDUIT SHALL ENTER BOX AT 90-DEGREES
10. (1) #12 AWG BARE COPPER GROUND. COIL 30-INCH AT BOTTOM OF FOUNDATION.
11. TOP OF SIDEWALK AS INDICATED ON THE RESPECTIVE AREA SITE PLAN. SEE CIVIL DRAWINGS FOR SIDEWALK DETAILS.
12. BOLTED TYPE WIRE GROUND CONNECTOR.
13. REINFORCED, PRECAST GRADE MOUNTED ELECTRICAL BOX, CHRISTY B1017 OR EQUAL. PROVIDE WITH OPEN BOTTOM. ALL SPLICES SHALL BE MADE IN THE PULL BOX AND SHALL BE WATERPROOF, CAST TYPE.
14. WIRING TO LIGHT FIXTURE. CONNECT COMPLETE.
15. WATERPROOF IN-LINE FUSES.
16. COMPACTED AGGREGATE BASE FLOOR ON UNDISTURBED EARTH
17. WHERE THERE ARE EXISTING POLE MOUNTED FIXTURES ON THE JOB SITE, MODIFY DIAMETER OF POLE BASE TO MATCH EXISTING. MINIMUM DIAMETER SHALL BE 18-INCH.
18. LATERAL REINFORCEMENT SHALL BE DISTRIBUTED WITHIN 5-INCHES OF THE TOP OF THE COLUMN AND SHALL CONSIST OF 2-NO. 4 OR 3-NO. 3 BARS. (PER ACI318 - 7.10.5.6)
19. PROVIDE BELL-END ON ALL CONDUITS. GROUT AND SEAL CONDUIT ENTRY INTO PULL BOX.
20. LABEL COVER WITH "LIGHTING" OR SIMILAR

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

ELECTRICAL DETAILS - 1

PROJ NO: 11191705
DRWN: CP CHKD: MK

E-501

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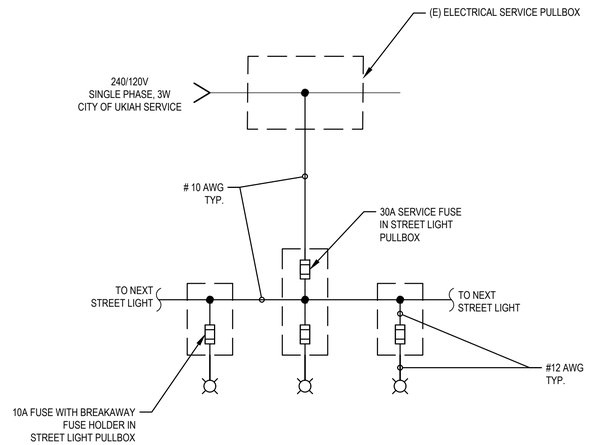
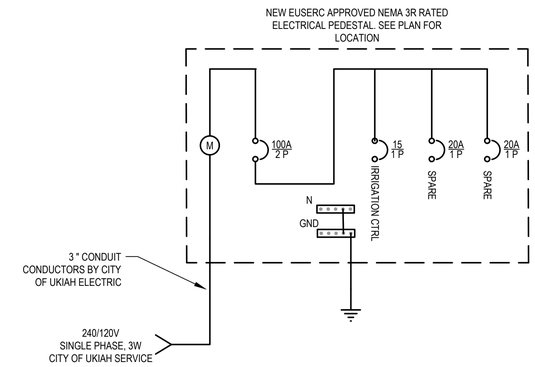


NOTE:
GROUNDING CONDUCTOR NOT SHOWN. PROVIDE GROUNDING CONDUCTORS WITH PHASE CONDUCTORS.
TERMINATE GROUNDING CONDUCTOR AT UTILITY SERVICE POINT.

1 SINGLE LINE DIAGRAM - UNMETERED SERVICE

NO SCALE



2 SINGLE LINE DIAGRAM - METERED SERVICE

NO SCALE

LIGHTING FIXTURE SCHEDULE

TYPE MARK	MANUFACTURER	MODEL	FIXTURE DESCRIPTION	MOUNTING	LAMP TYPE	COLOR TEMP.	WATTAGE
A	STERNBERG	PT-MS805X-XX-XRLED-12L35T4-MDL14-XXX-FHD	MAIN STREET SERIES	15' POLE MOUNTED	LED	3500K	58
B	PHILIPS LUMEC	DMS50-35W32LED3K-ACDR-LE2S-240-SMA-PHXLRC	DOMUS 50	15' POLE MOUNTED	LED	3000K	37

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CITY OF UKIAH
UKIAH DOWNTOWN STREETSCAPE

SINGLE LINE DIAGRAM

PROJ NO: 11191705
DRWN: CP CHKD: MK

E-601

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CITY OF UKIAH

MENDOCINO COUNTY, CALIFORNIA

SPECIAL PROVISIONS

FOR

DOWNTOWN STREETSCAPE AND ROAD DIET PROJECT

SPECIFICATION NO. 1819-173

FEDERAL PROJECT NO. RPSTPLE-5049(025) and HSIPL-5049(026)

CITY OF UKIAH
DEPARTMENT OF PUBLIC WORKS
300 Seminary Avenue
Ukiah, California 95482-5400

Bids Open: **_____,_____, _____**
2:00 p.m.
Office of City Clerk

CITY OF UKIAH

MENDOCINO COUNTY, CALIFORNIA

CITY COUNCIL:

MAUREEN MULHEREN – MAYOR

DOUGLAS CRANE – VICE-MAYOR

JIM BROWN – COUNCIL MEMBER

STEVE SCALMANINI – COUNCIL MEMBER

JUAN OROZCO – COUNCIL MEMBER

SAGE SANGIACOMO – CITY MANAGER

TIM ERIKSEN - DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

MARY HORGER – PROCUREMENT MANAGER

KRISTINE LAWLER – CITY CLERK

R. ALLEN CARTER - CITY TREASURER

CITY OF UKIAH
DEPARTMENT OF PUBLIC WORKS
OCTOBER 2019

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DAVIS BACON FEDERAL WAGE RATES

CITY OF UKIAH, MENDOCINO COUNTY, CALIFORNIA
NOTICE TO BIDDERS FOR
DOWNTOWN STREETSCAPE AND ROAD DIET PROJECT
SPECIFICATION NO. 1819-173

NOTICE IS HEREBY GIVEN that sealed standard proposals for DOWNTOWN STREETSCAPE AND ROAD DIET PROJECT will be received at the Office of the City Clerk, Ukiah Civic Center, 300 Seminary Avenue, Ukiah California until 2:00 p.m. on _____, ____, 20___, at which time, or as soon thereafter as possible, they will be publicly opened and read. Bids shall be addressed to the City Clerk and shall be endorsed "DOWNTOWN STREETSCAPE AND ROAD DIET PROJECT." Bids are required for the entire work described herein. No fax bids will be accepted.

ENGINEER'S ESTIMATE OF QUANTITIES

Item No.	Description	Quantity	Unit of Measure
1	Streetscape Mobilization, Demobilization, and Final Cleanup	1	LS
2	Road Diet Mobilization, Demobilization, and Final Cleanup	1	LS
3	Storm Water Pollution Prevention Plan (SWPPP)	1	LS
4	Storm Water Sampling and Analysis Day	7	EA
5	Temporary Water Pollution Control Measures	1	LS
6	Progress Schedule (Critical Path Method)	1	LS
7	Construction Area Signs	1	LS
8	Traffic Control System	1	LS
9	Construction Survey	1	LS
10	Remove Thermoplastic Traffic Stripe	9,042	LF
11	Remove Thermoplastic Traffic Marking	438	SF
12	Adjust Existing Manhole Cover to Grade	14	EA
13	Adjust Existing Valve/SSCO to grade	87	EA
14	Adjust Existing Utility Cover to Grade (Sidewalk)	198	EA
15	Remove Concrete (Curb and Gutter)	5,317	LF
16	Remove Concrete Sidewalk	45,252	SF
17	Cold Plane Asphalt Concrete Pavement Conforms	5,850	SF
18	Remove Pavement	142,654	SF
19	Clearing and Grubbing	1	LS
20	Roadway Excavation (FINAL)	4,696	CY(F)
21	Remove Unsuitable Material	50	CY
22	Class 2 Aggregate Base (FINAL)	3,354	CY(F)
23	Hot Mix Asphalt (Type A)	5,150	TON
24	Geosynthetic Pavement Interlayer (Paving Fabric)	6,070	SY
25	12" Reinforced Concrete Pipe (Class IV)	325	LF
26	Drainage Inlet	12	EA
27	Modify Existing Drainage Inlet to Manhole	2	EA
28	LID Storm Drain Inlet	10	EA
29	Remove Existing Drainage Inlet	12	EA
30	Trench Bracing and Shoring	1	LS
31	Minor Concrete (Curb)	50	LF
32	Minor Concrete (Curb and Gutter)	4,138	LF
33	Minor Concrete (Driveway)	2,877	SF
34	Minor Concrete (Sidewalk)	34,612	SF
35	Minor Concrete (Sidewalk, light exposed aggregate finish)	9,845	SF
36	Minor Concrete (Sidewalk, medium exposed aggregate finish)	2,039	SF
37	Minor Concrete (Curb Ramp, exposed aggregate finish)	55	EA
38	Irrigation System	1	LS

39	Street Tree	105	EA
40	Decomposed Granite Tree Well	2,170	SF
41	Bench	25	EA
42	Trash Receptacle	17	EA
43	Bike Rack	28	EA
44	Planter Rail	940	LF
45	Planting Area	6,223	SF
46	Plant Establishment Work	1	LS
47	Bioretention Area	4,100	SF
48	Survey Monument	7	EA
49	Flag Pole Sleeve	90	EA
50	Parking Meter Post	38	EA
51	Pavement Marker	259	EA
52	Remove Roadside Sign (Metal Post)	91	EA
53	Remove Roadside Sign Panel	75	EA
54	Metal Roadside Sign	75	EA
55	Roadside Sign - One Post	91	EA
56	Parking Tee Traffic Stripe	610	EA
57	Traffic Stripe (Detail 22)	1,428	LF
58	Traffic Stripe (Detail 27B)	200	LF
59	Traffic Stripe (Detail 32)	920	LF
60	Traffic Stripe (Detail 37B)	200	LF
61	Traffic Stripe (Detail 38)	546	LF
62	Traffic Stripe (Detail 40)	53	LF
63	Thermoplastic Crosswalk and Pavement Marking	2,513	SF
64	Decorative Thermoplastic Crosswalk (State St / Seminary Ave)	1	LS
65	Decorative Thermoplastic Crosswalk (State St / Perkins St)	1	LS
66	Decorative Thermoplastic Crosswalk (State St / Standley St)	1	LS
67	Decorative Thermoplastic Crosswalk (State St / Henry St)	1	LS
68	Modify Signal (State Street / Mill Street)	1	LS
69	Modify Signal (State Street / Perkins Street)	1	LS
70	Modify Signal (State Street / Standley Street)	1	LS
71	Remove Lighting Standard	2	EA
72	Inductive Loop Detector	8	EA
73	Lighting System	1	LS

Plans and Special Provisions may be inspected and/or copies obtained from the City's website at www.cityofukiah.com/purchasing. No bid will be considered unless it is made on the forms furnished by the City and is made in accordance with the details of the Special Provisions. Each bidder must be licensed as required by law. Further information regarding the work or these specifications can be obtained by calling Mary Horger, Procurement Manager at (707) 463-6233 or by email at mhorger@cityofukiah.com.

The City Council reserves the right to reject any or all bids and to determine which proposal is, in its opinion, the lowest responsive bid by a responsible bidder and which it deems in the best interest of the City to accept. The City Council also reserves the right, but not the obligation, to waive any irregularity or failure to strictly comply with the bidding requirements, that the City determines in the reasonable exercise of its discretion does not provide the bidder with a competitive advantage over other bidders.

This project is subject to the "Buy America" provisions of the Surface Transportation Assistance Act of 1982 as amended by the Intermodal Surface Transportation Efficiency Act of 1991.

The City of Ukiah affirms that in any contract entered into pursuant to this advertisement, Disadvantaged Business Enterprises (DBE) will be afforded full opportunity to submit bids in response to this invitation. Bidders are advised that, as required by federal law, the City of Ukiah is implementing DBE requirements for this Project. Section 16 "Federal Requirements for Federal-Aid Construction Projects" under subsection titled "Disadvantaged Business Enterprises (DBE) covers these requirements.

The DBE Contract goal is 10%

No contractor or subcontractor may be listed on a bid proposal for a public works unless registered with the Department of Industrial Relations ("DIR") pursuant to Labor Code section 1725.5 except as allowed. under Labor Code section 1771.1. The prime contractor shall be responsible for posting job site notices as prescribed by regulation. This project is subject to compliance monitoring and enforcement by the DIR.

Pursuant to provisions of Section 1770, including amendments thereof, of the Labor Code of the State of California, the DIR Director has ascertained the general prevailing rate of wages for straight time, overtime, Saturdays, Sundays and Holidays including employer payment for health and welfare, vacation, pension and similar purposes for the City of Ukiah. Copies of his General Prevailing Wage Determination are available on the Internet at web address: http://www.dir.ca.gov/DLSR/PWD/.

The Federal minimum wage rates for this project as predetermined by the United States Secretary of Labor are set forth in the Bid Book and in copies of this book that may be examined at the offices described above where project plans, special provisions, and bid forms may be seen. Addenda to modify the Federal minimum wage rates, if necessary, will be issued to holders of Bid book. Future effective general prevailing wage rates, which have been predetermined and are on file with the California Department of Industrial Relations are referenced but not printed in the general prevailing wage rates. Attention is directed to the Federal minimum wage rate requirements in the Bid book. If there is a difference between the minimum wage rates predetermined by the Secretary of Labor and the general prevailing wage rates determined by the Director of the California Department of Industrial Relations for similar classifications of labor, the Contractor and subcontractors shall pay not less than the higher wage rate. The Department will not accept lower State wage rates not specifically included in the Federal minimum wage determinations. This includes "helper" (or other classifications based on hours of experience) or any other classification not appearing in the Federal wage determinations. Where Federal wage determinations do not contain the State wage rate determination otherwise available for use by the Contractor and subcontractors, the Contractor and subcontractors shall pay not less than the Federal minimum wage rate, which most closely approximates the duties of the employees in question.

The prime contractor for the work herein shall possess a current, valid State of California, Class A (General Engineering) Contractor's License. Pursuant to California Public Contract Code §22300, this contract includes provisions that allow substitutions of certain types of securities in lieu of the City withholding a portion of the partial payments due the Contractor to insure performance under this contract.

By order of the City Council, City of Ukiah, County of Mendocino, State of California.

Dated:_____ _____

Kristine Lawler, City Clerk, City of Ukiah, California

PUBLISH TWO TIMES:

INSTRUCTIONS TO BIDDERS

DOWNTOWN STREETSCAPE AND ROAD DIET PROJECT shall be performed in accordance with the Plans and Special Provisions therefor adopted, to which special reference is hereby made.

Each bidder must supply all the information required by the bid documents and Special Provisions.

Minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award of any contract entered into pursuant to this advertisement. Women will be afforded equal opportunity in all areas of employment. However, the employment of women shall not diminish the standards or requirements for the employment of minorities.

All proposals or bids shall be accompanied by a cashier's check or certified check payable to the order of the City of Ukiah amounting to 10 percent of the bid, or by a bond in said amount and signed by the bidder and a corporate surety, payable to said City. Said check shall be forfeited, or said bond shall become payable to said City in case the bidder depositing the same does not, within fifteen (15) days after written notice that the contract has been awarded to him: (a) enter into a contract with the City and (b) furnish certificates of insurance and endorsements, a bond of faithful performance and a payment bond as described in the Special Provisions.

No bidder shall withdraw his or her bid for a period of thirty (30) calendar days after the date set by the City for the opening thereof.

The Contractor and any subcontractors shall each possess a valid City of Ukiah Business License prior to the start of any work.

The Contractor shall furnish a project schedule to the Engineer prior to the start of any work and start work as scheduled.

The work is to be completed within 250 working days. The Contractor will pay to the City the sum of five hundred ($500.00) dollars per day for each and every calendar day delay beyond the time prescribed.

The staff shall notify a bidder by telephone, email or fax, if it intends to recommend the rejection of the bidder's bid. Any bid protest must be filed with the City Clerk not more than five calendar days following the bid opening, or 2 calendar days following notice that staff is recommending the rejection of a bid. If any such timely written protest is filed, all bidders shall be provided a copy of the protest within 2 calendar days of its receipt, which may be delivered to the bidders as an email attachment or by fax. All such bidders may file with the City Manager a written objection or other response to the protest.

All objections or responses filed not more than 5 days after receipt of the written protest will be presented to the City Council at its next regular meeting occurring not less than 12 calendar days following the bid opening. The City Council will resolve the bid protest at that meeting based on the written protest, any staff recommendation and all timely written objections and responses. In accordance with the Brown Act, any person may address the City Council on this item during the meeting. The City Council action on the protest shall represent a final decision by the City on the protest.

The BIDDER is advised that this is a federal and state funded project, and as such subject to substantial special provisions and requirements. The BIDDER must ensure that all state and federal provisions are read, understood and complied with during the duration of the project, particularly regarding DBE (see definition, below) issues and related Good Faith effort. In the case of discrepancies between City of Ukiah and federal requirements, federal shall prevail.

Examination of Site, Drawings, Etc.

Each bidder shall visit the site of the proposed work and fully acquaint himself with local conditions, construction and labor required so that he or she may fully understand the facilities, difficulties and restrictions attending the execution of the work under the Contract. Bidders shall thoroughly examine and be familiar with the Plans and Special Provisions. The failure of any bidder to receive or examine any form, instrument, addendum, or other document, or to visit the site and acquaint himself with conditions there existing, shall in no way relieve the bidder from any obligation with respect to his or her proposal or to the contract. The drawings for the work show conditions as they are supposed or believed by the Engineer to

exist; but, it is neither intended nor shall it be inferred that the conditions as shown thereon constitute a representation by the Engineer, the City or its officers that such conditions are actually existent, nor shall the City, the Engineer or any of their officers or representatives be liable for any loss sustained by the Contractor as a result of a variance between the conditions shown on the drawings and the conditions actually revealed during the progress of the work or otherwise.

The bidder's attention is directed to the possible existence of obstructions and public improvements within the limits of the work or adjacent thereto, which may or may not be shown on the Drawings. Any bid shall take into consideration that conditions may exist underground or otherwise that are not known to the City or easily detected during a site inspection that could impact the time or cost of completing the project. The City expects the bids to anticipate such conditions so that it can know for budgeting and other purposes the total cost to complete the project before accepting a bid and undertaking the legal obligation to construct the project. In awarding the contract the City relies on the contractor's representation that its bid anticipates differing site conditions and the additional time or cost that such conditions may necessitate.

The bidder shall investigate to his or her satisfaction the conditions to be encountered, the character, quality and quantities of work to be performed and materials to be furnished and the requirements of the Plans, Special Provisions, Standard Specifications, Standard Plans, and Contract Documents. The submission of a proposal shall be considered conclusive evidence that the bidder has made such examination and has accepted the project workplace as a safe workplace to perform the work of the Contract.

Bidder Inquiries and Questions

Inquiries and questions must be submitted in writing via fax or email to the following designated contact person:

Mary Horger, Procurement Manager
Fax: (707) 313-3621
Email: mhorger@cityofukiah.com

The City reserves the right to not respond to inquiries or questions submitted within 3 business days of the bid opening.

Location of the Work

All of the work to be performed is within the City of Ukiah on State Street from approximately 250 feet south of Mill Street to approximately 400 feet north of Henry Street, and including portions of West Henry Street, East Standley Street, West Standley Street, East Perkins Street and West Perkins Street.

GENERAL CONDITIONS

SECTION 1. PROPOSAL REQUIREMENTS AND GENERAL CONDITIONS

1-01. Definitions. Whenever any word or expression defined in this section, or pronoun used in its stead, occurs in these contract documents, it shall have and is mutually understood to have the meaning given:

a. "City of Ukiah" or "City" shall mean the City of Ukiah, Mendocino County, California, acting through its City Council or any other board, body, official or officials to which or to whom the power belonging to the Council shall by virtue of any act or acts, hereafter pass or be held to appertain.

b. "Engineer" shall mean the Engineer duly and officially appointed by the City to supervise and direct the work of construction under this contract, acting personally or through agents or assistants duly authorized by him, such agents or assistants acting within the scope of the particular duties entrusted to them.

c. "Inspector" shall mean the engineering or technical inspector or inspectors duly authorized or appointed by the Engineer, limited to the particular duties entrusted to him or her or them.

d. "Contractor" shall mean the party entering into contract with the City of Ukiah for the performance of work covered by this contract and his or her authorized agents or legal representatives.

e. "Date of signing of contract" or words equivalent thereto, shall mean the date upon which this contract, with the signature of the Contractor affixed, together with the prescribed bonds, shall be or shall have been delivered to the City or its duly authorized representatives.

f. "Day" or "days", unless herein otherwise expressly defined, shall mean a calendar day or days of twenty-four hours each.

g. "The work" shall mean and include all the work specified, indicated, shown or contemplated in the contract to construct the improvement, including all alterations, amendments or extensions thereto made by contract change order or other written orders of the Engineer.

h. "Contract drawings", "drawings", "plans" shall mean and include 1) all drawings or plans which may have been prepared by or on behalf of the City, as a basis for proposals, when duly signed and made a part of this contract by incorporation or reference, 2) all drawings submitted in pursuance of the terms of this contract by the successful bidder with his or her proposal and by the Contractor to the City if and when approved by the Engineer and 3) all drawings submitted by the Engineer to the Contractor during the progress of the work as provided for herein.

i. Where "as shown", "as indicated", "as detailed" or words of similar import are used, it shall be understood that reference to the drawings accompanying these Special Provisions is made unless stated otherwise.

Where "as directed", "as permitted", "approved" or words of similar import are used, it shall be understood that the direction, requirements, permission, approval or acceptance of the Engineer is intended unless stated otherwise.

As used herein, "provide" or "install" shall be understood to mean "provide or install complete in place", that is, "furnish and install". "Shall" is mandatory; "may" is permissive.

1-02. Examination of Plans, Special Provisions and Site of Work. The bidder shall examine carefully the Proposal, Plans, Special Provisions, Contract forms and the site of the work contemplated therefor. It will be assumed that the bidder has investigated to his or her satisfaction the conditions to be encountered and the character, quality and requirements of all Plans, Special Provisions, Standard Specifications, and Standard Plans involved.

1-03. Proposal. Bids shall be made on the blank forms prepared by the City. All bids shall give the prices bid, both in writing and in figures and shall be signed by the bidder or his or her authorized representative, with his or her address. If the bid is made by an individual or partner, his or her name and the post office address of his or her business or partnership, along with his or her signature or the signature of one or more partners must be shown; if made by a corporation, the bid

shall show the name of the state under the laws of which the corporation is chartered, the name of the corporation and the title of the person who signs on behalf of the corporation.

Each proposal shall be enclosed in a sealed envelope, endorsed as specified in the notice to bidders. Bidders are warned against making erasures or alterations of any kind and proposals which contain omissions, erasures, conditions, alterations, additions not called for, additional proposals or irregularities of any kind may be rejected.

1-04. Withdrawal of Bids. Any bid may be withdrawn at any time prior to the hour fixed in the notice to bidders for the openings of bids, provided that a request in writing, executed by the bidder or his or her duly authorized representative, for the withdrawal of such bid is filed with the City. The withdrawal of a bid will not prejudice the right of a bidder to file a new bid.

1-05. Public Opening of Bids. Bids will be opened and read publicly at the time and place indicated in the notice to bidders. Bidders or their agents are invited to be present.

1-06. Bid Guaranty. Each bid must be accompanied by a certified check, cashier's check or bidder's bond executed by an admitted surety insurer, payable to the order of the City of Ukiah in an amount not less than 10 percent of the bid as a guarantee that the bidder will enter into a contract, if awarded the work.

1-07. Qualification of Bidders. No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)]. No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. The prime contractor shall be responsible for posting job site notices as prescribed by regulation. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Each bidder shall be licensed under the provisions of Chapter 9, Division 3 of the Business and Professions Code and shall be skilled and regularly engaged in the general class or type of work called for under this contract. A statement setting forth this experience and business standing shall be submitted by each bidder on the form provided herewith. It is the intention of the City to award a contract only to a bidder who furnishes satisfactory evidence that he or she has the requisite experience and ability and that he or she has sufficient capital, facilities and equipment to enable him or her to prosecute the work successfully and promptly within the time and in the manner agreed.

In determining the degree of responsibility to be credited to a bidder, the City may weigh evidence that the bidder or his or her personnel charged with the responsibility in the work, has performed satisfactorily other contracts of like nature and magnitude or comparable difficulty at similar rates of progress.

1-08. Disqualification of Bidders. More than one bid from an individual business, partnership, corporation or association, under the same or different names, will not be considered. Reasonable grounds for believing that any bidder is financially interested in more than one bid for the work will cause the rejection of all bids in which he or she is so interested. If there is reason to believe that collusion exists among the bidders, none of the participants in such collusion will be considered. Bids in which the prices obviously are unbalanced may be rejected.

1-09. Identification of Subcontractors. All bids shall comply with the Subletting and Subcontracting Fair Practices Act (Public Contract Code Section 4100 and following) and shall set forth:

(a) The name and the location of the place of business of each subcontractor who will perform work or labor, or render service to the prime contractor in or about the construction of the work, or to a subcontractor licensed by the State of California who, under subcontract to the prime contractor, specially fabricates and installs a portion of the work according to detailed drawings contained in the plans and Special Provisions, in an amount in excess of one-half of 1 percent of the prime contractor's total bid.

(b) The portion of the work which will be done by each such subcontractor. The prime contractor shall list only one subcontractor for each such portion defined by the prime contractor in his or her bid.

1-10. General Provisions of the Standard Specifications. All provisions of the General Provisions, Sections 1 through 11, of the Standard Specifications, shall be applicable to the contract except as modified by these Special Provisions. The Standard Specifications are set forth in Section 12-06 of these Special Provisions.

1-11. **Addenda**. If it becomes necessary to revise any part of these plans and specifications after they have been released, the City will issue an addendum containing the revision. All addenda will be posted on the City's website at www.cityofukiah.com/purchasing with the rest of the bid documents. Anyone who intends to submit a bid in response to this Request for Bid must check the website frequently for any posted addenda. Anyone submitting a bid will be deemed to have seen and agreed to be bound by the posted addenda.

SECTION 2. AWARD AND EXECUTION OF CONTRACT

2-01. Award of Contract. Award of the contract, if it be awarded, will be to the lowest responsible bidder whose bid complies with all the specified requirements. The award, if made, will be made within thirty (30) days after opening of the bids. The City reserves the right to reject any and all bids and to waive any irregularity in the proposal not pertaining to cost.

2-02. Return of Proposal Guaranties. All bid guaranties will be held until the contract has been fully executed, after which they will be returned upon request to the respective bidders whose bids they accompany.

2-03. Execution of Contract. The contract agreement shall be executed in duplicate by the successful bidder and returned, together with the contract bonds, insurance certificates and endorsements, within fifteen (15) days after written notice of the award of the contract. After execution by the City; one copy shall be filed with the City and one copy shall be returned to the Contractor. If the bidder fails or refuses to enter into the contract agreement within the required time, then the bid guaranty accompanying the bid shall be forfeited to the City.

SECTION 3. SCOPE AND INTENT OF CONTRACT

3-01. Effect of Inspection and Payments. Neither the inspection by the Engineer or an inspector, nor any order, measurement or approved modification, nor certificate or payment of money, nor acceptance of any part or whole of the work, nor any extension of time, nor any possession by the City or its agents, shall operate as a waiver of any provision of this contract or of any power reserved therein to the City, or of any right to damages thereunder; nor shall any breach of this contract be held to be a waiver of any subsequent breach. All remedies shall be construed as cumulative.

3-02. Effect of Extension of Time. The granting of any extension of time on account of delays which, in the judgement of the City, are avoidable delays shall in no way operate as a waiver on the part of the City of its rights under this contract.

3-03. Extra Work. If extra work orders are given in accordance with provisions of this contract, such work shall be considered a part hereof and shall be subject to each and all of its terms and requirements.

3-04. Assignment of Contract. The contract may be assigned or sublet in whole or in part only upon the written consent of the City acting through its authorized agents. Consent will not be given to any proposed assignment which would relieve the original contractor or its surety of their responsibilities under the contract nor will the Engineer consent to any assignment of a part of the work under the contract.

3-05. Subcontractors. The Contractor shall be as fully responsible for the acts and omissions of his or her subcontractors and of persons either directly or indirectly employed by them, as he or she is for the acts and omissions of persons directly employed by him.

The Contractor shall cause appropriate provisions to be inserted in all subcontracts relative to the work to bind subcontractors to the terms of this Contract which are applicable to the work of subcontractors.

Nothing contained in this contract shall be construed to create or shall be relied upon to create any contractual relationship between any subcontractor and the City and no action may be brought by any subcontractor against the City based on this contract.

3-06. Interpretation of Special Provisions and Drawings. The Special Provisions and the Contract Drawings are intended to be explanatory of each other. Any work indicated in the Contract Drawings and not in the Special Provisions, or

vice versa, is to be executed as if indicated in both. In case of a discrepancy or conflict between the Technical Specifications and Contract Plans, the Technical Specifications shall govern. All work shown on the Contract Drawings, the dimensions of which are not figured, shall be accurately followed to the scale to which the drawings are made, but figured dimensions are in all cases to be followed, where given, though they differ from scaled measurements. Large scale drawings shall be followed in preference to small scale drawings. Should it appear that the work to be done, or any of the matters relative thereto, are not sufficiently detailed or explained in these contract documents, including the contract drawings, the Contractor shall apply to the Engineer for such further explanations as may be necessary and shall conform thereto as part of this contract, so far as may be consistent with the terms of this contract. In the event of any doubt or questions arising respecting the true meaning of the Special Provisions, reference shall be made to the Engineer and his or her decision thereon shall be final. If the Contractor believes that a clarification or interpretation justifies an increase in the contract price or contract time, the Contractor must comply with the written notice provisions of Sections 9-05 and 10-07 of these Special Provisions. Contractor's attention is directed to Section 12-06 of the Technical Specifications regarding the Standard Specifications and Standard Plans.

3-07. **Addenda.** If it becomes necessary to revise any part of these plans and specifications after they have been released, the City will issue an addendum containing the revision. All addenda will be posted on the City's website at www.cityofukiah.com/purchasing with the rest of the bid documents. Anyone who intends to submit a bid in response to this Request for Bid much check the website frequently for any posted addenda. Anyone submitting a bid will be deemed to have seen and agreed to be bound by the posted addenda.

3-08. Liability of City Officials. No city official, nor the Engineer, nor any authorized assistant of any of them, shall be personally responsible for any liability arising under this contract.

3-09. Dispute Resolution. Claims of $375,000 or less by the Contractor that arise under this Contract are subject to the mandatory dispute resolutions provisions in Public Contract Code Sections 20104-20104.6.

SECTION 4. BONDS

4-01. Faithful Performance Bond. As a part of the execution of this contract, the Contractor shall furnish a bond of a surety company or other securities providing equivalent protection such as cash, letter of credit, or certificates of deposit, acceptable to the City, conditioned upon the faithful performance of all covenants and stipulations under this contract. The amount of the bond shall be 100 percent of the total contract price, as this sum is set forth in the agreement.

4-02. Material and Labor Bond. As a part of the execution of this contract, the Contractor shall furnish a bond of a surety company or other securities providing equivalent protection such as cash, letter of credit or certificates of deposit acceptable to the City in a sum not less than 50 percent of the total contract price, as this sum is set forth in the agreement for the payment in full of all persons, companies or corporations who perform labor upon or furnish materials to be used in the work under this contract, in accordance with the provisions of Sections 3247 through 3252 inclusive of the Civil Code of the State of California and any acts amendatory thereof.

4-03. Defective Material and Workmanship Bond. As a condition precedent to the completion of this contract, the Contractor shall furnish a bond of a surety company acceptable to the City in an amount not less than 5 percent (5%) of the final contract price, to hold good for a period of one (1) year after the completion and acceptance of the work, to protect the City against the results of defective materials, workmanship and equipment during that time. This bond shall be delivered to the City before the final payment under this contract will be made.

4-04. Notification of Surety Companies. The surety companies shall familiarize themselves with all of the conditions and provisions of this contract and they waive the right of special notification of any change or modification of this contract or of extension of time, or decreased or increased work, or of the cancellation of the contract, or of any other act or acts by the City or its authorized agents, under the terms of this contract; and failure to so notify the aforesaid surety companies of changes shall in no way relieve the surety companies of their obligation under this contract.

SECTION 5. INSURANCE REQUIREMENTS FOR CONTRACTORS (WITH CONSTRUCTION RISKS)

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

5-01. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial Liability Coverage (occurrence form CG 0001).
2. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).
3. Worker's Compensation insurance as required by the State of California and Employer's Liability Insurance.
4. Course of Construction insurance covering for “all risks” of loss.

5-02. Minimum Limits of Insurance

Contractor shall maintain limits no less than:

1. General Liability: $1,000,000 per occurrence for bodily injury, personal injury and property damage including operations, products and completed operations. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

3. Employer's Liability: $1,000,000 per accident for bodily injury and property damage.

4. Course of Construction: Completed value of the project with no co-insurance penalty provisions.

5-03. Deductibles and Self-insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

5-04. Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its officers, officials, employees and volunteers are to be covered as Additional Insured with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

2. The workers’ compensation policy is to be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses paid under the terms of this policy which arises from the work performed by the named insured for the City.

3. For any claims related to this project, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees or volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

4. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

5. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of Civil Code.

6. Course of Construction policies shall contain the following provisions:
   a.) The City shall be named as loss payee.
   b.) The insurer shall waive all rights of subrogation against the City.

5-05. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than the following:

A++ VII	A- VIII
A+ VII	B++ X
A VII	B+ X

5-06. Verification of Coverage. Contractor shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements shall be on forms provided by the City or on other than the City's forms, provided those endorsements or policies conform to the requirements. All certificates and endorsements are to be received within 15 days from written notice of contract award, and the work shall not commence until the certificates and endorsements have been approved by the City. The City reserves the right to require complete certified copies of all required insurance policies, including endorsements affecting the coverage required by these Special Provisions at any time.

5-07. Subcontractors. Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

SECTION 6. RESPONSIBILITIES AND RIGHTS OF CONTRACTOR

6-01. Legal Address of Contractor. Both the address given in the proposal and the Contractor's office in the vicinity of the work are hereby designated as places to either of which drawings, samples, notices, letters or other articles or communications to the Contractor may be mailed or delivered. The delivery at either of these places of any such thing from the City or its agents to the Contractor shall be deemed sufficient service thereof upon the Contractor and the date of such service shall be the date of such delivery. The address named in the proposal may be changed at any time by notice in writing from the Contractor to the City. Nothing herein contained shall be deemed to preclude or render inoperative the service of any drawing, sample, notice, letter or other article or communication to or upon the Contractor personally.

6-02. Office of Contractor at Site. During the performance of this contract, the Contractor shall maintain a suitable office at the site of the work which shall be the headquarters of a representative authorized to receive drawings and any such thing given to the said representatives or delivered at the Contractor's office at the site of work in his or her absence shall be deemed to have been given to the Contractor.

6-03. Attention to Work. The Contractor shall give his or her personal attention to and shall supervise the work to the end that it shall be prosecuted faithfully and when he or she is not personally present on the work, he or she shall at all reasonable times be represented by a competent superintendent or foreman who shall receive and obey all instructions or orders given under this contract and who shall have full authority to execute the same and to supply materials, tools and labor without delay and who shall be the legal representative of the Contractor. The Contractor shall be liable for the faithful observance of any instructions delivered to him or her or to his or her authorized representative.

6-04. Liability of Contractor. The Contractor shall do all of the work and furnish all labor, materials, tools and appliances, except as otherwise herein expressly stipulated, necessary or proper for performing and completing the work herein required in the manner and within the time herein specified. The mention of any specific duty or liability imposed upon the Contractor shall not be construed as a limitation or restriction of any general liability or duty imposed upon the Contractor by this contract, said reference to any specific duty or liability being made herein merely for the purpose of explanation.

The right of general supervision by the City shall not make the Contractor an agent of the City and the liability of the Contractor for all damages to persons or to public or private property, arising from the Contractor's execution of the work, shall not be lessened because of such general supervision.

Until the completion and final acceptance by the City of all the work under and implied by this contract, the work shall be under the Contractor's responsible care and charge. The Contractor shall rebuild, repair, restore and make good all injuries, damages, re-erections and repairs, occasioned or rendered necessary by causes of any nature whatsoever, excepting only acts of God and none other, to all or any portions of the work, except as otherwise stipulated.

To the fullest extent permitted by law, Contractor shall indemnify and hold harmless the City and its officers, directors, agents and employees from and against all claims, damages, losses and expenses including but not limited to attorneys' fees, costs of suit, expert witness fees and expenses and fees and costs of any necessary private investigators arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, other than the work itself, including the loss of use resulting therefrom and (2) is caused in whole or in part by any act or omission of the Contractor, any subcontractor, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder, or by the negligence or omission of a party indemnified herein.

In any and all claims against the City or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under workers' or workmen's compensation acts, disability benefit acts, or other employee benefit acts. The obligation to indemnify shall extend to and include acts of the indemnified party which may be negligent or omissions which may cause negligence.

The City shall have the right to estimate the amount of such damage and to cause the City to pay the same and the amount so paid for such damage shall be deducted from the money due the Contractor under this contract; or the whole or so much of the money due or to become due the Contractor under this contract as may be considered necessary by the City, shall be retained by the City until such suits or claims for damages shall have been settled or otherwise disposed of and satisfactory evidence to that effect furnished to the City.

6-05. Protection of Persons and Property. The Contractor shall furnish such watchman, guards, fences, warning signs, walks and lights as shall be necessary and shall take all other necessary precautions to prevent damage or injury to persons or property.

All property line fences and improvements in the vicinity of the work shall be protected by the Contractor and, if they are injured or destroyed, they and any other property injured by the Contractor, his or her employees or agents, shall be restored to a condition as good as when he or she entered upon the work.

6-06. Protection of City Against Patent Claims. All fees, royalties or claims for any patented invention, article or method that may be used upon or in any manner connected with the work under this contract shall be included in the price bid for the work and the Contractor and his or her sureties shall protect and hold the City, together with all of its officers, agents, servants and employees, harmless against any and all demands made for such fees or claims brought or made on account of this contract. The Contractor shall, if requested by the Engineer, furnish acceptable proof of a proper release from all such fees or classes.

Should the Contractor, his or her agents, servants or employees, or any of them be enjoined from furnishing or using any invention, article, material or appliance supplied or required to be supplied or used under this contract, the Contractor shall promptly substitute other articles, materials or appliance, in lieu thereof, of equal efficiency, quality, finish, suitability and market value and satisfactory in all respects to the Engineer. Or, in the event that the Engineer elects, in lieu of such substitution, to have supplied and to retain and use, any such invention, article, material or appliance, as may by this contract be required to be supplied, in that event the Contractor shall pay such royalties and secure such valid licenses as may be requisite and necessary for the City, its officers, agents, servants and employees, or any of them, to use such invention, article, material or appliance without being disturbed or in any way interfered with by any proceeding in law or equity on account thereof. Should the Contractor neglect or refuse to make the substitution promptly, or to pay such royalties and secure such licenses as may be necessary, then in that event the Engineer shall have the right to make such substitution, or the City may pay such royalties and secure such licenses and charge the cost thereof against any money due to the Contractor from the City or recover the amount thereof from him or her and his or her sureties notwithstanding final payment under this contract may have been made.

6-07. Protection of Contractor's Work Property. The Contractor shall protect his or her work, supplies and materials from damage due to the nature of the work, the action of the elements, trespassers, or any cause whatsoever under his or her control, until the completion and acceptance of the work. Neither the City nor any of its agents assumes any responsibility for collecting indemnity from any person or persons causing damage to the work of the Contractor.

6-08. Regulations and Permits. The Contractor shall secure and pay for all permits, give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the work as drawn and specified. If the Contractor observes that the Plans and Special Provisions are at variance therewith, he or she shall promptly notify the Engineer in writing and any necessary changes shall be adjusted as provided in the contract for changes in the work. The contractor and any subcontractors shall each secure and maintain a valid City of Ukiah Business License. The City of Ukiah will issue a no fee encroachment permit to the Contractor allowing him or her to perform work within City right of way or within City property after the Contract Documents have been executed and insurance certificates and endorsements have been approved by the City.

6-09. Construction Utilities. The Contractor shall be responsible for providing for and in behalf of his or her work under this contract, all necessary utilities, such as special connection to water supply, telephones, power lines, fences, roads, watchmen, suitable storage places, etc.

6-10. Approval of Contractor's Plans. The approval by the Engineer of any drawing or any method of work proposed by the Contractor in accordance with paragraph 8-06 shall not relieve the Contractor of any of his or her responsibility for his or her errors therein and shall not be regarded as any assumption of risk or liability by the City or any officer or employee thereof and the Contractor shall have no claim under this contract on account of the failure or partial failure or inefficiency of any plan or method so approved. Such approval shall be considered to mean merely that the Engineer has no objection to the Contractor's using, upon his or her own full responsibility the plan or method approved.

6-11. Suggestions to the Contractor. Any plan or method of work suggested by the Engineer to the Contractor, but not specified or required, if adopted or followed by the Contractor in whole or in part, shall be used at the risk and responsibility of the Contractor; and the Engineer and the City shall assume no responsibility thereof.

6-12. Termination of Unsatisfactory Subcontracts. Should any subcontractor fail to perform in a satisfactory manner the work undertaken by him, such subcontract shall be terminated immediately by the Contractor upon notice from the Engineer.

6-13. Preservation of Stakes and Marks. The Contractor shall preserve carefully bench marks, reference points and stakes and in case of destruction he or she shall replace his or her stakes, reference points and bench marks and shall be responsible for any mistakes that may be caused by their unnecessary loss or disturbance. Contractor’s attention is directed to Section 7-03 of these Special Provisions.

6-14. Assistance to Engineer. At the request of the Engineer the Contractor shall provide men from his or her force and tools, stakes and other materials to assist the Engineer temporarily in making measurements and surveys and in establishing temporary or permanent reference marks. Payment for such materials and assistance will be made as provided for under the caption "Extra Work," provided, however, that the cost of setting stakes and marks carelessly lost or destroyed by the Contractor's employees will be assessed to the Contractor.

6-15. Removal of Condemned Materials and Structures. The Contractor shall remove from the site of the work, without delay, all rejected and condemned materials or structures of any kind brought to or incorporated in the work and upon his or her failure to do so, or to make satisfactory progress in so doing, within forty-eight (48) hours after the service of a written notice from the Engineer, the condemned material or work may be removed by the City and the cost of such removal shall be taken out of the money that may be due or may become due the Contractor on account of or by virtue of this contract. No such rejected or condemned material shall again be offered for use by the Contractor under this Contract.

6-16. Proof of Compliance with Contract. In order that the Engineer may determine whether the Contractor has complied with the requirements of this contract, not readily enforceable through inspection and tests of the work and materials, the Contractor shall, at any time when requested, submit to the Engineer properly authenticated documents or other satisfactory proofs as to his or her compliance with such requirements.

6-17. Errors and Omissions. If the Contractor, in the course of the work, finds any errors or omissions in plans or in the layout as given by survey points and instruction, or if he or she finds any discrepancy between the plans and the physical conditions of the locality, he or she shall immediately inform the Engineer, in writing and the Engineer shall promptly verify the same. Any work done after such discovery, until authorized, will be done at the Contractor's risk.

6-18. Cooperation. The Contractor shall cooperate with all other contractors who may be performing work in behalf of the City and workmen who may be employed by the City on any work in the vicinity of the work to be done under this contract

with the work of such contractors or workmen. he or she shall make good promptly, at his or her own expense, any injury or damage that may be sustained by other contractors or employees of the City at his or her hands.

Any difference or conflict which may arise between the Contractor and other contractors, or between the contractor and workmen of the City in regard to their work shall be adjusted and determined by the Engineer. If the work of the Contractor is delayed because of any acts or omissions of any other contractor or of the City, the Contractor shall on that account have no claim against the City other than for an extension of time.

6-19. Right of Contractor to Stop Work. Under the following conditions the Contractor shall have the right, if he or she so desires, to stop the work and terminate the contract upon ten (10) days written notice to the Engineer and recover from the City payment for all work actually performed and for all satisfactory materials actually delivered to the site of the work for permanent incorporation therein, all as may be shown by the estimate of the Engineer.

(1) If the work is stopped under an order of any court or other competent public authority for a period of time of three (3) months through no act or fault of the Contractor or of anyone employed by him.

(2) If the Engineer fails to issue the monthly certificate for payment in accordance with the terms of this contract.

(3) If the City fails to pay the Contractor within sixty (60) days after it shall have become due, as provided by the terms of this contract, any sum certified by the Engineer or awarded by the City.

All provided that if such action to terminate the contract be not instituted by the Contractor within ten (10) days after the alleged existence of such condition and if written notice of such action be not at that time delivered to the City and the Engineer, then such right shall lapse until another occasion arises according to this section.

6-20. Hiring and Dismissal of Employees. The Contractor shall employ only such foremen, mechanics and laborers as are competent and skilled in their respective lines of work and whenever the Engineer shall notify the Contractor that any person on the work is, in his or her opinion, incompetent, unfaithful, intemperate or disorderly, or refuses to carry out the provisions of this contract, or uses threatening or abusive language to any person on the work representing the City, or is otherwise unsatisfactory, such person shall be discharged im
mediately from the work and shall not be re-employed upon it except with the consent of the Engineer.

6-21. Wage Rates.

1. Contractor shall pay all mechanics and laborers employed or working upon the site of the work unconditionally and without subsequent deductions or rebate on any account the full amounts due at the time of payment at wage rates not less than those contained in the applicable prevailing wage determination, regardless of any contractual relationship which may be alleged to exist between the Contractor and subcontractors and such laborers and mechanics.

2. Contractor shall comply with the California Labor Code Section 1775. In accordance with said Section 1775, Contractor shall forfeit as a penalty to the Owner, $50.00 (or the higher minimum penalty as provided in Section 1775(B)(ii) – (iii)) for each calendar day or portion thereof, for each workman paid less than the stipulated prevailing rates for such work or craft in which such workman is employed for any work done under the Contract by him or her or by any subcontractor under him or her in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each workman for each calendar day or portion thereof for which each workman was paid less than the stipulated prevailing wage rate shall be paid to each workman by the Contractor.

3. Pursuant to the provision of Section 1770 of the Labor Code of the State of California, Owner has ascertained the general prevailing rate of wages (which rate includes employer payments for health and welfare, vacation, pension and similar purposes) applicable to the work to be done, for straight time work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of workmen concerned. Copies of the General Prevailing Wage Determination are available on the Internet at web address: http://www.dir.ca.gov/DLSR/PWD The Contractor shall post the wage determination at the site of work in a prominent place where it can easily be seen by the workers.

4. City will not recognize any claim for additional compensation because the Contractor has paid any rate in excess of the prevailing wage rate obtained by the Contractor. The possibility of wage increases is one of the elements to be considered by the Contractor in determining his or her bid and will not in any circumstances be considered as the basis for a claim against the City.

5. The Labor Commissioner through the Division of Labor Standards Enforcement (DLSE) may at any time require contractors and subcontractors to furnish electronic certified payroll records directly to DLSE. Commencing with contracts awarded or after April 1, 2015, all contractors and subcontractors must furnish electronic certified payroll records directly to the DLSE.

6. Travel and Subsistence Payments.

   Contractor shall make travel and subsistence payments to each workman needed to execute the work in accordance with the requirements in Section 1773.8 of the Labor Code (Chapter 880, Statutes of 1968).

7. Apprentices.

   Attention is directed to the provisions in Sections 1777.5 (Chapter 1411, Statutes of 1968) and 1777.6 of the California Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under him. Contractor and any subcontractor under him or her shall comply with the requirements of said sections in the employment of apprentices.

   Information relative to apprenticeship standards, wage schedules and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

6-22. Cleaning Up. The Contractor shall not allow the site of the work to become littered with trash and waste material, but shall maintain the same in a neat and orderly condition throughout the construction period. The Engineer shall have the right to determine what is or is not waste material or rubbish and the place and manner of disposal.

On or before the completion of the work, the Contractor shall without charge therefore carefully clean out all pits, pipes, chambers or conduits and shall tear down and remove all temporary structures built by him or her and shall remove rubbish of all kind from any of the grounds which he or she has occupied and leave them in first class condition.

6-23. Guaranty. All work shall be guarantied for a period of one year from the date of acceptance by the City. The Contractor shall promptly make all needed repairs arising out of defective materials, workmanship and equipment.

The City is hereby authorized to make such repairs if within ten days after the mailing of a notice in writing to the Contractor or his or her agent, the Contractor shall neglect to make or undertake with due diligence the aforesaid repairs, provided, however, that in case of an emergency where, in the opinion of the City delay would cause serious loss or damage, repairs may be made without notice being sent to the Contractor and the Contractor shall pay the costs thereof.

Pursuant to the provisions of Section 4-03 of these Special Provisions, the Contractor shall furnish a Defective Material and Workmanship Bond in an amount not less than 5 percent of the final contract price, which shall be effective for a period of one (1) year after the completion and acceptance of the work.

SECTION 7. RESPONSIBILITIES AND RIGHTS OF CITY

7-01. Authority of the Engineer. All work done under this contract shall be done in a workmanlike manner and shall be performed to the reasonable satisfaction of the Engineer, who shall have general supervision of all work included hereunder. To prevent disputes and litigation, the Engineer (1) shall in all cases determine the amount, quality, acceptability and fitness of the several kinds of work and materials which are to be paid for under this contract, (2) shall decide all questions relative to the true construction, meaning and intent of the Special Provisions and Drawings, (3) shall decide all questions which may arise relative to the classifications and measurements of quantities and materials and the fulfillment of this contract and (4) shall have the power to reject or condemn all work or material which does not conform to the terms of this contract. his or her estimate and decision in all matters shall be a condition precedent to an appeal for arbitration, or the right of the

Contractor to receive, demand, or claim any money or other compensation under this agreement and a condition precedent to any liability on the part of the City to the Contractor on account of this contract. Whenever the Engineer shall be unable to act, in consequence of absence or other cause, then such engineer as the Engineer or the City shall designate, shall perform any and all of the duties and be vested with any or all of the powers herein given to the Engineer.

7-02. Inspection. The City will provide engineering personnel for the inspection of the work.

The Engineer and his or her representatives shall at all times have access to the work whenever it is in preparation or progress and the Contractor shall provide proper facilities for such access and inspection.

If the Special Provisions, the Engineer's instruction, laws, ordinances, or any public authority require any work to be specially tested or approved, the Contractor shall give the Engineer timely notice of its readiness for inspection and, if the inspection is by an authority other than the Engineer, of the date fixed for such inspection. Inspections by the Engineer shall be promptly made at the source of supply where practicable. If any work shall be covered up without approval or consent of the Engineer, it must, if required by the Engineer, be uncovered for examination and properly restored at the Contractor's expense.

Re-examination of any work may be ordered by the Engineer and, if so ordered, the work must be uncovered by the Contractor. If such work is found to be in accordance with the contract documents, the City shall pay the cost of re-examination and replacement. If such work is not in accordance with the contract documents, the Contractor shall pay such cost.

Properly authorized and accredited inspectors shall be considered to be the representatives of the City limited to the duties and powers entrusted to them. It will be their duty to inspect materials and workmanship of those portions of the work to which they are assigned, either individually or collectively, under instructions of the Engineer and to report any and all deviations from the Drawings, Special Provisions and other contract provisions which may come to their notice. Any inspector may be considered to have the right to order the work entrusted to his or her supervision stopped, if in his or her opinion such action becomes necessary, until the Engineer is notified and has determined and ordered that the work may proceed in due fulfillment of all contract requirements.

7-03. Surveys. Contractor shall furnish all land surveys, establish all base lines and benchmarks and make sufficient detailed surveys needed for working points, lines and elevations. The Contractor shall develop all slope stakes and batter boards. Contractor shall also develop all additional working points, lines and elevations as he or she may desire to facilitate his or her methods and sequence of construction.

7-04. Rights-of-Way. The City will provide all necessary rights-of-way and easements in or beneath which work will be performed by the Contractor under this contract.

7-05. Retention of Imperfect Work. If any portion of the work done or material furnished under this contract shall prove defective and not in accordance with the Plans and Special Provisions, and if the imperfection in the same shall not be of sufficient magnitude or importance to make the work dangerous or undesirable, the Engineer shall have the right and authority to retain such work instead of requiring the imperfect work to be removed and reconstructed, but he or she shall make such deductions therefor in the payments due or to become due the Contractor as may be just and reasonable.

7-06. Changes in the Work. The Engineer shall have the right, in writing, to order additions to, omissions from, or corrections, alterations and modifications in the line, grade, form, dimensions, plan, or kind or amount of work or materials herein contemplated, or any part thereof, either before or after the beginning of construction. However, the arithmetical sum of the cost to the City of additions and subtractions from the work under this contract shall not exceed 10 percent of original contract amount or $5,000, whichever is the greater, unless based upon a supplementary agreement to be made therefore.

The order of such additions, omissions, corrections, alterations and modifications shall be in writing and signed by the Engineer and, in order, shall then be binding upon the Contractor. The Contractor shall proceed with the work as changed and the value of such change shall be determined as provided for in section 10-07 of these Special Provisions.

Such alterations shall in no way affect, vitiate, or make void this contract or any part thereof, except that which is necessarily affected by such alterations and is clearly the evident intention of the parties to this contract.

7-07. Additional Drawings by City. The drawings made a part of this contract at the time of its execution are intended to be fairly comprehensive and to indicate in more or less detail the scope of the work. In addition to these drawings, however, the Engineer shall furnish such additional drawings from time to time during the progress of the work as are necessary to make clear or to define in greater detail the intent of the Special Provisions and the contract drawings and the Contractor shall make his or her work conform to all such drawings.

7-08. Additional and Emergency Protection. Whenever, in the opinion of the Engineer, the Contractor has not taken sufficient precautions for the safety of the public or the protection of the works to be constructed under this contract, or of adjacent structures or property which may be injured by the processes of construction on account of such neglect and whenever, in the opinion of the Engineer, an emergency shall arise and immediate action shall be considered necessary in order to protect public or private, personal or property interest, then and in that event, the Engineer, with or without notice to the Contractor may provide suitable protection to the said interests by causing such work to be done and such material to be furnished as shall provide such protection as the Engineer may consider necessary and adequate.

The cost and expense of such work and material so furnished shall be borne by the Contractor and, if the same shall not be paid on presentation of the bills therefor, then such costs shall be deducted from any amounts due or to become due the Contractor.

The performance of such emergency work under the direction of the Engineer shall in no way relieve the Contractor from any damages which may occur during or after such precaution has been taken by the Engineer.

7-09. Suspension of Work. The City may at any time suspend the work or any part thereof by giving five (5) days written notice to the Contractor. The work shall be resumed by the Contractor within ten (10) days after the date fixed in the written notice from the City to the Contractor so to do. The City shall reimburse the Contractor for expense incurred by the Contractor in connection with the work under this contract as a result of such suspension.

If the work, or any part thereof, shall be stopped by the notice in writing aforesaid and if the City does not give notice in writing to the Contractor to resume work at a date within ten (10) days of the date fixed in the written notice to suspend, then the Contractor may abandon that portion of the work so suspended and he or she will be entitled to the estimates and payments for all work done on the portions so abandoned, if any, plus 5 percent of the value of the work so abandoned, to compensate for loss of overhead, plant expense and anticipated profit.

7-10. Right of City to Terminate Contract. If the Contractor should be adjudged a bankrupt, or if he or she should make a general assignment for the benefit of his or her creditors, or if a receiver should be appointed on account of his or her insolvency, or if he or she should persistently or repeatedly refuse or should fail, except in cases for which extension of time is provided, to supply sufficient properly skilled workmen or proper materials, or if he or she should fail to make prompt payments to subcontractors or for material or labor, or persistently disregard laws, ordinances or the instructions of the Engineer, or otherwise be guilty of a substantial violation of any provision of the contract, then the City, upon the certificate of the Engineer that sufficient cause exists to justify such action, may, without prejudice to any other right or remedy and after giving the Contractor seven days written notice, terminate the employment of the Contractor and take possession of the premises and of all materials, tools and appliances and finish the work by whatever method the City may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the contract price shall exceed the expense of finishing the work, including compensation for additional managerial and administrative services, such excess shall be paid to the Contractor. If such expense shall exceed such unpaid balance, the Contractor shall pay the difference to the City. The expense incurred by the City as herein provided and the damage incurred through the Contractor's default, shall be certified by the Engineer.

7-11. Use of Completed Portions. The City shall have the right to take possession of and use any completed or partially completed portions of the work, notwithstanding the time for completing the entire work or such portions which may not have expired; but such taking possession and using shall not be deemed an acceptance of any work not completed in accordance with the contract documents. If such prior use increases the cost of or delays the work, the Contractor shall be entitled to such extra compensation, or extension of time or both, as the Engineer may determine.

SECTION 8. WORKMANSHIP, MATERIALS AND EQUIPMENT

8-01. General Quality. Materials and equipment shall be new and of a quality equal to that specified or approved. Work shall be done and completed in a thorough and workmanlike manner.

8-02. Quality in Absence of Detailed Specifications. Whenever under this contract it is provided that the Contractor shall furnish materials or manufactured articles or shall do work for which no detailed specifications are set forth, the materials or manufactured articles shall be of the best grade in quality and workmanship obtainable in the market from firms of established good reputation, or, if not ordinarily carried in stock, shall conform to the usual standards for first-class materials or articles of the kind required, with due consideration of the use to which they are to be put. In general, the work performed shall be in full conformity and harmony with the intent to secure the best standard of construction and equipment of the work as a whole or in part.

8-03. Materials and Equipment Specified by Name. Whenever any material or equipment is indicated or specified by patent or proprietary name or by the name of the manufacturer, such specification shall be considered as used for the purpose of describing the material or equipment desired and shall be considered as followed by the words "or approved equal". The Contractor may offer any material or equipment which shall be equal in every respect to that specified, provided that written approval first is obtained from the Engineer.

8-04. Source of Materials. Price, fitness and quality being equal, preference shall be given by the Contractor for supplies grown, manufactured or produced in the State of California and, next, for such products partially produced in this State in accordance with Government Code Section 4332.

8-05. Storage of Materials. Materials shall be so stored to ensure the preservation of their quality and fitness for the work. They shall be so located and disposed that prompt and proper inspection thereof may be made.

8-06. Drawings, Samples and Tests. As soon as possible after execution of the contract, the Contractor shall submit to the Engineer, in quintuplicate, sufficient information including, if necessary, assembly and detail drawings to demonstrate fully that the equipment and materials to be furnished comply with the provisions and intent of these Special Provisions and Drawings. If the information thus submitted indicates the equipment or materials is acceptable, the Engineer will return one copy stamped with his or her approval; otherwise, one copy will be returned with an explanation of why the equipment or material is unsatisfactory. The Contractor shall have no claims for damages or for extension of time on account of any delay due to the revision of drawings or rejection of material. Fabrication or other work performed in advance of approval shall be done entirely at the Contractor's risk. After approval of equipment or material, the Contractor shall not deviate in any way from the design and specifications given without the written consent of the Engineer.

When requested by the Engineer, a sample or test specimens of the materials to be used or offered for use in connection with the work shall be prepared at the expense of the Contractor and furnished by him or her in such quantities and sizes as may be required for proper examination and tests, with all freight charges prepaid and with information as to their sources.

All samples shall be submitted before shipment and in ample time to permit the making of proper tests, analyses, or examination before the time at which it is desired to incorporate the material into the work. All tests of materials furnished by the Contractor shall be made by the Engineer. Samples shall be secured and tested whenever necessary to determine the quality of the material.

SECTION 9. PROSECUTION OF WORK

9-01. Equipment and Methods. The work under this contract shall be prosecuted with all materials, tools, machinery, apparatus and labor and by such methods as are necessary to the complete execution of everything described, shown, or reasonably implied. If at any time before the beginning or during the progress of the work, any part of the Contractor's plant or equipment, or any of his or her methods of execution of the work, appear to the Engineer to be unsafe, inefficient, or inadequate to insure the required quality or the rate of progress of the work, he or she may order the Contractor to increase or improve his or her facilities or methods and the Contractor shall comply promptly with such orders; but, neither compliance with such orders nor failure of the Engineer to issue such orders shall relieve the Contractor from his or her obligation to secure the degree of safety, the quality of the work and the rate of progress required of the Contractor. The Contractor alone shall be responsible for the safety, adequacy and efficiency of his or her plant, equipment and methods.

9-02. Time of Completion. The Contractor shall promptly begin the work under this contract and shall complete and make ready for full use all portions of the project made the subject of this contract within the time set forth in the agreement bound herewith.

9-03. Avoidable Delays. Avoidable delays in the prosecution or completion of the work shall include all delays which might have been avoided by the exercise of care, prudence, foresight and diligence on the part of the Contractor. The City will consider as avoidable delays within the meaning of this contract (1) delays in the prosecution of parts of the work, which may in themselves be unavoidable, but do not necessarily prevent or delay the prosecution of other parts of the work nor the completion of the whole work within the time herein specified, (2) reasonable loss of time resulting from the necessity of submitting plans to the Engineer for approval and from the making of surveys, measurements, inspections, and testing and (3) such interruptions as may occur in the prosecution of the work on account of the reasonable interference of other contractors employed by the City which do not necessarily prevent the completion of the whole work within the time herein specified.

9-04. Unavoidable Delays. Unavoidable delays in the prosecution or completion of the work under this contract shall include all delays which may result, through cause beyond the control of the Contractor and which he or she could not have provided against by the exercise of care, prudence, foresight and diligence. Orders issued by the City changing the amount of work to be done, the quantity of material to be furnished or the manner in which the work is to be prosecuted and unforeseen delays in the completion of the work of other contractors under contract with the City will be considered unavoidable delays, so far as they necessarily interfere with the Contractor's completion of the whole of the work. Delays due to normally adverse weather conditions will not be regarded as unavoidable delays. However, truly abnormal amounts of rainfall, temperatures or other weather conditions for the location of the work and time of year may be considered as unavoidable delays if those conditions necessarily cause a delay in the completion of the work.

9-05. Notice of Delays. Whenever the Contractor foresees any delay in the prosecution of the work and, in any event, immediately upon the occurrence of any delay which the contractor regards as an unavoidable delay, he or she shall notify the Engineer in writing of the probability of the occurrence of such delay and its cause, in order that the Engineer may take immediate steps to prevent, if possible, the occurrence or continuance of the delay, or, if this cannot be done, may determine whether the delay is to be considered avoidable or unavoidable, how long it continues and to what extent the prosecution and completion of the work are to be delayed thereby.

9-06. Extension of Time. Should any delays occur which the Engineer may consider unavoidable, as herein defined, the Contractor shall, pursuant to his or her application, be allowed an extension of time proportional to said delay or delays, beyond the time herein set forth, in which to complete this contract; and liquidated damages for delay shall not be charged against the Contractor by the City during an extension of time granted because of unavoidable delay or delays.

Any claim by Contractor for a time extension based on unavoidable delays shall be based on written notice delivered to the Engineer within 15 days of the occurrence of the event giving rise to the claim. Failure to file said written notice within the time specified shall constitute a waiver of said claim. Notice of the full extent of the claim and all supporting data must be delivered to the Engineer within 45 days of the occurrence unless the Engineer specifies in writing a longer period. All claims for a time extension must be approved by the Engineer and incorporated into a written change order.

9-07. Unfavorable Weather and Other Conditions. During unfavorable weather and other conditions, the Contractor shall pursue only such portions of the work as shall not be damaged thereby. No portions of the work whose satisfactory quality or efficiency will be affected by any unfavorable conditions shall be constructed while these conditions remain, unless, by special means or precautions approved by the Engineer, the Contractor shall be able to overcome them.

The Contractor shall be granted a time extension of one day for each unfavorable weather day which prevents him or her from placing concrete forms or placing and finishing concrete or asphalt concrete. Such unfavorable weather day is defined as a rain day where precipitation prevents the contractor from performing the work more than four (4) continuous hours within the authorized work period or a temperature day where the ambient temperature is below that specified for the placement of materials associated with the controlling work item for more than four (4) continuous work hours of the authorized work period.

9-08. Saturday, Sunday, Holiday and Night Work. No work shall be done between the hours of 6 p.m. and 7 a.m., nor on Saturdays, Sundays or legal holidays except such work as is necessary for the proper care and protection of work already performed, or except in cases of absolute necessity and in any case only with the permission of the Engineer.

It is understood, however, that night work may be established as a regular procedure by the Contractor if he or she first obtains the written permission of the Engineer and that such permission may be revoked at any time by the Engineer if the Contractor fails to maintain at night adequate force and equipment for reasonable prosecution and to justify inspection of the work.

9-09. Hours of Labor. Eight (8) hours of labor shall constitute a legal day's work and the Contractor or any subcontractor shall not require or permit more than eight hours of labor in a day from any person employed by him or her in the performance of the work under this contract, unless paying compensation for all hours worked in excess of eight (8) hours per day at not less than 1½ times the basic rate of pay. The Contractor shall forfeit to the City, as a penalty, the sum of twenty-five dollars ($25.00) for each workman employed in the execution of the contract by him or her or by any subcontractor, for each calendar day during which such laborer, workman, or mechanic is required or permitted to labor more than eight hours in violation of the provisions of Section 1810 to 1816, inclusive, (Article 3, Chapter 1, Part 7, Division 2) of the Labor Code of the State of California and any acts amendatory thereof.

SECTION 10. PAYMENT

10-01. Certification by Engineer. All payments under this contract shall be made upon the presentation of certificates in writing from the Engineer and shall show that the work covered by the payments has been done and the payments thereof are due in accordance with this contract.

10-02. Progress Estimates and Payment. The Engineer shall, within the first seven (7) days of each month, make an estimate of the value of the work performed in accordance with this contract during the previous calendar month.

The first estimate shall be of the value of the work satisfactorily completed in place and meeting the requirements of the contract. And every subsequent estimate, except the final estimate, shall be of the value of the work satisfactorily completed in place since the last preceding estimate was made; provided, however, that should the Contractor fail to adhere to the program of completion fixed in this contract, the Engineer shall deduct from the next and all subsequent estimates the full calculated accruing amount of the liquidated damages to the date of said estimate, until such time as the compliance with the program has been restored.

The estimate shall be signed by the Engineer and, after approval, the City shall pay or cause to be paid to the Contractor in the manner provided by law, an amount equal to 95 percent of the estimated value of the work satisfactorily performed and complete in place.

10-03. Substitution of Securities.

1. At such times that Pubic Contract Code Section 22300 is in effect Contractor may propose the substitution of securities of at least equal market value for any moneys to be withheld to ensure performance under the Contract. Market value shall be determined as of the day prior to the date such substitution is to take place. Such substitution shall be made at the request and expense of the Contractor. The securities shall be one or more of the following types:

(a) Bonds or interest-bearing notes or obligations of the United States, or those for which the faith and credit of the United States are pledged for the payment of principal and interest.

(b) Bonds or interest-bearing notes on obligations that are guaranteed as to principal and interest by a federal agency of the United States.

(c) Bonds of the State of California, or those for which the faith and credit of the State of California are pledged for the payment of principal and interest.

(d) Bonds or warrants, including, but not limited to, revenue warrants, of any county, city, metropolitan water district, California water district, California water storage district, irrigation district in the State of California, municipal utility district, or school district of the State of California, which are rated by Moody's or Standard and Poor as A or better.

(e) Bonds, consolidated bonds, collateral trust debentures, consolidated debentures, or other obligations issued by federal land banks or federal intermediate credit banks established under the Federal Farm Loan Act, as amended; debentures and consolidated debentures issued by the Central Bank for Cooperatives and banks for cooperatives established under the Farm Credit Act of 1933, as amended; bonds, or debentures of the Federal Home Loan Bank Board established under the Federal Home Loan Bank Act; and stock, bonds, debentures and other obligations of

the Federal National Mortgage Association established under the National Housing Act as amended and bonds of any Federal Home Loan Mortgage Corporation.

(f) Commercial paper of "prime" quality as defined by a nationally recognized organization which rates such securities. Eligible paper is further limited to issuing corporations: (1) organized and operating within the United States; (2) having total assets in excess of five hundred million dollars ($500,000,000); and (3) approved by the Pooled Money Investment Board of the State of California. Purchases of eligible commercial paper may not exceed 180 days' maturity, nor represent more than 10 percent of the outstanding paper of an issuing corporation.

(g) Bills of exchange or time drafts on and accepted by a commercial bank, otherwise known as bankers acceptances, which are eligible for purchase by the Federal Reserve System.

(h) Certificates of deposits issued by a nationally or state-chartered bank or savings and loan association.

(i) The portion of bank loans and obligations guaranteed by the United States Small Business Administration or the United States Farmers Home Administration.

(j) Student loan notes insured under the Guaranteed Student Loan Program established pursuant to the Higher Education Act of 1965, as amended (20 U.S.C. 1001, et seq.) and eligible for resale to the Student Loan Marketing Association established pursuant to Section 133 of the Education Amendments of 1972, as amended (20 U.S.C. 1087-2).

(k) Obligations issued, assumed or guaranteed by International Bank for Reconstruction and Development, the Inter-American Development Bank, the Asian Development Bank, or the Government Development Bank of Puerto Rico.

(l) Bonds, debentures and notes issued by corporations organized and operating within the United States. Such securities eligible for substitution shall be within the top three ratings of a nationally recognized rating service.

2. The securities shall be deposited with City or with any commercial bank as escrow agent, who shall arrange for transfer of such securities to the Contractor upon satisfactory completion of the contract. Any interest accrued or paid on such securities shall belong to the Contractor and shall be paid upon satisfactory completion of the contract.

The market value of the securities deposited shall at all times be maintained in an amount at least equal, in the sole judgment of City, to the moneys to be withheld pursuant to the Contract Documents to ensure performance of the Contract. In order to comply with this condition, Contractor shall deposit additional securities as necessary upon request by City or the escrow agent.

3. Upon acceptance of any Proposal that includes substituting securities for amounts withheld to ensure performance, a separate escrow agreement satisfactory in form and substance to City shall be prepared and executed by City, the Contractor and the escrow agent, which may be City. The escrow agreement shall specify, among other matters, value of securities to be deposited; procedures for valuing the securities and for adding or withdrawing securities to maintain the market value of the deposited securities at least equal to the amount of moneys which would otherwise be withheld; the terms and conditions of conversion to cash in case of the default by the Contractor; and terms, conditions and procedure for termination of the escrow. City shall have no obligation to enter any such Agreement that does not provide the City with the unilateral right to convert securities to cash and to gain immediate possession of the cash.

10-04. Acceptance. The work must be accepted by vote of the City Council of the City of Ukiah when the whole shall have been completed satisfactorily. The Contractor shall notify the Engineer, in writing, of the completion of the work, whereupon the Engineer shall promptly, by personal inspection, satisfy himself as to the actual completion of the work in accordance with the terms of the contract and shall thereupon recommend acceptance by the City Council.

10-05. Final Estimate and Payment. The Engineer shall, as soon as practicable after the final acceptance of the work done under this contract, make a final estimate of the amount of work done thereunder and the value thereof.

Such final estimate shall be signed by the Engineer, and after approval, the City shall pay or cause to be paid to the Contractor, in the manner provided by law, the entire sum so found to be due hereunder, after deducting therefrom all previous payments and such other lawful amounts as the terms of this contract prescribe.

In no case will final payment be made in less than thirty-five (35) days after the filing of the notice of completion with the County Recorder.

10-06. Delay Payments. Should any payment due the Contractor or any estimate be delayed, through fault of the City beyond the time stipulated, such delay shall not constitute a breach of contract or be the basis for a claim for damages, but the City shall pay the Contractor interest on the amount of the payment at the rate of 6 percent per annum for the period of such delay. The terms for which interest will be paid shall be reckoned, in the case of any monthly or progress payment, from the twentieth day of the month next succeeding the month in which the work was performed to the date of payment of the estimate; and in the case of the final estimate, from the forty-fifth day after acceptance to the date of payment of the final estimate.

The date of payment of any estimate shall be considered the day on which the payment is offered or mailed as evidenced by the records of the Treasurer of the City. If interest shall become due on any delayed payment, the amount thereof, as determined by the City, shall be added to a succeeding payment. If the interest shall become due on the final payment, it shall be paid on a supplementary voucher to interest or any sum or sums which, by the terms of this contract, the City is authorized to reserve or retain.

10-07. Extra Work and Work Omitted. Whenever corrections, alterations, or modifications of the work under this contract ordered by the Engineer and approved by the City increase the amount of work to be done, such added work shall be known as "extra work"; and when such corrections, alterations, or modifications decrease the amount of work to be done, such subtracted work shall be known as "work omitted".

When the Contractor considers that any changes ordered involve extra work, he or she shall immediately notify the Engineer in writing and subsequently keep him or her informed as to when and where extra work is to be performed and shall make claim for compensation therefor each month not later than the first day of the month following that in which the work claimed to be extra work was performed and he or she shall submit a daily complete statement of materials and labor used and expenses incurred on account of extra work performed, showing allocation of all materials, labor and expenses.

All such claims shall state the date of the Engineer's written order and the date of approval by the City authorizing the work on account of which claim is made. Unless such notification is made in writing within the time specified and unless complete statements of materials used and expenses incurred on account of such extra work are furnished as above required, the Contractor shall not be entitled to payment on account of extra work and Contractor shall be deemed to have waived the right to make any future claims for compensation for such extra work.

When changes decrease the amount of work to be done, they shall not constitute a claim for damages on account of anticipated profits on the work that may be omitted.

10-08. Compensation for Extra Work or Work Omitted. Whenever corrections, additions, or modifications in the work under this contract change the amount of work to be done or the amount of compensation due the Contractor, excepting increases or decreases in contract items having unit contract prices for each measurable quantity installed in place, and such changes have been ordered in writing by the Engineer and approved by the City prior to the Contractor performing the extra work, then a price may be agreed upon. Failing such an agreement in price, the Contractor shall be compensated for performing extra work pursuant to the provisions of Section 4-1.05 "Changes and Extra Work", and Section 9-1.04,"Force Account" of the Standard Specifications.

This method of determining the price of work shall not apply to the performance of any work which is required or reasonably implied to be performed or furnished under this contract.

10-09. Compensation to the City for Extension of Time. In case the work called for under this contract is not completed within the time limit stipulated herein, the City shall have the right as provided hereinabove, to extend the time of completion thereof. If the time limit be so extended, the City shall have the right to charge to the Contractor and to deduct from the final payment for the work the actual cost to the City of engineering, inspection, superintendence and other overhead expenses which are directly chargeable to the contract and which accrue during the period of such extension, except that the cost of final unavoidable delays shall not be included in such charges.

10-10. Liquidated Damages for Delay. It is agreed by the parties to the contract that time is of the essence and that, in case all the work is not completed before or upon the expiration of the time limit as set forth, damage, other than

those cost items identified in section 10-09, will be sustained by the City and that it is and will be impracticable to determine the actual amount of damage by reason of such delay; and it is therefore agreed that the Contractor will pay to the City the sum of five hundred dollars ($500.00) per day for each and every calendar day's delay beyond the time prescribed.

SECTION 11. MISCELLANEOUS

11-01. Notice. Whenever any provision of the contract documents requires the giving of written notice, it shall be deemed to have been validly given if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the last business address known to the giver of the notice. If mailed, the notice shall be deemed received on the date of delivery stated in the return receipt.

11-02. Computation of Time. When any period of time is referred to in the Contract Documents by days, it shall be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day shall be omitted from the computation.

11-03. Claims Procedure Required by Public Contract Code Section 9204. This section shall apply to any claim by the Contractor arising in connection with this project in accordance with Public Contract Code Section 9204.

a. For purposes of this section "Claim" means a separate demand by the Contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) A time extension, including, without limitation, for relief from damages or penalties for delay assessed by the City under this contract.

(B) Payment by the City of money or damages arising from work done by, or on behalf of, the Contractor pursuant to this contract and payment for which is not otherwise expressly provided or to which the Contractor is not otherwise entitled.

(C) Payment of an amount that is disputed by the City.

b.

(1)

(A) Upon receipt of a claim pursuant to this section, the City shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide the Contractor a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, a public entity and the contractor may, by mutual agreement, extend the time period provided in this subdivision.

(B) The Contractor shall furnish reasonable documentation to support the claim.

(C) If the City needs approval from its governing body to provide the Contractor a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the City shall have up to three days following the next duly publicly noticed meeting of the governing body after the 45-day period, or extension, expires to provide the claimant a written statement identifying the disputed portion and the undisputed portion.

(D) Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the City issues its written statement. If the City fails to issue a written statement, paragraph (3) shall apply.

(2)

(A) If the Contractor disputes the City's written response, or if the City fails to respond to a claim issued pursuant to this section within the time prescribed, the Contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified

mail, return receipt requested, the City shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(B) Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the City shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. Any disputed portion of the claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, with the City and the Contractor sharing the associated costs equally. The City and Contractor shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to applicable procedures outside this section.

(C) For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

(D) Unless otherwise agreed to in writing by the City and the Contractor, the mediation conducted pursuant to this section shall excuse any further obligation under Public Contract Code Section 20104.4 to mediate after litigation has been commenced.

(3) Failure by the City to respond to a claim from the Contractor within the time periods described in this subdivision or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the public entity's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the Contractor.

(4) Amounts not paid in a timely manner as required by this section shall bear interest at 7 percent per annum.

(5) If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against a public entity because privity of contract does not exist, the Contractor may present to the public entity a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on his or her own behalf or on behalf of a lower tier subcontractor, that the Contractor present a claim for work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be presented to the public entity shall furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the Contractor shall notify the subcontractor in writing as to whether the Contractor presented the claim to the public entity and, if the original contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

c. A waiver of the rights granted by this section is void and contrary to public policy, provided, however, that (1) upon receipt of a claim, the parties may mutually agree to waive, in writing, mediation and proceed directly to the commencement of a civil action or binding arbitration, as applicable; and (2) the City may prescribe reasonable change order, claim, and dispute resolution procedures and requirements in addition to the provisions of this section, so long as the contractual provisions do not conflict with or otherwise impair the timeframes and procedures set forth in this section.

11-04. Litigation and Forum Selection. Contractor and City stipulate and agree that any litigation relating to the enforcement or interpretation of this contract, arising out of Contractor's performance or relating in any way to the work shall be brought in Mendocino County and that venue will lie in Mendocino County.

Except as otherwise expressly provided by law, the parties waive any objections they might otherwise have to the propriety of jurisdiction or venue in the state courts in Mendocino County and agree that California law shall govern any such litigation.

The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder to the parties hereto and, in particular but without limitation, the warranties, guaranties and obligations imposed upon the Contractor and all of the rights and remedies available to the City thereunder, shall be in addition to and shall not be

construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by law or contract, by special warranty or guaranty, or by other provisions of the contract documents and the provisions of this paragraph shall be as effective as if repeated specifically in the contract documents in connection with each particular duty, obligation, right and remedy to which they apply. All warranties and guaranties made in the contract document shall survive final payment and termination or completion of this contract. The City disclaims an express or implied warranty that the plans and specifications identify all site conditions that could affect the time or cost to complete the Work.

11-05. Waiver. The Contractor shall strictly comply with all notices and other contract requirements. Waiver by the City of any failure of the Contractor to comply with any term of the contract, including the notice provisions, shall not be deemed a waiver of a subsequent breach.

TECHNICAL SPECIFICATIONS
SECTION 12. GENERAL INFORMATION

12-01. Location and Scope of Work. All of the work to be performed is within the City of Ukiah and generally consists of transportation and pedestrian improvements on State Street between Mill St and Henry Street. Work includes demolition of sidewalks, curb and gutter and cold planing the existing roadway surface, along with construction of new curb and gutter, bulb-outs, sidewalk, accessible curb ramps, asphalt overlay, storm drain modifications street lighting, landscaping and traffic signal modifications.

The Contractor should familiarize himself with the local conditions of the project sites. Failure to do so will in no way relieve him of the responsibility for performing any of the work or operations required as a part of this contract. Further information regarding the work or these specifications can be obtained from Mary Horger at (707) 463-6233.

12-02. Arrangement of Technical Specifications. The Technical Specifications are arranged in sections covering the various phases of work as follows:

Section No.	Title
12	General Information
13	Construction Details (Special Provisions)
14	Exclusions from General Conditions
15	Amendments to General Conditions

12-03. Arrangement of Plans. General locations and linear quantities of the work are shown in on the Plans. The Plans consist of one hundred and seven (107) sheets numbered 1 through 107 and they are hereby made a part of the Contract Documents.

12-04. Business Licenses. The Contractor and any subcontractors shall each secure and maintain a valid City of Ukiah Business License prior to the start of any portion of the work.

12-05. Permits. The Contractor shall provide, procure, and pay for all permits required to complete this work. The Contractor shall obtain an encroachment permit from the City of Ukiah Public Works Department at no cost prior to the start of the Work. The encroachment permit will not be issued until the Contract Agreement and bonds have been executed, submitted, and accepted by the City and all insurance endorsements have been submitted to and accepted by the City's Risk Manager.

12-06. Standard Specifications and Standard Plans. The Standard Specifications and Standard Plans of the California State Department of Transportation 2018, are hereby made a part of these special provisions, and are hereinafter referred to as "Standard Specifications" and "Standard Plans." These special provisions specify the qualitative technical requirements of the project.

Whenever in the Standard Specifications and the Standard Plans the following terms are used, they shall be understood to mean and refer to the following:

Department of Transportation - The City Council.

Director of Public Works - The City of Ukiah Director of Public Works/City Engineer.

Engineer - The Engineer, designated by the City Council, acting either directly or through properly authorized agents, such agents acting within the scope of the particular duties entrusted to them.

Laboratory - The designated laboratory authorized by the City of Ukiah and approved by Caltrans to test materials and work involved in the contract.

State or Owner - The City of Ukiah

Other terms appearing in the Standard Specifications and the Standard Plans shall have the intent and meaning specified in Section I, Definition of Terms of the Standard Specifications.

In case of discrepancy between the contract documents, the order of precedence from the highest to lowest is as follows:

1. (City) Special Provisions
2. (City) Project Plans
3. City Standard Plans and Details
4. Standard Plans
5. Standard Specifications

12-07. Temporary Facilities. All temporary facilities are the responsibility of the Contractor. The removal of said facilities shall be the responsibility of the Contractor. The Contractor shall be responsible for any and all damages to existing facilities which are a result of the work.

12-08. Public Convenience and Safety. Attention is directed to Section 7-1.03, "Public Convenience," 7-1.04, "Public Safety" of the Standard Specifications. The Contractor shall conduct operations so as to cause the least possible obstruction and inconvenience to public traffic. The Contractor shall, at his or her expense, furnish such flag persons and furnish, erect, construct and maintain such fences, barriers, lights, signs, detours, pedestrian walkways, driveway ramps and bridging as may be necessary to give adequate warning to the public that work is in progress and that dangerous conditions exist, to provide access to abutting properties and to permit the flow of pedestrian and vehicular traffic to safely and expeditiously pass the work.

12-09. Maintaining Traffic. Attention is directed to Section 7-1.03, "Public Convenience," 7-1.04, "Public Safety," 12-1.01, “General,” and 12-3," Temporary Traffic Control Devices," of the Standard Specifications.

Streets shall be open to through vehicular traffic during non-working hours. All public traffic shall be permitted to pass through the work with as little inconvenience and delay as possible. Access to abutting property, driveways and building entrances shall be maintained during the performance of the work. The Contractor is advised that commercial and residential businesses immediately abut the Project Area. The Contractor shall provide advance written notification of the work and of temporary closures of driveways to the abutting property owners or managers of the businesses at least 5 business days prior to the start of the Work or the temporary closure of the driveway to the respective business property. The format and content of the Notice by the Contractor shall be approved by the Engineer prior to its issuance to the public. The Contractor shall provide trench plates at driveways and left turn pockets after the trench and roadway excavation has been made at those particular locations. The Contractor shall maintain safe and accessible walkways to all business entrances within the Project Area for the duration of the project. Under no circumstances shall access to any business be blocked or closed without the written approval of the City and written consent of the business owner.

12.10. Stream Pollution. The Contractor shall exercise every reasonable precaution to prevent muddying or silting of live streams, and the Contractor's attention is called to the fact that the terms of this contract do not relieve him or her of responsibility for compliance with Sections 5650 and 12015 of the Fish and Game Code or other applicable statutes relating to pollution prevention or abatement.

The Contractor’s attention is also directed to Section 13, “Water Pollution Control,” of the Standard Specifications and to Section 13-3, “Storm Water Pollution Prevention Plan”, of the Standard Specifications concerning the requirement for submittal to the Engineer for approval a Storm Water Pollution Prevention Plan (SWPPP) for the control of pollution to adjacent drainage courses during the construction of the project. Said SWPPP shall include the erosion control provisions required by Section 13, “Water Pollution Control”, of the Construction Details.

12-11. Warranties. Unless otherwise indicated, the Contractor shall warrant all materials provided and work performed under this contract for a period of one (1) year from the date of final acceptance, except where longer warranties are

specified herein. He shall replace promptly and at his own expense any materials and/or workmanship which fail during this warranty period.

12-12. Utilities. No water, sewer or electrical services will be provided by the owner. It is the Contractor's sole responsibility to arrange such services as necessary.

12-13. Dust Control. Dust control shall conform to the provisions of Section 18 “Dust Palliatives” of the Standard Specifications.

Dust shall be managed all active construction areas by water at least twice daily and more often during hot or windy periods or use of a dust palliative. The active construction areas adjacent to businesses and residential areas shall be kept damp at all times. Hauling trucks shall be covered and at least a two-foot freeboard shall be maintained.

Unpaved access roads, parking areas for construction equipment and construction employee vehicles, staging areas, and storage areas shall be paved with hot mix asphalt or have a stabilized access in accordance with the details of TC-1, “Stabilized Construction Entrance/Exit,” of the Caltrans Construction Site Best Management Practices Manual or Standard Plan T58. Unpaved construction staging areas shall receive the application of either water twice daily or a dust palliative. All paved roads, parking areas, staging areas, storage areas, and public roads impacted by the work of the project shall be swept daily with street sweepers equipped with water spray to remove soil materials that have been deposited on these surfaces by reason of the work.

The Contractor shall enclose, cover, or water twice daily or apply non-toxic soil stabilizers or install erosion control blankets to or on exposed stockpiles, embankment slopes, and cut slopes.

Traffic speeds on unpaved surfaces shall be limited to a maximum speed of 15 mph

12-14. Noise Control. The Contractor’s attention is directed to the provisions of Section 14-8.02, “Noise Control", of the Standard Specifications and Section 9.08, Saturday, Sunday, Holiday, and Night Work, of these General Conditions concerning the control of noise emissions and authorized work hours and days. Between 7:00 a.m. and 7:00 p.m., noise from Contractor’s operations shall not exceed limits established by applicable laws or regulations and in no event shall exceed 86 dB at a distance of 50 feet from the noise source.

The Contractor shall notify all residents, businesses and property owners within a 500-foot radius of the construction site about the proposed construction schedule. The notification shall be in writing and it shall be developed by the Contractor and submitted to the City for approval a minimum of 5 working days prior to the proposed public notification.

The City shall provide a Noise Disturbance Coordinator who shall be responsible for acting on any local complaints concerning the construction noise being generated by reason of the work of the project. The Contractor shall conspicuously post a telephone number for the Noise Disturbance Coordinator at the construction site and he shall include it in the construction schedule notice to be provided to the residents. The Noise Disturbance Coordinator shall investigate the noise complaint allegations and shall require the Contractor to implement reasonable measures to mitigate the noise level in accordance with the requirements of these General Conditions and of the Standard Specifications.

The Contractor shall locate all stationary noise generating construction equipment such as air compressors and generators as far as practical from the nearby residences and other noise sensitive land uses. The noise source shall be acoustically shielded when practical. The Contractor shall prohibit unnecessary idling of internal combustion engines.

12-15. Watering. The application of water shall be performed in accordance with the provisions of Section 18, “Dust Palliatives,” of the Standard Specifications except as modified by these Special Provisions. The Contractor is advised that water may be obtained from fire hydrants within the Project Area under permit with the City’s Public Utilities Department and upon the payment of a meter deposit. Permit application and inquiry as to the water usage fees are to be made at Public Utilities Department-Water Division Building within the City’s Corporation Yard located at 1320 Airport Road, (707) 463-6200.

12-16. Preconstruction Conference. A preconstruction conference shall be held before any work will be allowed to commence. This meeting will cover inspection, schedule for work and among other items, the responsibilities and procedures of each of the interested parties to assure that the project will be completed in accordance with the contract documents.

12-17. Progress Schedule. Progress schedules will be required for this contract and shall conform to the provisions in Section 8-1.02D, "Level 3 Critical Path Method Schedule," of the Standard Specifications. Critical Path Method (CPM) schedules shall be prepared using Microsoft Project software, or an equivalent software application approved by the Engineer. After baseline schedule is accepted by the Engineer, Contractor shall update and submit the CPM schedule to Engineer for review every 2 calendar weeks.

12-18. Progress Meetings. The Engineer shall schedule, arrange and conduct progress meetings. These meetings shall be conducted once per week, or as mutually agreed by Contractor and City, and shall be attended by the Contractor's superintendent and representatives of all subcontractors, utilities, and others, who are active in the execution of the Work. The purpose of these meetings shall be to review the Contractor's CPM schedule, resolve conflicts, and in general, coordinate and expedite the execution of the Work. Engineer will make arrangements for meetings, prepare agenda with copies for participants, preside at meetings and record the meeting minutes.

12-19. Safety Requirements. The Contractor shall comply with all pertinent provisions of the Department of Labor "Safety and Health Regulations for Construction (29 FCS Part 1518, 36 CFR 7340)", with additions or modifications thereto, in effect during construction of this project.

12-20. Public Notification. The Contractor shall be responsible for all public notification regarding construction work, including detours, lane and street closures, hours of operations, and notification of effected commercial businesses and residences within 1000 feet of the construction. For any business impacted by construction, the Contractor shall provide adequate sized on-site signage indicating that businesses are open during construction. The Contractor shall prepare public noticing via the newspaper, radio announcements, notification of the emergency vehicle agencies, public transit, Ukiah Unified School District, Ukiah Municipal Airport. At a minimum, Main Street, State Street, School Street, Perkins Street, and Gobbi Street will be affected by potential detours and street closures, with recommended alternate routes of travel. Access will be restricted to businesses and residents only during construction closures. Location of street closures signage shall be positioned to give motorists the ability to use alternate routes prior to coming to a dead end road closed for construction. All proposed detours, closures and traffic control methods shall be submitted to the Engineer for approval prior noticing to the public. All public noticing shall be performed a minimum of one (1) calendar week prior to instituting traffic control, and lane or street closures. The tentative construction schedule shall be included in the public noticing, and the use of temporary traffic signalization of intersections shall be noted. **The Contractor shall submit all public notice language to the City Engineer for approval prior to publication of notices. All road closures, detour routes, and traffic control including temporary lane closure plans shall be submitted by the Contractor to the City Engineer for approval prior to public noticing and use.**

STANDARD PLAN LIST

The following Standard Plans are incorporated by reference:

A3A	A3B	A3C	A10A	A10B	A10C	A10D	A10E	A10F	A10G
A20A	A20B	A20C	A20D	A24A	A24B	A24C	A24E	A24F	A62D
A62DA								A88A	A88B
D71	D72	D74C	D77B	D78A	T3A	T3B	T4	T5	T11
T12	T13			T53					T58
T59	T61	T62	T63	T64					
	RS2		S95	ES-1A	ES-1B	ES-1C	ES-2B	ES-2C	ES-2D
ES-3A	ES-3C	ES-4A	ES-4B	ES-4C	ES-4D	ES-4E	ES-5A	ES-5B	ES-5C
ES-5D	ES-6A	ES-6B	ES-7A	ES-7B	ES-7D	ES-7E	ES-7M	ES-7N	ES-7Q
ES-7R	ES-8A	ES-9A	ES-10	ES-11	ES-13A	ES-13B			

ORGANIZATION

Special provisions are under headings that correspond with the main-section headings of the *Standard Specifications*. A main-section heading is a heading shown in the table of contents of the *Standard Specifications*.

Each special provision begins with a revision clause that describes or introduces a revision to the *Standard Specifications* as revised by any revised standard specification.

Any paragraph added or deleted by a revision clause does not change the paragraph numbering of the *Standard Specifications* for any other reference to a paragraph of the *Standard Specifications*.

^^

DIVISION I GENERAL PROVISIONS

1 GENERAL

No Changes

^^

2 BIDDING

Add to section 2-1.06B:

The City makes the following supplemental project information available:

Supplemental Project Information

Means	Description
Included in the *Information Handout*	
Available as specified in the *Standard Specifications*	
Included with the project plans	
Available for inspection at the Transportation Laboratory	
Available for inspection at the District Office Telephone no.: _____	
Available for inspection at: City of Ukiah Public Works Dept. Telephone no.: (707) 463-6755	Logs of test borings

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3 CONTRACT AWARD AND EXECUTION

Add to section 3-1.06:

The Contractor and any subcontractors shall each secure and maintain a valid City of Ukiah Business License prior to the start of any portion of the work.

^^

4 SCOPE OF WORK

Replace section 4-1.03 with:

The work involves transportation and pedestrian improvements on State Street from approximately 250 feet south of Mill Street to approximately 400 feet north of Henry Street. Work includes demolition of sidewalks, curb and gutter, milling the existing roadway surface, construction of new curb and gutter, bulb-outs, sidewalk, accessible curb ramps, driveways, asphalt overlay, striping and signing, storm drain modifications, street lighting, landscaping and traffic signal modifications.

^^

5 CONTROL OF WORK

Add to section 5-1.20A:

During the progress of the work under this Contract, work under the following contracts may be in progress at or near the job site of this Contract:

Coincident or Adjacent Contracts

City Contract no.	City–Route–Post Mile	Location	Type of work
none	State Street from Mill Street to Henry Street	Ukiah, CA	Water and sewer main and service replacement
none	State Street from Mill Street to Clay Street	Ukiah, CA	Electrical underground

Replace section 5-1.26 with:

Construction surveying including horizontal and vertical control and construction staking shall be the responsibility of the Contractor. Vertical and horizontal control is to be established from the existing Control Points established by the City and shown on the Plans. Vertical Control Points are shown on the Plans.

Prior to the start of excavation work, the Contractor will be required to pothole existing utilities and other underground piping for the purpose of verifying location and depth a minimum of five (5) working days in advance of excavation. The limited utility information indicated on the Plans reflects a baseline sampling of potential utility conflicts identified during the design of the project. The Contractor is responsible for potholing at these locations at a minimum. Additional utility location efforts may be required by the Contractor to positively locate all utilities impacted by the project. As a part of the Work, the Contractor will be responsible for performing all survey and construction layout work and performing testing and quality control work.

Add to section 5-1.36A:

All temporary facilities are the responsibility of the Contractor and the removal of said facilities shall be the responsibility of the Contractor. The Contractor shall be responsible for any and all damages to existing facilities which are a result of the installation and removal of the Contractor's temporary facilities.

The City will not arrange temporary water, sewer or electrical services for construction. It is the Contractor's sole responsibility to arrange such services as necessary with the applicable utility provider(s).

^^

6 CONTROL OF MATERIALS

Add to section 6-2.01A:

The Contractor shall be responsible for controlling the quality of the materials incorporated into the work and of the work performed. The City shall perform material sampling and testing to verify the work meets the specified quality requirements (Quality Assurance). The City will perform soil and aggregate sampling and testing using an independent testing laboratory firm licensed to perform such tests. Other required sampling and testing may be performed by the City's independent laboratory certified to perform the type of sampling and testing assigned to or requested of them. Should any City performed test result indicate a non-compliance with the requirements of the Contract Documents, the Contractor shall remove and reconstruct or rework the non-complying portion of work at no additional cost to the City. All reconstructed and reworked items of work shall be tested at the Contractor's expense in the same manner as required for the initial work at no additional cost to the City. Prior to any removal, reconstruction or rework of any work item already incorporated into the project, the Contractor shall first obtain the approval of the Engineer as to the Contractor's proposed methods for removal, reconstruction or rework.

Examples of Quality Control material tests required by the Contractor on this project include, but are not limited to, compaction and gradation of aggregate base, Portland cement concrete and hot mix asphalt, compaction on roadway subgrade, and gradation & durability on aggregate materials.

The City reserves the right to test, at its own cost, any item of work that has been tested by the Contractor and any independent testing performed by the City shall not relieve the Contractor of his responsibility for sampling, testing, reporting and overall quality control required by the Contract Documents. Should any independent tests performed by the City indicate

non-compliance with the Contract Documents, upon notice of the Engineer, the Contractor shall retest that portion of the work not in compliance to the independent test. The City will closely monitor the Contractor's retest. Should the Contractor's retest indicate compliance with the Contract Documents, the direct costs related to the retest shall be paid as extra work pursuant to the provisions provided in Section 9 of the Standard Specifications. Should the Contractor's retest indicate non-compliance, the Contractor shall remove, reconstruct, or rework the non-complying portion of work and the cost of the replacement work and retest shall be borne by the Contractor.

The Contractor shall be responsible for all material and functional testing required for all electrical, lighting and traffic signal equipment as required by the Standard Specifications.

Full compensation for performing all sampling, testing, reporting, retesting, if required, and overall quality control shall be considered as included in the prices paid for the various contract items of work and no additional compensation will be allowed therefor.

^^

7 LEGAL RELATIONS AND RESPONSIBILITY TO THE PUBLIC

Add to section 7-1.03:

The Contractor shall conduct operations so as to cause the least possible obstruction and inconvenience to public traffic and businesses. The Contractor shall, at his or her expense, furnish such flag persons and furnish, erect, construct and maintain such fences, barriers, lights, signs, detours, pedestrian walkways, driveway ramps and bridging as may be necessary to give adequate warning to the public that work is in progress and that dangerous conditions exist, to provide access to abutting properties and to permit the flow of pedestrian and vehicular traffic to safely and expeditiously pass through the work.

Add to section 7-1.04:

The Contractor shall comply with all pertinent provisions of the Department of Labor "Safety and Health Regulations for Construction (29 FCS Part 1518, 36 CFR 7340)", with additions or modifications thereto, in effect during construction of this project.

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8 PROSECUTION AND PROGRESS

Add to section 8-1.02D(1):

Level 3 Critical Path Method (CPM) Progress schedule will be required for this contract and shall conform to the provisions in Section 8-1.02D, "Level 3 Critical Path Method Schedule," of the Standard Specifications. After baseline schedule is accepted by the Engineer, Contractor shall update and submit CPM schedule to Engineer for review every 2 calendar weeks. Progress schedule will be paid for as described in Section 8-1.02D(10).

Replace section 8-1.02E with:

The Engineer shall schedule, arrange and conduct progress meetings. These meetings shall be conducted once per week, or as mutually agreed by Contractor, City and Caltrans, and shall be attended by the Contractor's superintendent and representatives of all subcontractors, utilities, and others, who are active in the execution of the Work. The purpose of these meetings shall be to review the Contractor's CPM schedule, resolve conflicts, and in general, coordinate and expedite the execution of the Work. Engineer will make arrangements for meetings, prepare agenda with copies for participants, preside at meetings and record the meeting minutes.

Replace section 8-1.03 with:

A preconstruction conference will be held before any work will be allowed to commence. This meeting will cover inspection, work schedule, and among other items, the responsibilities and procedures of each of the interested parties to assure that the project will be completed in accordance with the contract documents. Engineer will prepare and distribute an agenda for the preconstruction conference.

Add to section 8-1.04B:

The Contractor shall obtain and pay for all permits required to complete this work except the required City of Ukiah encroachment permit for work within the City right-of-way. The Contractor shall obtain an encroachment permit from the City of Ukiah Public Works Department at no cost prior to the start of the Work. The encroachment permit will not be issued until the Contract Agreement and bonds have been executed, submitted, and accepted by the City and all insurance endorsements have been submitted to and accepted by the City's Risk Manager.

Replace "Reserved" in section 8-1.04C with:

Physical work on the site shall not commence until a "No Fee" encroachment permit is issued by the City of Ukiah to the Contractor.

Do not start job site activities until the City authorizes or accepts your submittal for:

1. SWPPP
2. Traffic Control Plan
3. Traffic signal and lighting equipment

Submit these items, submittals for other long lead-time items, within five (5) days after Notice to Proceed has been issued.

Do not start other job site activities until all the submittals from the above list are authorized or accepted and the following information is received by the Engineer:

1. *Notice of Materials To Be Used* form.
2. Written statement from the vendor that the order for the sign panels has been received and accepted by the vendor. The statement must show the dates that the materials will be shipped.
3. Written statement from the vendor that the order for electrical material has been received and accepted by the vendor. The statement must show the dates that the materials will be shipped.

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9 PAYMENT

Add section 9-1.18:

9-1.18A Payment Item Descriptions

Payment for Mobilization, Demobilization and Final Cleanup will be made in two (2) equal payments at the lump sum allowance in the Bid Schedule, which price shall constitute full compensation for all such work. The scope of work for mobilization shall include, but not limited to, obtaining all bonds, insurance and permits, moving onto the site of all plant and equipment, submittal and approval of a schedule of values for lump sum items, and obtaining approval for all shop drawings and materials for signal equipment. Payment for demobilization and final cleanup shall occur when all required items per the Contract are fulfilled and the site is free of equipment and clean and ready for use by the public. The bid amount for Mobilization, Demobilization and Final Cleanup items shall not exceed 2.5% of the total construction contract base bid price.

Full compensation for **Streetscape Mobilization, Demobilization and Final Cleanup** will be paid for at the contract **lump sum** price, which price shall constitute full compensation for all such work associated with streetscape work, which includes demolition and construction of curbs, gutters, sidewalks, ramps, driveways, sidewalk utility adjustments, landscaping, irrigation, streetscape items, street lighting, traffic signals, storm drainage and LID. The scope of work for Mobilization shall include, but not be limited to, obtaining all bonds, insurance and permits, moving onto the site of all plant and equipment, and obtaining approval for all shop drawings and material submittals for signal equipment. Payment for Demobilization shall occur when all required items per the contract are fulfilled and the site is free of equipment and clean and ready for use by the public.

Full compensation for **Road Diet Mobilization, Demobilization and Final Cleanup** will be paid for at the contract **lump sum** price, which price shall constitute full compensation for all such work associated with streetscape work, which includes

demolition and construction of roadway pavements, milling and cold planning, road utility adjustments, striping and signing. The scope of work for Mobilization shall include, but not be limited to, obtaining all bonds, insurance and permits, moving onto the site of all plant and equipment, and obtaining approval for all shop drawings and material submittals for signal equipment. Payment for Demobilization shall occur when all required items per the contract are fulfilled and the site is free of equipment and clean and ready for use by the public.

Full compensation for preparation, implementation and maintenance of **Storm Water Pollution Prevention Plan (SWPPP)** and conforming to the requirements of this section shall be paid for at the contract **lump sum** price, which price shall include full compensation for furnishing all labor, materials, tools and equipment for doing all work involved in the preparation, submission, approval, implementation, maintenance, revising and amending of the approved SWPPP as specified herein, including CSMRP, REAP, site inspection reports and storm water annual report, and no additional allowance will be made therefor.
The Engineer will retain an amount equal to 25 percent of the estimated value of the contract work performed during estimate periods in which the Contractor fails to conform to the requirements of this section "Storm Water Pollution Prevention Plan" as determined by the Engineer.

Retentions for failure to conform to the requirements of this section "Water Pollution Control" shall be in addition to the other retentions provided for in the contract. The amounts retained for failure of the Contractor to conform to the requirements of this section will be released for payment on the next monthly estimate for partial payment following the date that a SWPPP has been implemented and maintained, and water pollution is adequately controlled, as determined by the Engineer.

Full compensation for preparation, implementation, sampling and reporting of **Storm Water Sampling and Analysis Day** and conforming to the requirements of this section shall be paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all labor, materials, tools and equipment for doing all work involved in the preparation, implementation, sampling and reporting of each rain event as specified herein, and no additional allowance will be made therefor.

Full compensation to furnish, install and maintain **Temporary Water Pollution Control Measures** and conforming to the requirements of this section shall be paid for at the contract **lump sum** price, which price shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals and for doing all work involved in the installation, construction, maintenance, removal and disposal of water pollution control practices, including non-storm water and waste management and materials pollution and water pollution control practices, except those shown on the plans for which there is a contract item of work and excluding developing, preparing, obtaining approval of, revising, and amending the SWPPP, as shown on the plans, as specified in the Standard Specifications and these Special Provisions, and as directed by the Engineer, and no additional allowance will be made therefore.No adjustment of compensation will be made for any increase or decrease in the quantities of temporary water pollution control measures, regardless of the reason for the increase or decrease. The provisions in Section 9-1.06, "Changed Quantity Payment Adjustments," shall not apply to temporary water pollution control measures.

Full compensation for developing, updating and maintaining **Progress Schedule (Critical Path Method)** will be paid for at the contract **lump sum** price, which price shall include developing and submitting a CPM progress schedule, updating and submitting the schedule every 2 calendar weeks, and maintaining the schedule through the duration of the contract, as specified in these Construction Details, and no additional allowance will be made therefor. Payment for Progress Schedule (Critical Path Method) shall be as follows:

- A total of 25 percent of the item total is paid upon completion of 5 percent of all work and acceptance of a schedule of values for each lump sum item in the bid schedule,
- A total of 50 percent of the item total is paid upon completion of 25 percent of all work,
- A total of 75 percent of the item total is paid upon completion of 50 percent of all work, and
- A total of 100 percent of the item total is paid upon completion of all work.

Full compensation for furnishing, placing, maintaining, and removing the **Construction Area Signs** will be paid for at the contract **lump sum** price, which price shall include furnishing all labor, materials, tools, equipment and incidentals for doing all work involved in furnishing and installing temporary construction area signs including changeable message boards, arrow boards, temporary relocation of regulatory signs, and for erecting or placing, maintaining (including covering and uncovering as needed) and when no longer required, removing construction area signs as specified in

these Construction Details, and no additional allowance will be made therefor.

Full compensation for furnishing, placing, maintaining, and removing the **Traffic Control System** will be paid for at the contract **lump sum** price, which price shall include furnishing all labor, materials, tools, equipment and incidentals for doing all work involved in furnishing traffic control system required for direction of public vehicular and pedestrian traffic through or around the work, including preparation and implementation of the traffic control plans, pedestrian routing plans, maintaining access to businesses, noticing, temporary facilities including temporary lighting, traffic control equipment, flaggers, signs, striping, walkways, plates, barriers, and temporary pavement marker tabs, and all other pedestrian and vehicular traffic control requirements as required or specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Construction Survey** will be measured and paid for at the contract **lump sum** price and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in establishing and maintaining vertical control and horizontal control, staking, and related construction surveying required to perform the Work, and no additional allowances will be made therefor.

Full compensation for **Remove Thermoplastic Traffic Stripe** will be measured and paid for at the contract unit price per **linear foot** and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in removal of paint and thermoplastic traffic striping and raised pavement markers, including lead compliance plan, and handling, removal, and disposal of grinding or cold planing residue that is a nonhazardous waste, as specified in these Construction Details, and as shown on the Plans, and no additional allowances will be made therefor. Linear measurement shall include all stripes less than 12 inches in width. Double yellow (4 inch) shall be measured as a single stripe. Striping located within pavement removal and conform grinding limits shall be considered as included in those items, and no additional allowances will be made therefor.

Full compensation for **Remove Thermoplastic Traffic Marking** will be measured and paid for at the contract unit price per **square foot** and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in removal of paint and thermoplastic traffic markings and legends, including handling, removal, and disposal of grinding or cold planing residue that is a nonhazardous waste, as specified in these Construction Details, and no additional allowances will be made therefor. Area measurements will include stripes 12 inches in width or more. Markings located within pavement removal and conform grinding limits shall be considered as included in those items, and no additional allowances will be made therefor.

Full compensation for **Adjust Existing Manhole Cover to Grade** will be measured and paid for at the contract unit price per **each** and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in adjusting existing manhole covers to new finish grades, including but not limited to excavation, backfill, concrete, grade rings, debris platforms, cleaning, asphalt or concrete pavement and mortar throughout the project limits and all other related work specified on the Plans, in these Construction Details, the Standard Specifications and as directed by the Engineer and no additional allowances will be made therefor. Lowering manhole covers prior to cold planning shall be paid for under “Cold Plane Asphalt Concrete”, as further described in these Construction Details.

Full compensation for **Adjust Existing Valve/SSCO Cover to Grade** will be measured and paid for at the contract unit price per **each** and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in adjusting existing valve covers and sanitary sewer cleanout covers, to new finish grades, including but not limited to excavation, backfill, concrete, grade rings, debris platforms, cleaning, asphalt or concrete pavement and mortar throughout the project limits and all other related work specified on the Plans, in these Construction Details, the Standard Specifications and as directed by the Engineer and no additional allowances will be made therefor. Lowering valve and cleanout covers prior to cold planning shall be paid for under “Cold Plane Asphalt Concrete”, as further described in these Construction Details.

Full compensation for **Adjust Existing Utility Cover to Grade (Sidewalk)** will be measured and paid for at the contract unit price per **each** and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in adjusting existing utility and box covers in sidewalk areas, to new finish grades, including but not limited to excavation, backfill, concrete, grade rings, debris platforms, cleaning, concrete pavement and mortar throughout the project limits and all other related work specified on the Plans, in these Construction Details, the Standard Specifications and as directed by the Engineer and no additional allowances will be

made therefor.

Full compensation for **Remove Concrete (Curb and Gutter)** will be measured and paid for at the contract unit price per **linear foot** and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in the removal of existing concrete curb and gutter including but not limited to saw cutting, removal of concrete, sand and base rock, excavation, stockpiling removed materials, hauling and disposal of removed materials, and cleaning of materials, as specified in these Construction Details and shown on the Plans, and no additional allowances will be made therefor.

Full compensation for **Remove Concrete Sidewalk** will be measured and paid for at the contract unit price per **square foot** and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in the removal of existing concrete sidewalk, pedestrian ramps and driveways, including but not limited to saw cutting, removal of concrete, sand and base rock, excavation, stockpiling removed materials, hauling and disposal of removed materials, and cleaning of materials, as specified in these Construction Details and shown on the Plans, and no additional allowances will be made therefor.

Full compensation for **Cold Plane Asphalt Concrete Pavement Conforms** will be measured and paid for at the contract unit price per **square foot** and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in the asphalt concrete cold planning and grinding at conforms, including but not limited to, removal of striping and markings within conform grind limits, lowering utility covers, excavation, stockpiling removed materials, hauling and disposal of removed materials, cleaning of materials furnishing, the asphalt concrete for and constructing, maintaining, removing and disposing of temporary asphalt concrete tapers and generally preparing surface for asphalt concrete pavement, as specified in these Construction Details, shown on the Plans, and directed by the Engineer and no additional allowances will be made therefor.

Full compensation for **Pavement Removal** will be measured and paid for at the contract unit price per **square foot** and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in the asphalt concrete cold planning and grinding the roadway surface, including but not limited to, removal of striping and markings within cold plan and grind limits, lowering utility covers, excavation, stockpiling removed materials, hauling and disposal of removed materials, cleaning of materials furnishing, the asphalt concrete for and constructing, maintaining, removing and disposing of temporary asphalt concrete tapers and generally preparing surface for asphalt concrete pavement, as specified in these Construction Details, shown on the Plans, and directed by the Engineer and no additional allowances will be made therefor.

Full compensation for **Clearing and Grubbing** will be paid for at the contract **lump sum** price, which price shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in clearing and grubbing, including but not limited to tree removal, vegetation removal, and irrigation removal within the limits shown on the Plans and as specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Roadway Excavation** will be measured and paid for at the contract unit price per **cubic yard (F)** for the final pay quantity in the Engineer's Estimate, which price shall include full compensation for furnishing all plant, labor, materials, tools, equipment, transportation, and incidentals for performing all work required for the roadway excavation and bioretention / LID area excavation as described in this section within the limits shown on the Plans, removing asphalt concrete pavement, base, sub-base, subgrade, cutting and pruning tree roots encountered during excavation, spreading and compacting subgrade material to achieve required subgrade elevation, backfilling as required to achieve design subgrades and finish grades, and scarifying, moisture conditioning and compacting subgrade as specified in Section 19 of the Standard Specifications and these Construction Details, including, preparation of subgrade in all roadway, curb and gutter, sidewalk, driveway and ramp areas, proofrolling, scarification, moisture conditioning, and compaction and no additional allowances will be made therefor.

Removal of existing bituminous pavement and base materials will be paid for as roadway excavation.

Full compensation for **Remove Unsuitable Material** will be measured and paid for at the contract unit price per **cubic yard**, which price shall include full compensation for furnishing all plant, labor, materials, tools, equipment, transportation, and incidentals for performing all work required for the excavation and removal of unsuitable material, providing Class 2 aggregate base material on subgrade enhancement geotextile, and compacting subgrade and base

material as specified in Section 19 of the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Class 2 Aggregate Base** will be measured and paid for at the contract unit price per **cubic yard (F)** for the final pay quantity in the Engineer's Estimate, which price shall include full compensation for furnishing all plant, labor, materials, tools, equipment, transportation, and incidentals for performing all work required for the hauling, constructing, placing, spreading, moisture conditioning and compacting of aggregate base, and Class 2 permeable material to finish grade or subgrade elevations within the limits shown on the Plans, as specified in Section 26 of the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Hot Mix Asphalt (Type A)** will be measured and paid for at the contract unit price per **ton** which price shall include full compensation for furnishing all plant, labor, materials, tools, equipment, transportation, and incidentals for performing all work under "Hot Mix Asphalt," including but not limited fiber reinforced HMA, fiber reinforced leveling course, fiber reinforced HMA overlay, tack coat, subgrade proof rolling, compaction, testing and other incidentals as shown on the Plans and specified in the Standard Specification, these Construction Details, and as directed by the Engineer, and no additional allowances will be made therefor.

Full compensation for **Geosynthetic Pavement Interlayer (Paving Fabric)** will be measured and paid for at the contract unit price per **square yard** which price shall include full compensation for furnishing all plant, labor, materials, tools, equipment, transportation, and incidentals for installing paving fabric including but not limited to crack cleaning, crack sealing, installing paving fabric, and other incidentals as shown on the Plans and specified in the Standard Specifications, these Construction Details, and as directed by the Engineer, and no additional allowances will be made therefor.Full compensation for **12" Reinforced Concrete Pipe (Class IV)** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all labor, materials, tools and equipment and doing all the work involved in furnishing and installing drainage pipe including all pipe fittings, as shown on the plans, complete in place, all excavation & disposal of excavated material; hand digging to protect roots; root pruning; abandonment, temporary connections, removal, & disposal of existing materials; connecting to new or existing pipe, catch basins, or manholes; dewatering; ground water disposal; controlled density fill if used; temporary and permanent trench paving; testing; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications, and no additional allowance will be made therefor.

Full compensation for **Drainage Inlet** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all labor, materials, tools and equipment, and doing all the work involved in providing storm drain drop inlets, curb inlets and catch basins including that portion of pipe not paid for under pipe; excavation, subgrade preparation, catch basin hoods and boxes, drainage inlets, providing all pipe fittings, grouting, furnishing, placing, & compacting backfill material, and controlled density fill where required; furnishing, installing, and any other items necessary to place the drainage inlet on specified fill when required by the work or shown on the Plans, and other work not specifically enumerated in the Plans or these specifications, and no additional allowance will be made therefor.

Full compensation for **Modify Existing Drainage Inlet to Manhole** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all labor, materials, tools and equipment, and doing all the work involved in modifying existing storm drain inlets to manholes including that portion of pipe not paid for under pipe; excavation, subgrade preparation, drainage inlets, providing all pipe fittings, grouting, rebar, furnishing, placing, & compacting backfill material, and controlled density fill where required; furnishing, installing, and any other items necessary to modify the drainage inlet to manhole when required by the work or shown on the Plans, and other work not specifically enumerated in the Plans or these specifications, and no additional allowance will be made therefor.

Full compensation for **LID Storm Drain Inlet** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all labor, materials, tools and equipment, and doing all the work involved in providing LID area storm drain inlets, including that portion of pipe not paid for under pipe; excavation, subgrade preparation, providing all pipe fittings, grouting, furnishing, placing, & compacting backfill material, and controlled density fill where required; furnishing, installing, and any other items necessary to place the LID storm drain inlet on specified fill when required by the work or shown on the Plans, and other work not specifically enumerated in the Plans or these specifications, and no additional allowance will be made therefor.

Full compensation for **Remove Existing Drainage Inlet** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all labor, materials, tools and equipment, and doing all the work involved in removing and demolishing existing storm drain inlets, and no additional allowance will be made therefor.

Full compensation for **Trench Bracing and Shoring** will be measured and paid for at the contract **lump sum** price, which price shall include full compensation for furnishing all labor, materials, tools and equipment, and doing all work involved in trench bracing and shoring, and no additional allowance will be made therefor.

Full compensation for **Minor Concrete (Curb)** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in constructing median curbs and vertical retaining curbs complete in place, including formwork, expansion joints, scoring, and all incidentals, as shown on the Plans and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Minor Concrete (Curb and Gutter)** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in constructing curb and gutter complete in place, including formwork, expansion joints, scoring, and all incidentals, as shown on the Plans and City of Ukiah Standard Plans, and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Minor Concrete (Driveway)** will be measured and paid for at the contract unit price per **square foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in constructing driveway curb cut complete in place, including setting and verification of grade, placing and finishing concrete, expansion joints, scoring, and all incidentals, as shown on the Plans and City of Ukiah Standard Plans, and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Minor Concrete (Sidewalk)** will be measured and paid for at the contract unit price per **square foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in constructing sidewalk complete in place, including setting and verification of grade, placing and finishing concrete, retaining curbs behind sidewalks, expansion joints, scoring, and all incidentals, as shown on the Plans and City of Ukiah Standard Plans, and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Minor Concrete (Sidewalk, light exposed aggregate finish)** will be measured and paid for at the contract unit price per **square foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in constructing sidewalks with exposed aggregate finish complete in place, including setting and verification of grade, placing and finishing concrete, retaining curbs behind sidewalks, expansion joints, scoring, and all incidentals, as shown on the Plans and City of Ukiah Standard Plans, and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Minor Concrete (Sidewalk, medium exposed aggregate finish)** will be measured and paid for at the contract unit price per **square foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in constructing sidewalks with exposed aggregate finish complete in place, including setting and verification of grade, placing and finishing concrete, retaining curbs behind sidewalks, expansion joints, scoring, and all incidentals, as shown on the Plans and City of Ukiah Standard Plans, and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Minor Concrete (Curb Ramp, exposed aggregate finish)** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in constructing curb ramps with exposed aggregate finish including setting and verification of grade, furnishing and placing concrete, installing truncated dome detectable warning surface, expansion joints and all other incidentals, as shown on the Plans and City of Ukiah Standard Plans, and specified in these Construction Details, and no additional allowances will be made therefor. The work limits for Minor Concrete (Curb Ramp) shall include all concrete work up to the sidewalk border. Sidewalk area outside of the ramp will be paid for under Minor Concrete (Sidewalk).

Full compensation for **Irrigation System** will be paid for at the contract **lump sum** price, which price shall include full

compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in constructing the landscape irrigation system, including but not limited to piping, sleeves, fittings, valves, controls, emitter assemblies, sprinkler assemblies and all other irrigation work shown on the Plans and as specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Street Tree** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in providing new street trees, including excavation, backfill, import planting soil, fertilizer, root barriers and all other incidentals, as shown on the Plans and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Decomposed Granite Tree Well** will be measured and paid for at the contract unit price per **square foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in constructing decomposed granite pavement complete in place, including excavation, subgrade preparation, setting and verification of grade, compaction, placing material, finishing, and all incidentals, as shown on the Plans and City of Ukiah Standard Plans, and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Bench** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in providing new benches, including concrete anchors and all incidentals, as shown on the Plans and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Trash Receptacle** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in providing new trash receptacles and all incidentals, as shown on the Plans and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Bike Rack** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in providing new bike racks, including concrete anchors and all incidentals, as shown on the Plans and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Planter Rail** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in constructing new planter rails, including concrete anchors and all incidentals, as shown on the Plans and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Planting Area** will be measured and paid for at the contract unit price per **square foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in preparing and installing new landscape planting, including but not limited to preparation, excavation, soil placement, fertilizer, placing plants, and all incidentals, as shown on the Plans and City of Ukiah Standard Plans, and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Plant Establishment Work** will be paid for at the contract **lump sum** price, which price shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in maintaining the new landscape planting for a 125 day plant establishment period starting after Notice of Substantial Completion of the contract, including but not limited to irrigation system maintenance, replacement of damaged or defective irrigation system components, and replacement of damaged plants and trees, trimming of plants and trees, fertilizing, removal of weeds, pest control, debris removal, and all incidentals, as shown on the Plans and City of Ukiah Standard Plans, and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Bioretention Area** will be measured and paid for at the contract unit price per **square foot**, which price shall include full compensation for furnishing all labor, materials, tools and equipment and doing all the work involved in preparing and installing the amended soil and drain rock, including but not limited to preparation, excavation, soil placement, and all incidentals, as shown on the Plans and City of Ukiah Standard Plans, and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Survey Monument** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in providing survey monuments at the locations shown on Plans, including the City furnished survey marker disk, concrete, frames and covers, granular materials, coordination with the City, and all incidentals, as shown on the Plans and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Flag Pole Sleeve** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in providing flag pole sleeves in sidewalks at the locations shown on Plans, including all incidentals, as shown on the Plans and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Parking Meter Post** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in installing City furnished parking meter posts in sidewalks at the locations shown on Plans, including concrete anchors and all incidentals, as shown on the Plans and specified in these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Pavement Marker** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of non-reflective pavement markers and retroreflective pavement markers which are not included in standard details, including but not limited to surface preparation, establishing layout and alignment, adhesive, markers, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Remove Roadside Sign (Metal Post)** will be measured and paid for at the contract unit price per **each** and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in removal, salvage, relocation and disposal of roadside signs, including but not limited to poles, foundations, excavation, backfill, new metal posts, hardware, and concrete footings, as specified in these Construction Details and Standard Specifications, and shown on the Plans, and no additional allowances will be made therefor.

Full compensation for **Remove Roadside Sign Panel** will be measured and paid for at the contract unit price per **each** and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in removal, salvage, relocation and disposal of roadside signs mounted on existing poles including hardware, as specified in these Construction Details and Standard Specifications, and shown on the Plans, and no additional allowances will be made therefor.

Full compensation for **Metal Roadside Sign** will be measured and paid for at the contract unit price per **each** which price shall include full compensation for furnishing all plant, labor, materials, tools, equipment, transportation, and incidentals for installing new roadside signs on new and existing poles and on existing and new posts that already have a sign, including but not limited sign panels, brackets, braces, straps, screws, bolts, washers, nuts, and all other required hardware and other incidentals as shown on the Plans and specified in the Standard Specifications and these Construction Details, and as directed by the Engineer, and no additional allowances will be made therefor.

Full compensation for **Roadside Sign – One Post** will be measured and paid for at the contract unit price per **each** which price shall include full compensation for furnishing all plant, labor, materials, tools, equipment, transportation, and incidentals for installing new roadside signs on new posts and concrete foundations, including but not limited excavation, backfill, concrete, disposal, sign panels, brackets, braces, straps, screws, bolts, washers, nuts, and all other required hardware and other incidentals as shown on the Plans and specified in the Standard Specifications and these Construction Details, and as directed by the Engineer, and no additional allowances will be made therefor.

Full compensation for **Parking Tee Traffic Stripe** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of thermoplastic parking tee striping, including but not limited to surface preparation, establishing layout and alignment, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Traffic Stripe (Detail 22)** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of traffic stripe per the Standard Detail, including but not limited to surface preparation, establishing layout and alignment, thermoplastic, adhesive, pavement markers, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Traffic Stripe (Detail 27B)** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of traffic stripe per the Standard Detail, including but not limited to surface preparation, establishing layout and alignment, thermoplastic, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Traffic Stripe (Detail 32)** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of traffic stripe per the Standard Detail, including but not limited to surface preparation, establishing layout and alignment, thermoplastic, adhesive, pavement markers, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Traffic Stripe (Detail 37B)** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of traffic stripe per the Standard Detail, including but not limited to surface preparation, establishing layout and alignment, thermoplastic, adhesive, pavement markers, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Traffic Stripe (Detail 38)** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of traffic stripe per the Standard Detail, including but not limited to surface preparation, establishing layout and alignment, thermoplastic, adhesive, pavement markers, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Traffic Stripe (Detail 40)** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of traffic stripe per the Standard Detail, including but not limited to surface preparation, establishing layout and alignment, adhesive, pavement markers, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Thermoplastic Crosswalk and Pavement Markings** will be measured and paid for at the contract unit price per **square foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of the pavement markings including but not limited to surface preparation, establishing layout and alignment, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Decorative Thermoplastic Crosswalk (State St / Seminary Ave)** will be paid for at the contract **lump sum** price, which price shall constitute full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of the pavement markings including but not limited to furnishing samples, surface preparation, establishing layout and alignment, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Decorative Thermoplastic Crosswalk (State St / Perkins St)** will be paid for at the contract **lump sum** price, which price shall constitute full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of the pavement markings including but not limited to furnishing samples,

surface preparation, establishing layout and alignment, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Decorative Thermoplastic Crosswalk (State St / Standley St)** will be paid for at the contract **lump sum** price, which price shall constitute full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of the pavement markings including but not limited to furnishing samples, surface preparation, establishing layout and alignment, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Decorative Thermoplastic Crosswalk (State St / Church St)** will be paid for at the contract **lump sum** price, which price shall constitute full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work necessary for the installation of the pavement markings including but not limited to furnishing samples, surface preparation, establishing layout and alignment, and temporary striping, as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.Full compensation for **Modify Signal (State Street / Mill Street)** will be paid for at the contract **lump sum** price, which price shall constitute full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in furnishing and installing, modifying, and removing the traffic signal, including but not limited to all demolition, salvage and relocation work, conduit, conductors, pull boxes, cleaning existing conduits to remain, boxes and pull rope, excavation, backfill, compaction, signal poles and mast arms, cleaning and painting existing poles in place, painting of new poles, signal pole foundations, temporary traffic signals, luminaires, signs, signal heads, splicing, video detection system, functional testing and all other work required for a complete and operating system as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Modify Signal (State Street / Perkins Street)** will be paid for at the contract **lump sum** price, which price shall constitute full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in furnishing and installing, modifying, and removing the traffic signal, including but not limited to all demolition, salvage and relocation work, conduit, conductors, pull boxes, cleaning existing conduits to remain, boxes and pull rope, excavation, backfill, compaction, signal poles and mast arms, cleaning and painting existing poles in place, painting of new poles, signal pole foundations, temporary traffic signals, luminaires, signs, signal heads, splicing, video detection system, functional testing and all other work required for a complete and operating system as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Modify Signal (State Street / Standley Street)** will be paid for at the contract **lump sum** price, which price shall constitute full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in furnishing and installing, modifying, and removing the traffic signal, including but not limited to all demolition, salvage and relocation work, conduit, conductors, pull boxes, cleaning existing conduits to remain, boxes and pull rope, excavation, backfill, compaction, signal poles and mast arms, cleaning and painting existing poles in place, painting of new poles, signal pole foundations, temporary traffic signals, luminaires, signs, signal heads, splicing, video detection system, functional testing and all other work required for a complete and operating system as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

Full compensation for **Remove Lighting Standard** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all labor, materials, tools, equipment, transportation and incidentals, and for doing all the work involved in disconnecting lighting standard from lighting circuit, removing and abandoning junction boxes, removing existing lighting standards, bases and foundations as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these construction details, and no additional allowances will be made therefor.

Full compensation for **Inductive Loop Detector** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all labor, materials, tools, equipment, transportation and incidentals, and for doing all the work involved in providing inductive loop detectors, including but not limited to saw cutting pavement, loop wire, sealant, splices, and related work as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these construction details, and no additional allowances will be made therefor.

Full compensation for **Lighting System** will be measured and paid for at the contract **lump sum** price, which price shall

include full compensation for furnishing all labor, materials, tools, equipment, transportation and incidentals, and for doing all the work involved in furnishing and installing decorative street lighting standards, LED luminaires, photo cells and photo controls, foundations, pull boxes, electrical service connections, trenching, backfill, street light conduit, splicing, and conductors from luminaire to pull box, pole coating touchup, and coordination with the City of Ukiah Electric Department as shown on the Plans and Standard Plans, and specified in the Standard Specifications and these Construction Details, and no additional allowances will be made therefor.

If selected by the City, the **Add Alternate Bid Item Brick Paver Band,** full compensation for **Brick Paver Band** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all plant, labor, materials, tools and equipment and doing all the work involved in constructing brick pavers complete in place, including excavation, subgrade preparation, setting and verification of grade, compaction, gravel and aggregate, grout, mortar, placing pavers, finishing, and all incidentals, as shown on the Plans and City of Ukiah Standard Plans, and specified in these Construction Details, and no additional allowances will be made therefor.

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G. Show how pedestrian traffic will be handled through the construction site.

H. Show how public transit will be handled through the construction area.

I. Demonstrate how two-way traffic will be maintained.

J. Identify message board locations. A minimum of four (4) changeable message boards and four (4) arrow boards shall be required.

No work except for installation of project identification signs will be allowed to commence prior to approval of the Work Zone Traffic Control Plan.

Replace section 12-1.03 with:

The Contractor shall be responsible for all costs of furnishing all flaggers, including transporting flaggers and furnishing all materials and equipment to provide passage of traffic through the work as specified in section 7-1.03 and 7-1.04.

Add to section 12-3.01A(1):

Construction area traffic control signs, equipment and devices shall be furnished, installed, maintained, and removed when no longer required in accordance with the provisions in Section 7-1.03 and Section 12 of the Standard Specifications, the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD), and as directed by the Engineer.

Notify Underground Services Alert (USA) at (800) 227-2600 or 811 a minimum of two (2) working days prior to installing signposts.

Attention is directed to Sections 7-1.03, "Public Convenience," 7-1.04, "Public Safety," and 12, "Temporary Traffic Control," of the Standard Specifications and to the Section entitled "Public Safety" elsewhere in these Special Provisions. Nothing in these Special Provisions shall be construed as relieving the Contractor from these responsibilities.

Replace section 12-3.20D with:

Attention is directed to "Public Safety" and "Order of Work" of these special provisions.

Temporary railing (Type K) placed in conformance with the provisions in "Public Safety" of these special provisions will be neither measured nor paid for. The cost to provide temporary railing (Type K) is included in the various items of work.

Add to section 12-3.32C:

Start displaying the message on the portable changeable message signs 15 minutes before closing the lane.

Provide four (4) portable changeable message signs.

Place the portable changeable message signs in advance of the 1st warning sign for each:

1. Stationary lane closure

2. Detour

For 5 days, starting on the day of Notice of Substantial Completion, place 1 portable changeable message sign in each direction of travel located 300 feet in advance of the northern and southern project limits and display the following message: "CHANGED CONDITIONS AHEAD."

Add to section 12-4.02A:

The Work Area shall be open to through vehicular traffic during non-working hours. All public traffic shall be permitted to pass through the work with as little inconvenience and delay as possible. Access to abutting property, businesses and driveways shall be maintained during the performance of the work. The Contractor is advised that commercial businesses abut the entire Project Area. The Contractor shall provide advance written notification of the work and of temporary closures of driveways to the abutting owners or managers of the business at least five (5) business days prior to the start of the Work

or the temporary closure of the driveway to the respective business property. The format and content of the Notice by the Contractor shall be approved by the Engineer prior to its issuance to the public. The Contractor shall provide trench plates at driveways and left turn pockets after the trench and roadway excavation has been made at those particular locations.

Full costs for "Traffic Control System," including "Flagging Costs" and providing and maintaining access to abutting property, shall be considered as included in the bid item for “Traffic Control System,” and no additional compensation will be made therefor.

Designated holidays are shown in the following table:

Designated Holidays

Holiday	Date observed
New Year's Day	January 1st
Washington's Birthday	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th
Labor Day	1st Monday in September
Veterans Day	November 11th
Thanksgiving Day	4th Thursday in November
Christmas Day	December 25th

If a designated holiday falls on a Sunday, the following Monday is a designated holiday. If November 11th falls on a Saturday, the preceding Friday is a designated holiday.

Personal vehicles of your employees shall not be parked on the traveled way or shoulders, including sections closed to traffic.

For all work, if work vehicles or equipment are parked within 6 feet of a traffic lane, close the shoulder area with fluorescent orange traffic cones or portable delineators. Place the cones or delineators on a taper in advance of the parked vehicles or equipment and along the edge of the traveled way at 25-foot intervals to a point not less than 25 feet past the last vehicle or piece of equipment. Use at least 9 cones or delineators for the taper. Use a W20-1, "Road Work Ahead," W21-5b, "Right/Left Shoulder Closed Ahead," or C24(CA), "Shoulder Work Ahead," sign mounted on a crashworthy, portable sign support with flags. The sign must be 48 by 48 inches and placed as ordered by the Engineer. If a cone or delineator is displaced or overturned, immediately restore the device to its original position or location.

No work shall commence until Contractor’s Traffic Control Plan has been approved by the Engineer.

Exact locations of Project Identification signs and Advance Notice signs shall be determined in the field by the Engineer.

Except as noted elsewhere, only one lane may be closed at a time and no lanes shall be closed at any other hours unless specifically approved by the Engineer. The Contractor shall maintain vehicle access to adjacent streets, homes, businesses and other properties at all times while work is in progress except when necessary construction precludes such access for reasonable periods of time as determined by the Engineer.

When traffic cones or delineators are used to delineate a temporary edge of a traffic lane, the line of cones or delineators shall be considered to be the edge of the traffic lane, however, the Contractor shall not reduce the width of an existing lane to less than 12 feet without written approval from the Engineer.

The Contractor will be required to maintain vehicle access to homes, businesses and other properties within the block where work is in progress.

The Contractor shall maintain 2-way traffic for all work on State Street.

The Contractor shall keep the City of Ukiah Fire Department informed regarding the closure of any traveled way. At a minimum, the Contractor shall call the Fire Department at (707) 463-6261 **daily** to report any traveled way closure. This requirement applies immediately upon closure for that day and again immediately after removal of the closure. For closures over multiple days, the daily notification still applies. This requirement does not apply for single lane closures on multiple lane local streets.

If the Contractor has been given an approved Traffic Control Plan that includes road closures, they will be required to maintain vehicular access to homes, businesses and other properties where work is in progress within the closure area.

Existing and regulatory signs are to be temporarily relocated, as directed by the Engineer, until new traffic signals are in place and operable for two-way traffic.

Seventy-two (72) hours prior to construction, the Contractor shall place a notice on each front door, and attempt to notify each owner or tenant verbally that work will be underway within his block between stated hours, and request that cars be parked out of the roadway by 9:00 a.m. Service of notice shall not bar use of cars within the block; however, as individual plans change and emergencies may arise.

Cross streets will require maintenance of at least one-half (½) width of each street for traffic purposes, unless a parallel route is approved by the Engineer. Flagging will only be allowed between the hours of 9:00 a.m. and 3:00 p.m.

Existing traffic signals shall remain in service at all times.

Barricades and flaggers shall be positioned to allow safe turns at intersections.

Replace section 12-4.02A(3)(b) with:

Every Monday by noon, submit a closure schedule request of planned closures for the next week period. The next week period is defined as Friday midnight through the following Friday midnight.

Submit a closure schedule request not less than 25 days and not more than 125 days before the anticipated start of any activity that reduces:

1. Horizontal clearances of traveled ways, including shoulders, to 2 lanes or less due to activities such as temporary barrier placement and paving

2. Vertical clearances of traveled way, including shoulders, due to activities such as pavement overlays, overhead sign installation, falsework, or girder erection

Submit closure schedule amendments, including adding additional closures, by noon at least three (3) business days before a planned closure.

Cancel closure requests by notifying the City at least 48 hours before the start time of the closure.

You will be notified by the City of unauthorized closures or closures that require coordination with other parties as a condition for authorization.

The Engineer may reschedule a closure cancelled due to unsuitable weather.

If a closure is not opened to traffic by the specified time, suspend work. No further closures are allowed until the Engineer has reviewed and authorized a work plan submitted by you that ensures that future closures will be opened to traffic by the specified time. Allow 2 business days for review of your proposed work plan. The City does not compensate you for your losses due to the suspension of work resulting from the late opening of closures.

Notify the Engineer of delays in your activities caused by:

1. Your closure schedule request being denied although your requested closures are within the specified time frame allowed for closures. The City does not compensate you for your losses due to amendments to the closure schedule that are not authorized.

2. Your authorized closure being denied.

If you are directed to remove a closure before the time designated in the authorized closure schedule, you will be compensated for the delay.

Replace section 12-4.02C(3)(f) with:

Replace "Reserved" in section 12-4.02C(3)(j) with:

Add to section 12-4.02C(7):

12-4.02C(7)(a) General

Section 12-4.02C(7)(c) includes specifications for closing traffic lanes, with stationary lane closures on multilane highways. The traffic control system for a lane closure must comply with the details shown.

Traffic control system includes signs.

Each vehicle used to place, maintain, and remove components of a traffic control system on a multilane highway must be equipped with a Type II flashing arrow sign that must be in operation whenever the vehicle is being used for placing, maintaining, or removing the components. Vehicles equipped with a Type II flashing arrow sign not involved in placing, maintaining, or removing the components if operated within a stationary-type lane closure must display only the caution display mode. The sign must be controllable by the operator of the vehicle while the vehicle is in motion. If a flashing arrow sign is required for a lane closure, the flashing arrow sign must be operational before the lane closure is in place.

Whenever components of the traffic control system are displaced or cease to operate or function as specified from any cause, immediately repair the components to the original condition or replace the components and restore the components to the original location.

For a stationary lane closure made only for the work period, remove the components of the traffic control system from the traveled way and shoulder, except for portable delineators placed along open trenches or excavation adjacent to the traveled way at the end of each work period. You may store the components at selected central locations designated by the Engineer within the limits of the highway.

Add to section 12-4.04:

The Contractor is directed to Chapter 6D, Pedestrian and Worker Safety, in the *California* MUTCD, the improvement Plans, and these special provisions.

Pedestrians shall be provided with a safe, convenient and accessible path that, at a minimum, replicates the most desirable characteristics of the existing sidewalk, path or footpath and maintains pedestrian access to all businesses.

The Contractor shall construct and maintain temporary pedestrian pathways through the work zone, where required, and to all businesses that shall be in compliance with the requirements of the Americans with Disabilities Act (ADA) and the MUTCD.

Pedestrian routes shall not be impacted for the purposes of any non-construction activities such as parking of vehicles or equipment, or stock piling of materials.

Pedestrians shall not be led into conflicts with work site vehicles, equipment or operations.

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13 WATER POLLUTION CONTROL

Add to section 13-1.01A:

The Contractor shall exercise precaution to limit the muddying or silting of live streams and drainage channels to the maximum extent practicable, and the Contractor's attention is called to the fact that the terms of this contract do not relieve him or her of responsibility for compliance with Sections 5650 and 12015 of the Fish and Game Code or other applicable statutes relating to pollution prevention or abatement.

Add to section 13-3.01A:

The project is risk level 2.

Discharges of stormwater from the project must comply with the permit issued by the North Coast RWQCB for *National Pollutant Discharge Elimination System (NPDES) DWQ Construction General Permit, Permit No. 2009-0009.* The North Coast RWQCB permit governs stormwater and non-stormwater discharges resulting from construction activities in the project area. The North Coast RWQCB permit may be viewed at 5550 Skylane Blvd., Suite A, Santa Rosa, CA 95403.

Delete "for a risk level 2 or risk level 3 project" and "for a risk level 3 project" at every occurrence in section 13-3.

Whenever a qualifying rain event produces runoff, sampling and analysis work must comply with the Construction Site Monitoring and Reporting Program (CSMRP).

A storm water annual report must cover the preceding period from October 16th to October 15th.

Add to section 13-10.03A:

You may place gravel-filled bags without Type K temporary railing in shoulder areas.

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14 ENVIRONMENTAL STEWARDSHIP

Add to section 14-1.02:

When the Engineer determines that temporary fence (Type ESA) is no longer required, remove and dispose of it under Section 14-10, "Solid Waste Disposal and Recycling," of the Standard Specifications.

Backfill and repair ground disturbance caused by the installation and removal of temporary fence (Type ESA), including holes and depressions, under Section 5-1.36, " Property and Facility Preservation," of the Standard Specifications.

Replace section 14-2.03A with:

Section 14-2.02 applies if archaeological resources are discovered at the job site. Archaeological resources include chipped or ground stone, historic debris, building foundations and human bone. Do not disturb the resources and immediately:

1. Stop all work within 100 feet of the discovery.
2. Protect the discovery area.
3. Notify the Engineer.

The City of Ukiah will provide a qualified archaeologist to assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City and other appropriate agencies.

Replace section 14-4.01 with:

If human remains of Native American origin are discovered during project construction, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (PRC 5097). If any human remains are discovered or recognized in any location other than a dedicated cemetery, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

1. The county coroner has been informed and has determined that no investigation of the cause of death is required; and

2. If the remains are of Native American origin, the descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provide in the PRC 5097.98.

Or:

3. The NAHC was unable to identify a decedent, or the descendent failed to make a recommendation within 24 hours after being notified by the commission.

If human remains are discovered during any demolition/construction activities, all ground-disturbing activities within a 330 foot radius of the remains shall be halted immediately, and the Mendocino County coroner shall be notified immediately, according to Section 5097.98 of the state Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County coroner to be Native American, the NAHC shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The City shall consult with the Most Likely Descendant, if any, identified by the NAHC regarding the treatment and disposition of the remains.

Should paleontological resources be identified at any project construction site, the Contractor shall cease operation within a 330 foot radius of the discovery and immediately notify the City. The City will provide a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less-than-significant level. In considering any suggested mitigation proposed by the paleontologist, the City shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the discovery, project design, costs, land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

Add to section 14-6.03B:

Construction shall not cause nest abandonment of special-status species of birds or destruction of active nests of species protected by the Migratory Bird Treaty Act or Section 3503 of the California Department of Fish and Wildlife (CDFW) Code (protection of nesting passerines). The following measures shall be implemented to avoid disturbing any special status species nesting above ground. Vegetation removal conducted during the nesting period shall require a pre-construction survey for active bird nests, conducted by a qualified biologist. No known active nests shall be disturbed without a permit or other authorization from the U.S. Fish and Wildlife Service (USFWS) and the CDFW.

1. For earth-disturbing activities occurring during the breeding season (March 1 through September 1), a qualified biologist shall conduct pre-construction surveys of all potential nesting habitat for all birds within 500 feet of earth disturbing activities.

2. If active special status bird nests are found during pre-construction surveys:

   a. A 500 foot no-disturbance buffer shall be created around active raptor nests during the breeding season or until it is determined that all young have fledged.

   b. A 250 foot buffer zone will be created around the nests of other special status birds and of all other birds that are protected by CDFW Code 3503. These buffer zones are consistent with CDFW avoidance guidelines; however, they may be modified in coordination with CDFW based on existing conditions at the project site.

3. If preconstruction surveys indicated that nests are inactive or potential habitat is unoccupied during the construction season, no further mitigation is required. Shrubs and trees that have been determined to be occupied by special status birds or that are located 500 feet from active nests may be removed.

4. If vegetation removal activities are delayed or suspended for more than two weeks after the pre-construction survey, the areas shall be resurveyed.

<u>The City of Ukiah will provide a qualified biologist.</u> The Contractor shall coordinate with the City of Ukiah and the biologist and schedule all surveys sufficiently in advance so as to not cause delays in the Work. The Contractor shall anticipate and incorporate such surveys into the construction schedule.

Replace the 2nd paragraph of section 14-8.02 with:

The Contractor's attention is directed to the provisions of Section 14-8, "Noise and Vibration", of the Standard Specifications and Section 9.08, Saturday, Sunday, Holiday, and Night Work, of the General Conditions concerning the control of noise emissions and authorized work hours and days.

Do not exceed 86 dBA LMax at 50 feet from the job site activities from 7:00 p.m. to 7:00 a.m. except you may operate equipment within the project limits during these hours to:

1. Service traffic control facilities

2. Service construction equipment

The Contractor shall notify all residents within a 500-foot radius of the construction site about the proposed construction schedule. The notification shall be in writing and it shall be developed by the Contractor and submitted to the Engineer for approval a minimum of 5 working days prior to the proposed public notification.

The City shall provide a Noise Disturbance Coordinator who shall be responsible for acting on any local complaints concerning the construction noise being generated by reason of the work of the project. The Contractor shall conspicuously post a telephone number for the Noise Disturbance Coordinator at the construction site and he shall include it in the construction schedule notice to be provided to the residents. The Noise Disturbance Coordinator shall investigate the noise complaint allegations and shall require the Contractor to implement reasonable measures to mitigate the noise level in accordance with these requirements and of the Standard Specifications.

The Contractor shall locate all stationary noise generating construction equipment such as air compressors and generators as far as practical from the nearby residences and other noise sensitive land uses. The noise source shall be acoustically shielded when practical. The Contractor shall prohibit unnecessary idling of internal combustion engines.

Add to section 14-9.02:

The Contractor shall comply with the Mendocino County Air Quality Management District Rules 1-410 and 4-130.

Add to section 14-11.08E:

Dust control shall conform to the provisions of Section 14-11.08E and Section 18 of the Standard Specifications.

In accordance with the recommendations contained in the certified Project EIR, all active construction areas shall be watered at least twice daily and more often during hot or windy periods. The active areas adjacent to businesses and residential areas shall be kept damp at all times. Hauling trucks shall be covered or at least a two-foot freeboard shall be maintained.

Unpaved access roads, parking areas for construction equipment and construction employee vehicles, staging areas, and storage areas shall be paved with hot mix asphalt or have a stabilized access in accordance with the Plans and referenced details. Unpaved construction staging areas shall receive the application of either water twice daily or non-toxic soil stabilizers. All paved access roads, parking areas, staging areas, storage areas, and public roads impacted by the work of the project shall be swept daily with street sweepers equipped with water spray to remove soil materials that have been deposited on these surfaces by reason of the work.

The Contractor shall enclose, cover, or water twice daily or apply non-toxic soil stabilizers or install erosion control blankets to or on exposed stockpiles, embankment slopes, and cut slopes.

Traffic speeds on unpaved surfaces shall be limited to a maximum speed of 15 mph.

Add after the 2nd paragraph of section 14-11.12A:

This project includes removal of yellow thermoplastic that will produce hazardous waste residue.

Add after the 1st paragraph of 14-11.12E:

After the Engineer accepts the analytical test results, dispose of yellow thermoplastic and yellow paint hazardous waste residue at a Class 1 disposal facility located in California within 60 days after accumulating 220 lb of residue.

If less than 220 lb of hazardous waste residue and dust is generated in total, dispose of it within 30 days after the start of accumulation of the residue.

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15 EXISTING FACILITIES

Add to section 15-1.03B:

Concrete sidewalk, curb ramp, shoulder and curb and gutter designated on the Plans to be removed shall be removed by the Contractor. The Contractor shall dispose of all Portland cement concrete and asphalt concrete generated from removal or demolition activities on the project at a recycler for these materials. The Contractor shall provide receipts verifying delivery and approximate quantities (in tons) of the material delivered to a material recycler. All other excess materials from the project shall become the property of the Contractor and shall be disposed of by him at his expense.

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16 TEMPORARY FACILITIES

No Changes.

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diameter to provide a minimum clearance of six inches to any new facility. No separate compensation will be paid for removing roots not identified on the Plans.

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18 DUST PALLIATIVE

Add to section 18-1.01A:

The application of water and the developing of a water supply shall be performed in accordance with the provisions of Section 18, "Dust Palliative," of the Standard Specifications except as modified by these Special Provisions.

The Contractor is advised that water may be obtained from fire hydrants within the project area under permit with the City's Public Utilities Department and upon the payment of a meter deposit. Permit application and inquiry as to the water usage fees are to be made at Public Utilities Department-Water Division Building within the City's Corporation Yard located at 1320 Airport Road, (707) 463-6200.

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19 EARTHWORK

Add to section 19-1.03B:

Unsuitable material shall be removed and replaced in accordance with the provisions of Section 19-1.03 of the Standard Specifications and these Special Provisions. Material below the natural ground surface in embankment areas, and basement material below the grading plane in excavation areas that is determined by the Engineer to be unsuitable for the planned use shall be excavated and disposed of as directed or approved by the Engineer.

When unsuitable material is removed and disposed of, the resulting space shall be filled with material suitable for the planned use. Such suitable material shall be placed and compacted in layers as hereinafter specified for constructing embankments.

Removal of existing bituminous pavement and base materials will be paid for as "Roadway Excavation" for the quantities involved and no additional allowance will be made therefor.

Existing utilities exposed during subgrade excavation shall be immediately brought to the attention of the Engineer.

Excess materials from the excavation shall become the property of the Contractor and shall be disposed of by the Contractor at the Contractor's expense.

In the event that the subgrade material is unstable and cannot be made stable by drying the top six inches as determined by the Engineer then the Contractor shall excavate an additional 12 inches, install subgrade enhancement geotextile and install 12 inches of Class 2 aggregate base.

Subgrade enhancement geotextile shall be installed in accordance with the provisions of Section 19-8 of the Standard Specifications.

Prior to the placement of subgrade enhancement geotextile, the Contractor shall remove all loose dirt as left from excavation activities, scarify the subgrade a minimum depth of 6 inches, and compact to 95% relative compaction.

Subgrade enhancement geotextile shall be Class B1 per Section 96-1.02O of the Standard Specifications.

Add to section 19-2.01A:

Roadway excavation shall include all excavation, grading, bioretention area excavation, landscape and tree excavation and fill, subgrade preparation, disposal of excess material, and all other work as specified herein.

Add to section 19-2.03A:

The exposed subgrade surface shall be reviewed by the Geotechnical Engineer to confirm it is ready to receive improvements. Following Geotechnical Engineer review, the existing subgrade material below the new aggregate base shall be scarified to a depth of 6 inches, moisture conditioned to within 2 percent of optimum moisture content, and compacted to a minimum of 95 percent relative compaction.

Add to section 19-7.02C:

Imported borrow shall have a minimum Resistance Value (R-Value) of 20, rock particles no larger than 3 inches, and with 100% passing a 6-inch sieve, 85% minimum passing a 2.5-inch sieve, 30% minimum passing a No. 200 sieve.

Atterberg limits: Plastic Limit PI < 20, Liquid Limit < 40.

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20 LANDSCAPE

Replace the 3rd paragraph of section 20-2.01A(4)(b)(i) with:

Perform pressure testing using Method B to test supply lines (1) located on the discharge side of the valve, (2) installed by trenching and backfilling, or (3) completely visible after installation.

Replace section 20-2.01B(6) with:

Unions must be injection molded PVC, schedule 80.

Replace the 1st and 2nd paragraph of section 20-2.01B(7) with:

Valve boxes must be HDPE with T-Cover bolt down lids, color Black.

Replace item 1. in the 1st paragraph of section 20-2.02B(1) with:

Backflow preventer including brass ball valves, brass unions, fittings and supports.

Add to section 20-2.02B(3):

The color of the backflow preventer blanket must be green.

Add to section 20-2.05B:

Flow sensor cable must be rated 600V and 194 degree F, be UL listed as Type TC, comply with specifications of ICEA/NEMA and:

1. Consist of 2 no. 16 minimum stranded copper conductors. Insulated conductor must be color coded with a PVC or nylon jacket.
2. Include a tinned cooper braid or aluminized polyester film shield. Where the film is used, a no. 18 or larger, stranded or no. 16 solid, tinned, copper drain wire must be placed between the insulated conductors and the shield and in contact with the conductive surface of the shield.
3. Include a black PVC jacket with a minimum nominal thickness of either 50 mils or 48 mils where capacitance of conductors to other conductors and the shield is 87 pF/ft or better. The cable jacket must be marked with the insulation type designation, conductor size, and voltage and temperature ratings.
4. Have an outside diameter of 0.19 to 0.20 inch.
5. Be UV resistant and direct burial type.

Replace the 1st paragraph of section 20-2.10B(2) with:

Each ball valve must be injection molded PVC, schedule 80.

Replace the section 20-2.10B(4) 2.1.1 with:

Can withstand a working pressure of 120 PSI.

Replace item 2 in the list in the 1st paragraph of section 20-2.10B(10)(a) with:

2. Be glass-filled nylon.

add item 12 in the list in the 1st paragraph of section 20-2.10B(10)(a) with:

2. Each valve requires a decoder for communication with controller.

Add to section 20-10.02C(4):

An existing irrigation system is present within the project area. Remove all irrigation facilities when encountered during the course of the Work and in excavations. Remove and dispose of irrigation controller, backflow preventer, water

meter, enclosure, foundation and related irrigation facilities. Plug abandoned irrigation pipes with concrete at the exposed limits of excavations prior to backfilling,

Replace section 20-3 with:

20-3.01 GENERAL

20-3.01A General Conditions

Drawings and General Provisions of the Contract, including General and Supplementary Conditions shall apply to all Work in this Section with the same force and effect as though repeated in full herein.

Site shall be free of weeds, native grasses, Bermuda grass, and Kikuyu grass prior to any planting or soil amendment placement.

All rock and other growth or debris accumulated throughout the duration of the project shall be removed from the Project Site by the Contractor.

Prior to excavation for planting or placing of plant materials, the Contractor shall locate all underground utility lines still in use and take proper precautions to avoid damage to such improvements. In the event of a conflict between such lines and plant material locations, the Contractor shall notify the Engineer who shall arrange for the relocation of one or the other. The Contractor assumes all responsibility for making any or all repairs for damages resulting from Work as specified herein.

Grading and soil preparation work shall be performed only during the period when beneficial and optimum results may be obtained. If the moisture content of the soil should reach such a level that working it would destroy soil structure or cause compaction, spreading and grading operations shall be suspended until, in the opinion of the Engineer, the moisture content is increased or reduced to acceptable levels and the desired results are likely to be obtained.

Contractor shall coordinate all drainage work with the other trades. Established site drainage shall be maintained by the Contractor during all phases of landscape construction.

Grade all areas by filling and/or removing surplus soil as needed to ensure proper grades and drainage as indicated on the plans. Unless otherwise noted, soil finish grades shall be below hardscape areas as follows:

Two inches (2”) for all planting areas without decomposed granite.

All undulations and irregularities in the planting surfaces resulting from tillage, rototilling, and all other operations, and all ridges and rises which are visually evident and would affect the maintenance of any planting area, shall be leveled and floated out before planting operations are initiated.

Final finish grades shall insure positive drainage of the Project Site with all surface drainage away from buildings, walls, and toward driveways, drain inlets, and catch basins.

Final grades shall be acceptable to the Engineer before planting operations will be allowed to commence.

The above conditions shall also apply to the final finish grade at the time of project completion.

Actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally-accepted horticultural practice as approved by the Engineer.

All scaled dimensions are approximate. Before proceeding with any Work, the Contractor shall carefully check and verify all dimensions and shall immediately notify the Engineer of any discrepancy between the Contract Drawings and/or Contract Specifications and the actual Project Site conditions.

Quantities of plant materials are shown for the Contractor’s convenience only and are not guaranteed. The Contractor shall check and verify count and shall furnish a sufficient number of plant materials as needed to fulfill the intent and complete the Work as shown in the Contract Drawings. Plan plant symbol quantities shall take precedence over quantities indicated in the Plant List and Plan callouts.

Contractor shall make arrangements to have a complete set of Contract Drawings and Contract Specifications at the Project Site at all times during Work under this Section.

As-Built Plans shall be prepared by the Contractor indicating any deviations in Work described herein and on the Contract Drawings, with respect to changes in materials, plant species, sizes, locations, and alignments. As-Built Plans shall be prepared by marking the changes on a conformed set of diazo prints in red ink. Provide As-Built Plans to the Engineer at the end of the contracted Maintenance Period.

20-3.01A(1) Summary

This Section includes all materials, labor, transportation, services, and equipment necessary to install landscape planting and landscape construction items as shown on the Contract Drawings, and as specified herein this Section.

This Section includes the following Scope of Work:

Fine Grading
Soil Preparation
Pre-Planting Weed Control
Tree, Shrub and Groundcover planting
Staking and Tying
Planting Soil
Import Rain-garden Soil
Soil Conditioners, Amendments, and Fertilizers
Mulches (wood products, aggregates)
Decorative Stone

20-3.01A(2)(a) Definitions

"Engineer" in this Section shall refer to the Agent designated by the City of Mill Valley.

Acceptance: Wherever the terms "acceptance", "approved", "acceptable" or "directed" are used herein, they mean acceptance by the Engineer in writing.

Plant Material(s) refers to all living plants, inclusive of trees, palms, shrubs, groundcovers, vines, turf, and grasses.

Planting Area (P.A.) as indicated on the Contract Drawings, shall mean all areas to be installed with plant material(s), or as areas where existing trees and/or vegetation shall be protected.

ASTM – American Society for Testing Materials.

USDA – United States Department of Agriculture.

ANSI – American National Standards Institute.

Plant Height: Measurement of main body height, not measurement to branch tip.

Plant Spread: Measurement of main body diameter, not measurement from branch tip to branch tip.

Finish Grade: Elevation of finished surface of planting soil.

Topsoil: Naturally occurring soil from the A horizon (top layer).

Planting Soil: Topsoil which has been amended to meet the specification for planting soil in this section. Import soil that meets the specification for planting soil in this section. Planting soil may also be referred to as Manufactured Topsoil.

Subsoil: Native soil below topsoil, native soil remaining after construction excavation or fill or backfill material in place after completion of excavation and rough grading, before placement of planting soil.

Bioretention: A planting area that will be receive stormwater runoff. Per the plans, these planters have a unique plant palette, boulders, and a soil mixture with a higher percolation rate in addition to regular planting soil. **Planter:** Isolated area of planting soil for trees, shrubs, and groundcover. May be raised and or partially surrounded by concrete sidewalk.

20-3.01A(2)(b) Reference Standards

All plant material shall be true to botanical and common name as indicated in the following:

Sunset Western Garden Book, Sunset Publishing Corporation, 2001.

American Standard for Nursery Stock, ANSI Z60.1-1966, edition approved November 6, 1996, American Association of Nurserymen, and American National Standards Institute.

All plant material shall conform to the California State Department of Agriculture's regulations for nursery inspections, rules, and ratings.

20-3.01A(3) Submittals

Submit each item in this Article according to the Conditions of the Contract and this Specification Section.

Contractor shall submit no later than thirty (30) days after award of Contract, four (4) bound booklets. Each booklet under this Section shall be tabbed into specific sections, containing clearly identified (through yellow highlighter or other identification methods) and legible information on the following landscape information indicated in this Article:

Product certificates, legible, signed by manufacturer, certifying that their products comply with specified requirements. Certificates shall include grades, analysis, amount, supplier, species, type, size, and quantity where applicable.

Manufacturer's certified analysis for standard products.

Analysis for other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.

Label data substantiating that plants, trees, shrubs, and planting materials comply with specified requirements.

Soil amendment receipts containing analytical data.

Receipts from the soil supplier of all soil mixes specified in this Section.

Soil analysis and testing for soil fertility with recommendations and percolation tests by independent laboratory.

List of all proposed landscape materials indicated by description, manufacturer, and model number. Include catalog cuts and manufacturer's current printed instructions of all material items described herein this Section.

List of all trees, shrubs and ground covers, indicated by botanical name, common name, height, spread, caliper, container size, nursery, and location, contact person at nursery, and any specific remarks (i.e. "unable to locate", "photo submitted", etc.)

Color photographs of each tree type. Include a person or tape measurer in each photograph for scale purposes. Digital photographs may be acceptable or preferred. Approval of photographs does not indicate acceptance of plant material on site.

Planting schedule, indicating anticipated dates and locations for each type of planting.

The Contractor shall submit no later than thirty (30) days after the award of Contract the following two (2) sets of physical samples sent to the Engineer in resealable, labeled plastic bags (as applicable):

One (1) tree tie and/or tree guy of each type used.

½ cubic foot each of landscape mulch materials, i.e. shredded bark mulch, aggregate, etc.

½ cubic foot of planting soil.

½ cubic foot of import bioswale soil.

Qualification data for firms and persons specified in the "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and address of architects and owners, and other information specified.

Soils Analyses and Testing: Contractor shall submit agronomic analyses of existing soil if proposed to be used as planting soil, import soil if proposed to be used as planting soil, and raingarden soil as follows. Analyses shall be performed by independent testing agency.

Stockpiled Existing Soil and Import Soil before placement: Analysis of existing soil prior to application of amendment indicating soluble salts, pH, texture, and organic matter content. Analysis shall state recommended amendments and procedures required to create planting soil that meets this specification. Amendment recommendations shall prioritize use of Organic Compost and other organic amendments as needed. Analysis shall describe any other topsoil qualities which may be detrimental to plant growth and health. Provide one test per source.

Planting Soil after placement and amendment: Immediately following site fine grading (placement, integration, and grading of planting soil) and prior to commencing landscape planting, Contractor shall provide horticultural soils fertility test and percolation test results to the Engineer to verify that installed planting soil meets specifications. Provide (5) samples at the locations designated by the Engineer.

20-3.01A(4) Quality Assurance

Installer Qualifications for all items indicated herein this Section: Licensed Landscape Contractor, C-27, in the State of California.

Engage an experienced, licensed Contractor who has completed landscaping work similar in material, design, and extent to that indicated for this Project and with a record of successful landscape establishment.

Installer's Field Supervision: Contractor shall maintain an experienced, full-time landscape supervisor/superintendent at the Project Site during times that landscaping operations identified herein the Contract are in progress.

Superintendent shall be fluent in English and satisfactory to the Engineer. Superintendent shall not be changed except with the consent of the Engineer and shall be authorized to represent the Contractor.

Testing Agency Qualifications: To qualify for acceptance, an independent testing agency must demonstrate to Engineer's satisfaction, based on evaluation of agency-submitted criteria conforming to ASTM E 699, that it has the experience and capability to satisfactorily conduct the testing indicated without delaying the Work.

Provide quality, size, genus, species, and variety of trees and shrubs indicated, complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock."

Selection of trees and shrubs purchased under allowances will be made by Engineer, who has the option to tag stock at their place of growth before the plant material is prepared for transplanting.

At least one (1) plant of each species delivered to the project site shall have an identification tag from supplying nursery showing botanical and common name of plant.

Measurements: Measure trees and shrubs according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune to obtain required sizes.

Take caliper measurements six inches (6”) above ground for trees up to four-inch (4”) size, and twelve inches (12”) above ground for larger sizes.

Prior to installation of any items presented within this Measure main body of tree or shrub for height and spread; do not measure branches or roots tip-to-tip.

Pre-Installation Conference: Section or as indicated on the Contract Drawings, the Contractor shall conduct a Pre-Installation Conference at the Project Site.

Meeting minutes from the conference shall be the responsibility of the Contractor and shall be distributed to all parties in attendance for review and subsequent approval of the conference discussion items.

Regulatory Requirements: Contractor shall meet the requirements of applicable laws, codes, and regulations as required by the authorities having jurisdiction over the Work.

Manufacturer's Directions: Follow manufacturer's directions and drawings in all cases where the manufacturer'\s of articles used in this Section furnish directions covering points not shown in the Contract Drawings and Contract Specifications.

Permits, Fees, Bonds, and Inspections: The Contractor shall arrange and pay for any and all permits, fees, bonds, and inspections necessary to perform and complete his portion of the Work.

Contract Drawings and Contract Specifications:

Comply with the intent and meaning of Contract Drawings and Contract Specifications taken as a whole, not taking advantage of any readily perceived error or omission shall any exist.

Figures and dimensions on Contract Drawings shall take precedence over measurements by scale, and detailed drawings shall take precedence over general drawings.

Refer any errors and discrepancies in or between plans, specifications, lists, or notes to the Engineer for adjustments or clarification before proceeding with the Work. In the event of errors or discrepancies, the Contractor shall assume responsibility for work performed without referring to the Engineer for clarification.

The Engineer shall interpret the meaning of the Contract Drawings and Contract Specifications in the event of conflict, and his/her decision shall be final.

20-3.01A(5) Delivery, Storage and Handling

Packaged Materials: Deliver packaged materials in containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.

Anti-Dessicant: Spray plant materials in full leaf immediately before transporting with anti-dessicant. Meet requirements of anti-dessicant manufacturer's current printed application instructions.

Trees and Shrubs: Do not prune before delivery. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy natural shape. Provide protective covering during delivery.

Handling Plant Materials

Handle plant materials grown in containers only by their containers.
DO NOT handle plant materials by their trunks or stems.
DO NOT drop any plant materials.
DO NOT bind or handle plants with wire or rope.
Pad trunk and branches whenever using hoisting cables, chains, or straps.

Should the Contractor engage in handling any of the plant material(s) by any unacceptable method(s), then the Engineer shall reserve the right to reject any of the mishandled plant material(s). The Contractor shall replace all rejected plant material(s) with approved plant material(s) at no additional cost to the Owner.

Deliver trees, shrubs, ground covers, and plants after preparations for planting have been completed and install immediately. If planting is delayed more than six (6) hours after delivery, set planting materials in shade, protect from weather and mechanical damage, and keep roots moist. Anchor plants to prevent damage from winds.

DO NOT remove container-grown stock from containers before time of planting.

Water root systems of trees and shrubs stored on site with a fine-mist spray. Water as often as necessary to maintain root systems in a moist condition.

20-3.01A(6) Project Conditions

Utilities: Determine location of above grade and underground utilities and perform Work in a manner which will avoid damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.

Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, cease planting operations and notify Engineer for further direction.

Installation: Perform planting operations only when weather and soil conditions are suitable in accordance with locally accepted practices.

20-3.01A(7) Coordination, Scheduling, and Observation

Coordinate installation of planting materials during normal planting seasons for each type of plant material required. Coordinate with other trades on Project Site.

20-3.01A(7)(a) Permits

Contractor shall be responsible for obtaining all permits necessary to complete and install Work as specified herein.

20-3.01A(7)(b) Observation

Site observation for Scope of Work specified herein this Section shall be made by the Engineer. The Contractor shall request, in writing, at least one (1) week in advance of the time that observation is required. The Contractor and Engineer shall be in attendance at the Project Site at the time of each scheduled observation. Observation shall be required for the following Scope of Work:

Pre-Construction Meeting.

Placing of planting soil after rough grading and incorporation of planting soil into top layer of sub-soil as described in this section.

Upon completion of fine grading operations and prior to planting operations, verification of finish grades.

Inspection and approval of plant material.

Spotting trees prior to excavation of planting holes.

Placement of gravel mulch and stones.

Tree staking/guying.

20-3.01A(7)(c) Punch List Preparation

When planting and all other Work as specified in the Contract Drawings and Specifications is 100% complete and ready for Punch List Preparation, the Contractor shall seek acceptance of the installed Work by requesting an on-site visual inspection by the Engineer.

A “Punch List Preparation Request” shall be addressed to the Engineer, requesting a time and date for generating the Punch List Preparation:

Contractor shall provide written notification requesting the presence of the Engineer at least one (1) week prior to the scheduled date of the Punch List Preparation.

The Punch List Preparation Request shall be in the form of a letter, dated and signed by the Contractor, on letterhead.

The letter shall state as follows: “Work installed within Scope of Work identified on the Contract Drawings and Contract Specifications, prepared by the Landscape Architect, is 100% complete and ready for Punch List Preparation at the Project Site by the Engineer.”

Should the Contractor’s Work as installed at the Project Site is found to be incomplete during the Punch List Preparation (at the discretion of the Engineer upon observation at the Project Site), then the Engineer shall reserve the right to postpone the Punch List Preparation until a time when the Contractor fully executes and completes the Work as identified on the Contract Drawings and Specifications.

Should the Punch List Preparation be postponed due to the incomplete Work, then the Engineer reserves the right to charge the Contractor for the Engineer’s time on an hourly basis, at the Engineer’s current standard billing rate, plus expenses.

Should the Contractor be charged for time as indicated herein this Article, the Engineer reserves the right to withhold final approval of the Project until the Contractor provides full compensation to the Engineer accordingly.

Punch List Field Verification & Pre-Maintenance Review:

Following the Punch List Preparation, the Contractor shall request an on-site visual observation by the Engineer to verify completion of outstanding items identified in the Punch List for acceptance of the installed Work and subsequent commencement of the Maintenance Period.

A “Punch List Field Verification Request” shall be addressed to the Engineer, requesting a time and date for field review of the items identified in the Punch List Preparation.

Contractor shall provide written notification requesting the presence of the Engineer at least one (1) week prior to the scheduled date of the Punch List Field Verification.

The Punch List Field Verification Request shall be in the form of a letter, dated and signed by the Contractor, on letterhead.

The letter shall state as follows: “Work installed within Scope of Work identified on the Contract Drawings and Contract Specifications, prepared by the Landscape Architect, is 100% complete and ready for Punch List Field Verification Review at the Project Site by the Owner and Engineer.”

Should the Contractor’s Work as installed at the Project Site is found to be incomplete during the Punch List Field Verification (at the discretion of the Engineer upon observation at the Project Site), then the Engineer shall reserve the right to postpone the Punch List Field Verification until an time when the Contractor fully executes the Work identified in the Punch List Preparation.

Should the Punch List Field Verification be postponed due to the incomplete Work, then the Engineer reserves the right to charge the Contractor for the Engineer’s time on an hourly basis, at the Engineer’s current standard billing rate, plus expenses.

Should the Contractor be charged for time as indicated herein this Article, the Engineer reserves the right to withhold final approval of the Project until the Contractor provides full compensation to the Engineer accordingly.

Observation and subsequent written acceptance shall establish “Substantial Completion”, and marks the commencement date of the Maintenance Period. Duration of the Maintenance Period shall be as specified herein this Section. This is not a final observation nor final acceptance of Work, and it does not relieve the Contractor from any of the responsibilities in the Contract Drawings and Contract Specifications for the Project.

20-3.01A(7)(d) Final Review

Following the completion of the scheduled Maintenance Period as indicated in Section Landscape Maintenance and Plant Establishment, the Contractor shall request a Final Review by the Owner and Engineer to verify, through on-site visual observation, the completion of Work as indicated in the Contract Drawings and Contract Specifications, and final acceptance of the installed Work.

A "Final Review Request" shall be addressed to the Owner and Engineer, requesting a time and date for final field review of the completed Work

> Contractor shall provide written notification requesting the presence of the Owner and Engineer at least one (1) week prior to the scheduled date of the Final Review.
>
> The Final Review Request shall be in the form of a letter, dated and signed by the Contractor, on letterhead.
>
> The letter shall state as follows*: "Work installed within Scope of Work identified on the Contract Drawings and Contract Specifications, prepared by the Landscape Architect, is 100% complete and ready Final Review at the Project Site by the Owner and Engineer."*

Should the Contractor's Work as installed at the Project Site is found to be incomplete during the Final Review (at the discretion of the Engineer upon observation at the Project Site), then the Engineer shall reserve the right to postpone the Final Review until an time when the Contractor fully executes the Work.

Should the Final Review be postponed due to the incomplete Work, then the Engineer reserves the right to charge the Contractor for the Engineer's time on an hourly basis, at the Engineer's current standard billing rate, plus expenses.

Should the Contractor be charged for time as indicated herein this Article, the Engineer reserves the right to withhold final approval of the Project until the Contractor provides full compensation to the Engineer accordingly.

20-3.01A(8) Guarantee

Guarantee: Contractor shall guarantee installed landscape as outlined in Section 20-4 "Plant Establishment".

20-3.01A(9) Maintenance

Maintenance: Contractor shall maintain installed landscape as outlined in Section 20-4 "Plant Establishment".

20-3.01A(10) Samples and Tests

The Engineer reserves the right to take and analyze selected samples of plant material and/or products for conformity to the requirements as outlined in this Section at any time from the Project Site. Rejected plant materials and/or products shall be immediately removed from the Project Site by the Contractor at no cost to the Owner.

Laboratory soil tests are described in other sections.

20-3.01A(11) Substitutions

Specific reference to manufacturer's names and products specified herein are used as standards of quality. This implies no right to the Contractor to substitute other materials without prior written approval by the Engineer for Work under this Section.

Any materials substituted and installed by the Contractor, without written approval by the Engineer may be rejected. Contractor shall not be entitled to be compensated by the Owner where the Contractor has installed rejected substitutions without receiving prior written approval.

Proposed substitutions shall be explicitly identified in the submittal documentation. Approval of a submittal package that contains multiple products or materials without explicit approval of a substitution does not imply approval of the substitution.

If an approval is granted for a substitution, adjustment in the Contract amount shall be made in accordance with the Contract Conditions.

20-3.01B MATERIALS

20-3.01B(1) General

Immediately upon award of Contract for Work, the Contractor shall locate and purchase or hold for purchase all plant material as required. Trees may be purchased and contract grown to ensure pruning practices are met.

Contractor shall verify with Engineer of any plant material stock that has been nursery contract grown by Owner for use within Work of this Contract.

Contractor shall review the condition of the plant material with the Engineer at the nursery maintaining the plant material, and at the time of delivery at the Project Site.

All plants shall have a growth habit typical for variety and species, symmetrical, with tightly knit branching, so trained or favored in development and appearance as to be superior in form, number of branches, compactness and symmetry, healthy, vigorous in growth. Plant materials shall also be free from insect pests, eggs and larvae, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, windburn, saltburn, or other objectable disfigurements or conditions as determined by the Engineer.

Container stock shall be grown in containers in which delivered for at least six (6) months, but not over two (2) years.

Pruning of trees as grown at the nursery shall meet the requirements outlined by the International Society of Arboriculture's "Tree Pruning Standards."

Leaders of trees shall not have been pruned by the nursery. It is the contractor's responsibility to ensure these specifications are met regardless of practices by nurseries.

All plant material shall be subject per the California State Department of Agriculture Regulations for Nursery Inspections of Rules and Grading. Quantity and size of all plant shall be No. 1 Grade of Pinto Tag stock, or equal. Pinto tags shall be submitted to the Engineer upon delivery of the plant material to the Project Site.

All plant material shall have normal, well-developed branch systems, and vigorous, fibrous root systems, which are neither root- nor pot-bound, and are free of kinked, gnarled, or girdling roots.

20-3.01B(2) Plant Material

20-3.01B(2)(a) General

Furnish nursery-grown trees and shrubs conforming to ANSI Z60.1, with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, proportional, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, and disfigurement. All trees shall be heavy caliper specimens, devoid of wounds, scars, or uncharacteristic blemishes on their trunks. Refer to the Plant List on the Contract Drawings for the specified plant material species, varieties, types, sizes, forms, and minimum required heights, spreads, calipers, and other requirements.

Grade: Provide plant material of sizes and grades conforming to ANSI Z60.1 for type of plant material required. Plant material of a larger size may be used if acceptable to the Engineer, with a proportionate increase in size of roots or balls.

Label each plant material of each variety with a securely attached, waterproof tag bearing legible designation of botanical and common name.

Plant Material shall have grown in boxed or containers for sufficient time to permit full rooting within the specified container to bind the planting soil, but not so long as to create a "rootbound" condition. No boxed or container plant material shall be planted which have cracked or broken balls of earth when separated from their boxes or containers. No plant material shall be planted with damaged roots, broken root balls, or which are found to be "rootbound" when separated from their containers.

20-3.01B(2)(a)(i) Plant Material Review and Tagging

At the discretion of the Engineer, trees and other plant material will be reviewed, photographed, and tagged by the Engineer at the nursery, or other place of growth prior to delivery of plant material to the Project Site. Contractor shall verify with the Engineer if tagging operations are required.

Tagging of plant material at the nursery or place of growth does not cancel the right of the Engineer to reject plant material at the Project Site, if damaged or unacceptable conditions are found that were not detected at the nursery, place of growth, or in the submitted photographs.

20-3.01B(3)(b) Shade and Flowering Trees

Shade Trees: Single-stem trees with straight trunk, well-balanced crown, and intact leader, of height and caliper indicated, conforming to ANSI Z60.1 for type of trees required. Container-grown trees will be acceptable and shall be subject to meeting ANSI Z60.1 limitations for container stock.

Branching Height: 1/3 to 1/2 of tree height, or as indicated.

Small Trees: Small upright or spreading type, branched or pruned naturally according to species and type, and with relationship of caliper, height, and branching recommended by ANSI Z60.1, Container-grown trees will be acceptable and shall be subject to meeting ANSI Z60.1 limitations for container stock. Stem form shall be as follows:

Form: Single stem, unless otherwise indicated.

20-3.01B(3)(c) Ground Covers

Provide ground covers and plants established and well rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size indicated.

20-3.01B(3) Planting Soil

For all planting areas except where Import Bioswale Soil is placed.

Planting Soil Characteristics:

pH: 6 to 7
Organic content: 4-6 percent
Soluble salts: less than 2 dS/m
Texture: 40-65% Sand, 25-60% Silt, 5-20% Clay.
Soil shall be free of stones and clods larger than 1/2”, roots, trash, and other deleterious material not suitable for healthy plant growth.

Planting Soil Source:

Existing topsoil from existing planting areas, stockpiled for use in new planting areas. Existing topsoil may require amendment according to soil fertility laboratory test to meet these specifications.

Import topsoil from local, off-site retail source or manufactured site topsoil. Available import topsoil may require amendment according to soil fertility laboratory test to meet these specifications.

Approved Planting Soil Supplier: American Soils Products, Richmond, CA.

Placement Depth: 24” plus transition layer.

Provide recent laboratory soil test.

20-3.01B(4) Soil Amendments

Organic Compost: Composted organic soil amendment, “Soil Conditioner”, manufactured by American Soils Products, Richmond, CA, or equal as approved by the Engineer.

Organic compost soil amendment shall be mature, stable, weed free, and produced by aerobic decomposition of organic matter. Compost feedstock may include: agricultural, food or industrial residuals; yard trimmings. The product must not contain any visible refuse or other physical contaminants, substances toxic to plants, or over 5% sand, silt, clay or rock material by dry weight. The product shall possess no objectionable odors. The moisture level shall be such that no visible water or dust is produced when handling the material. The material shall be certified by the US Composting Council. Biosolids shall not be included.

Contractor shall submit proof of the soil conditioner compost product use by providing a sample as identified herein this Section, and the most recent lab analysis. Substitution for "Soil Conditioner" must be requested in writing by the Contractor and approved in writing by the Engineer at least 30 days prior to installation. The organic amendment shall have (at a minimum) the following properties:

pH	6.0 – 8.5
Total Nitrogen (N)	1.0%
Phosphorus (as P2O5)	2.0%
Potassium (as K2O)	0.2%
Carbon-to-Nitrogen Ratio	<25-to-1
Soluble Salt Concentration	<10dS/m
Moisture	30-65% dry weight analysis
Organic Matter	30-65% dry weight analysis
Screen Analysis	98% passing 3/4" screen or smaller
Bulk Density	1,000 to 1,100 pounds/cubic yard
Stability	>80% relative to positive control
Maturity	>80% relative to positive control

Lime: ASTM C 602, Class T, agricultural limestone, containing a minimum 80% calcium carbonate equal, with a minimum 99 percent passing a No. 8 sieve and a minimum 75 percent passing a No. 60 sieve. Provide lime in the form of dolomitic limestone.

Aluminum Sulfate: Commercial grade, unadulterated.

Sand: Clean, washed, natural or manufactured sand, free of toxic materials.

Perlite: Horticultural perlite, soil amendment grade, 6.5 to 7.5 pH.

Peat Humus: Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed moss peat (other than sphagnum), peat humus, or reed-sedge peat.

Peat Humus: For acid-tolerant trees and shrubs, provide moss peat, with a pH range of 3.2 to 4.5, coarse fibrous texture, medium-divided sphagnum moss peat or reed-sedge peat.

Sawdust or Ground-Bark Humus: Decomposed, nitrogen-treated, of uniform texture, free of chips, stones, sticks, soil, or toxic materials. When site treated, mix with at least 0.15 lb of ammonium nitrate or 0.25 lb of ammonium sulfate per cu. ft. loose sawdust or ground bark.

Manure: Well-rotted, unleached stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, and material harmful to plant growth.

Herbicides: EPA registered and approved, of type recommended by manufacturer. Use only as approved by Engineer.

Water: Clean, fresh, and potable.

Gypsum: Commercially processed and packaged agricultural-grade (CaSO4) Calcium Sulfate Product, 92.0% minimum, pH at 7.1. Ninety percent (90%) shall pass through a 50-mesh screen. The acceptable commercial grade product used shall be Domtar Gypsum, or equal as approved by the Engineer.

Iron Sulfate: Ferric or ferrous sulfate in dry application, pelleted or granular form, containing not less than 20% metallic iron, and 10% sulfur. It shall conform to the Agricultural Code of the State of California. The acceptable commercial grade product used shall be Cal Iron Plus, or equal as approved by the Engineer.

Soil Sulfur: Elemental Sulphur (99%) commercially manufactured. Sizing on stacked screen shall be approximately: 8-mesh 4.3%; 20-mesh 7.8%; 50-mesh 46.9%; 100-mesh 39.3%; 200-mesh 1.7%. The acceptable commercial grade product used shall be Wil-Gro, Union Chemicals, or equal as approved by the Engineer.

Iron Oxide: 45% iron (expressed as metallic iron) derived from iron oxide with micronutrients.

Sulfate of Potash: Agricultural grade product containing 50% to 53% of water-soluble potash.

Single Superphosphate: Commercial grade product containing 20% to 25% available phosphoric acid.

Ammonium Sulfate: Commercial grade product containing approximately 21% ammonia.

Ammonium Nitrate: Commercial grade product containing approximately 34% ammonia nitrogen.

Iron: Commercial grade product containing approximately 45% Iron (Fe), non-staining, Gro-Power Premium Green Iron, or equal as approved by the Engineer.

Volcanic Rock: Clean, free of materials toxic to plant growth, 60 lbs. per cubic foot maximum damp weight, 0 to 1/4" diameter.

Water Storing Polymer: "Broadleaf P4", as manufactured by Broadleaf Industries, Chula Vista, CA 619-585-5000, or equal as approved by the Engineer.

Soil Conditioner: Composted organic soil amendment, "Soil Conditioner", manufactured by American Soils Products, Richmond, CA or equal as approved by the Engineer.

20-3.01B(5) Fertilizers

Composition: Nitrogen (N), phosphorous (P), and potassium (K) content.

Fertilizer shall be furnished in amounts recommended from the soil analysis, as reported from a qualified soil-testing agency. Refer to previous section.

Steamed Bone Meal: OMRI-certified, commercial, raw, finely ground; minimum of 4 percent nitrogen and 20 percent phosphoric acid.

Blood Meal: OMRI-certified, or equal.

Feather Meal: OMRI-certified, commercial, supplied mixed with chicken manure to encourage decomposition, pelletized; minimum of 12% nitrogen.

Mycorrhizal Inoculum for Plant Materials from Container Stock: In addition to providing Fertilizer, provide a dual soil-conditioning biological inoculum system of endo-and ecto- Mycorrhizal to further aid the plants ability to efficiently uptake available soil nutrients and also increase resistance to drought. Approved suppliers include:

7-gram Myco-Pak, Tri-C Enterprises LLC, Chino, CA, 800-927-3311

4 oz. Packet - Roots 1 Step, Roots, Inc., Independence, MO, 800-342-6173

Or approved equal.

20-3.01B(6) Structural Soil

The Contractor shall provide and place structural soil in the location as shown in the Plans. You shall coordinate the installation with the provisions of Section 11.24 CONCRETE WORK of these Special Provisions. Structural Soil shall comply with the following:

ASTM: American Society of Testing and Materials
USDA: United States Department of Agriculture
AASHTO: American Association of State Highway and Transportation Officials
Provide Structural Soil, complete as shown and specified.

Contractor shall submit certificates for clay loam soil and crushed stone components of Structural Soil. Certificates shall be prepared by an independent testing laboratory. Certificates shall state: name and address of laboratory, physical properties of material, and chemical properties of material.

Supplier of Structural Soil mix shall supply certificate of testing. Certificate shall be prepared by an independent testing laboratory. Certificates shall state: name and address of laboratory, California Bearing Ratio of 50 or greater (ASTM D1883; AASHTO T 193), and dry weight of stone in blend.

The clay loam soil shall have the following physical properties and proportions by volume compared to the USDA Soil Classification System:

Gravel, less than 1%
Sand, 20-50%
Silt 20-50%
Clay 20-40%

Chemical analysis to meet following criteria:

pH 5.5-7.5
Organic matter 2-5% by dry weight
Free of toxic elements and compounds
Soluble salt less than 1.0 millimho per cm.

Fertilizers of types and in proportions recommended by soils report generated by the manufacturers of the structural soil.

The crushed stone shall be angular crushed stone of a clean hard dense character that can withstand compaction without crumbling and will not disintegrate in water. Size of stones shall be between ¾” and 1½” and specific gravity between 2.5 and 3.

Sieve analysis:

2”	100%
1½”	94%
1”	43%
¾”	12%
½”	7%
3/8”	4%
#4	2%

Hydrogel shall be a potassium copolymer, with properties that will adhere soil to stone, such as Gelscape (manufactured by Amereq,Inc, New York, NY; phone: 800 832 8788) or Broadleaf P4 (manufactured by Broadleaf Industries, Costa Mesa, CA; phone: 800 628-7374).

A certified company shall blend the Structural Soil consisting of clay loam, crushed stone, tackifier and water in following proportions by volume:

Crushed stone	100 units
Clay loam soil	20 units

Tackifier	0.03 units
Water	As needed for soil to adhere to stone

Obtain a uniform mixture without clumps. Obtain a mixture within 1% of optimum moisture content as measured by AASHTO T 99 (ASTM D 698).

The Engineer offers the following companies who can mix the Structural Soil:

American Soil & Stone (Richmond Annex), 2121 San Joaquin Street, Bldg.A Richmond, CA 94804; (510) 292-3000

TMT Enterprises, 1996 Old Oakland Road, San Jose, CA; contact Matt Moore at (408) 432-9040

Gail Materials, 1256 Magnolia, Corona, CA; contact Nick Leinen at (909) 279-1095

Axner Excavating, Inc., 2900 Old Oregon Trail, Redding, CA; contact Ed Axner, Jr. at (530) 222-0539

20-3.01B(7) Weed Control Barrier / Filter Fabric

Type: Permeable weed barrier fabric, “Style 0040” by Amoco Fabrics and Fibers Company, or “Typar 3401” by Reemay, or equal as approved by the Engineer.

20-3.01B(8) Stakes

Trees without grate and at Tree Grate Type 2: Two lodgepole pine tree stakes, 3’ diameter, driven into soil outside of the tree’s rootball area. One pair of flexible black vinyl tree ties for each pair of tree stakes, attached with 11/4” galvanized screws.

Tree ties: Cinch-Tie (V.I.T. Products, Inc, 800-729-1314, www.vitproducts.com). Or approved equal.

Trees at Tree Grate Type 1: Mega Grate Stake system, bolt-on steel stake with adjustable height ‘T’ bar, UV resistant vinyl tubing, powder-coated black. Supplier: J. R. Partners, 47410 Via Florence, La Quinta, CA 92253, 209-634-7791.

20-3.01B(9) Miscellaneous Materials

Anti-Desiccant: Water-insoluble emulsion, permeable moisture retarder, film forming, for trees and shrubs. Deliver in original, sealed, and fully labeled containers and mix according to manufacturer's instructions. (Aquatrols Corporation, Cherry Hill, NJ (609) 751-0309, or equal as approved by the Engineer).

Water: Clean, fresh, and potable.

Stress Reducing Agent: Roots Concentrate, as manufactured by Roots, Inc., New Haven, CT 203-786-5295, or equal as approved by the Engineer.

Wetting Agent and Soil Penetrant: Roots NoBurn, as manufactured by Roots, Inc., New Haven, CT 203-786-5295, or equal as approved by the Engineer.

20-3.01C Construction

20-3.01C(1) General

Installation practices of the landscape plant materials shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted horticultural practice, as approved by the Engineer. Contractor shall notify the Engineer in writing the anticipated commencement date and length of duration of the landscape installation.

Examine areas to receive landscaping for compliance with requirements and for conditions affecting performance of Work of this Section. Do not proceed with installation until unsatisfactory conditions have been corrected. No planting shall be done in any areas until they have been satisfactorily prepared in accordance with this Section.

Soil moisture level prior to planting shall be no less than 75% of field capacity. The determination of adequate soil moisture for planting shall be the sole judgment of the Engineer, and their decision shall be final.

If the soil moisture level is found to be insufficient for planting, all planting pits shall be filled with water and allowed to drain before commencing planting operations.

No more plants shall be distributed in the planting area on any day than can be planted and watered on that day. All plants shall be planted and watered as specified herein immediately after the removal of their containers. Containers shall not be cut prior to placing the plants in the planting area. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations, outline areas, and secure Engineer's acceptance before the start of planting work. Make minor adjustments as may be required.

Prior to Work in this Section, Contractor shall examine previously installed Work from other trades and verify that such Work is complete and as required, to the point where the installation of the landscape may commence properly.

Planting areas, which become compacted in excess of 85% relative compaction due to construction activities, shall be tilled and thoroughly cross-ripped to a minimum depth of 9" to alleviate the condition, taking care to avoid all existing subsurface utilities, drainage, etc.

20-3.01C(1) Protection of site

Contractor shall protect existing and new improvements and systems installed prior to planting installation. Maintain protection in place until completion of Work and maintenance period.

Protect concrete paving, headers, and drainage from staining due to contact with wet nitrogen stabilized mulch/sawdust or contact with chelated iron. Correct any stained concrete.

20-3.01C(2) Agronomic Soils Report Recommendation

Planting operations shall not commence until the results of the Agronomic Soils Report are reviewed by the Engineer.

The Agronomic Soils Report Recommendation shall take precedence over the amendment and fertilizer application rates specified herein or on the Contract Documents.

20-3.01C(1) Percolation Tests

Prior to installing any plant material, the Contractor shall perform a minimum of four (4) percolation tests in representative areas of the project site to verify acceptable natural drainage for the planting pits of the plant material. The Contractor shall verify the locations of the percolation tests through the direction of the Engineer. Each test shall be performed as follows:

Dig a hole 2'-0" wide x 2'-0" long x 2'-0" deep.

Fill the hole with water to top and cover with plywood and barricade. Allow hole to drain and fill again to top.

Make daily observations, noting the depth of water each day.

Report findings, in writing, to the Engineer. Include the length of time the water takes to drain completely from each hole, date of test, location, and other information, which may be useful in providing further recommendations.

Based on the combined results of the Soil Fertility Test and the Percolation Test, the Contractor may be required to install additional tree drainage sumps or other drainage methods at each planting pit for trees larger than 15-gallon container stock. Should additional tree drainage sumps or other methods are needed, based on the results of the soil fertility and percolation tests, per the direction of Engineer, then fair and adequate compensation shall be awarded to the Contractor to provide these additional measures.

20-3.01D Payment

Not used.

20-3.02 PLANTING WORK

20-3.02A General

Section 20-3.02 includes specifications for planting plants.

20-3.02B Materials

Not used.

20-3.02C Construction

20-3.02C(1) Preparing Planting Areas

Planting Soil Depth: Full depth of 24” plus transition layer wherever planting occurs.

Excavate and remove existing soil to 2’ depth from final finish grade.

Loosen subgrade of planting bed areas to a depth of 8”. Hand-scarify existing site soil on sides of planting beds to encourage lateral root growth.

Spread planting soil mixture in 6” lifts to depth required meeting thickness, grades, and elevations shown, after light rolling and natural settlement. Place first lift of planting soil mixture and work into the top 6” of loosened subgrade to create a 1’ transition layer and then place remainder of planting soil mixture.

If amendment is required after placement of planting soil, spread amendments evenly on surface and incorporate using mechanical rotary and hand tools to achieve depth required meeting thickness, grades, and elevations shown, after light rolling and natural settlement.

Incorporate mycorrhizal inoculum into planting soil.

Where excavation and bed preparation practices are determined by the Engineer to cause damage to roots of existing trees to remain, a revised depth of 6”-12” for planting soil plus transition layer may be approved.

20-3.02C(2) Finish Grading

Finish grading shall be as indicated on the Civil Engineer Drawings, unless otherwise noted on the Contract Drawings prepared by the Engineer or noted herein this Section. Contractor shall report discrepancies (if any) to the Engineer and Civil Engineer for clarification and resolution.

Finish grades shall be measured at the top surface of surface materials. The finish grade below adjacent paving, curbs, or headers shall be two inches (2”) in shrub and/or groundcover areas.

Remove all rocks two inches (2”) and larger to a depth of four (4”) inches below finish grade of shrub and groundcover areas and all other growth or debris from the site.

Fill gullies or ruts in excess of one (1”) inch deep on areas to be planted with shrubs and groundcovers using adjacent soil, and compact soil to adjacent finish grade of soil.

Contractor shall take every precaution to protect and avoid damage to sprinkler heads, irrigation lines, drainage lines, improvements by other trades, and all underground utilities during grading and conditioning operations. The Contractor shall maintain established site grades and drainage during all stages of landscape construction.

The finish grading shall be smooth, uniform, and free from abrupt grade changes and depressions to insure positive drainage of the site. All surface drainage shall drain away from buildings, walls, and walks, and shall drain towards roadways, streets, gutters, drains, and catch basins.

Final grades shall be acceptable to the Engineer before commencement of planting operations. Planting or other landscape site construction improvements installed without prior approval of finish grades by the Engineer shall be re-installed under requirements of this Section and other Sections of the Contract Specifications, with no additional cost to the Owner.

20-3.02C(3) Planting Plants

20-3.02C(3)(a) Excavation for Trees and Shrubs

Pits and Trenches: Excavate with vertical sides and with bottom of excavation slightly raised at center to assist drainage. Loosen hard subsoil in bottom of excavation.

Container-Grown Trees and Shrubs: Excavate to three times (3x) the container width and depth, plus the following setting-layer depth, or as further directed by the Engineer:

Setting Layer: Allow three (3”) inches of planting soil.

Set top of rootball even with finish grade.

Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill.

Obstructions: Notify Engineer if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.

Drill twelve-inch (12”) diameter holes three feet (3’) deep, or to water table, whichever is less, and backfill with planting soil.

Drainage: Notify Engineer if subsoil conditions evidence unexpected water seepage or retention in tree or shrub pits.

Fill excavations with water and allow to percolate out, before placing setting layer and positioning trees and shrubs.

20-3.02C(3)(b) Planting Trees and Shrubs

Set container-grown stock plumb and in center of pit or trench with top of ball raised above adjacent finish grades as indicated.

Carefully remove containers so as not to damage root balls.

Place stock on setting layer of compacted planting soil.

Place backfill around ball in layers, tamping to settle backfill and eliminate voids and air pockets. When pit is approximately 1/2 backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing and tamping final layer of backfill.

Dish and tamp top of backfill to form a three inch (3”) high mound around the rim of the pit. Do not cover top of root ball with backfill.

Plant Settling: Any tree or shrub that has settled deeper than the surrounding grade shall be raised to the correct level, to the satisfaction of the Engineer.

20-3.02C(3)(b)(i) Pruning Plant Material

At no time shall any plant material be pruned, trimmed, thinned, shaped, or topped prior to delivery. Any pruning, trimming, thinning, shaping, or topping of plant material shall be only conducted on the Project Site, and under the presence and direction of the Engineer. Any plant material that has been pruned and delivered to the Project Site without prior approval by the Engineer or approved Certified Arborist shall be rejected.

When directed by the Engineer or an approved certified Arborist, Contractor shall prune, thin, and shape plant material according to standard horticultural practice to preserve the natural character of the plant material.

Prune trees to retain required height and spread. Unless otherwise directed by the Engineer or Certified Arborist, do not cut tree leaders; remove only injured or dead branches from flowering trees.

All pruning and remedial work shall be done under continuous supervision of the Engineer or approved Certified Arborist, and per ANSI A-300 Pruning Standards. The Arborist shall be certified by the International Society of Arborists (ISA); or the Certified Arborist who is a member of the American Society of Consulting Arborists, in compliance with ISA and ANSI Standards.

Provide pruning, cabling and bracing, irrigation, pest and disease control and other remedial treatments as recommended by the Engineer or approved Certified Arborist, as required, to assure the long-term health of the trees and existing vegetation, and the safety of persons and property.

20-3.02C(3)(b)(ii) Tree Staking and Tying

Upright Staking and Tying: Stake all trees unless directed otherwise by Owner's Authorized Representative. Install Mega Stake per manufacturer's specifications. Orient tree with nursery stake on same side as Mega Stake. Remove nursery stake.

Provide additional tree ties, as directed by the Engineer, to tree trunks and stakes, to firmly support tree trunk and canopy.

20-3.02C(3)(c) Groundcovers and Plants

Spacing: Space ground cover and plants at spacing indicated on the Contract Drawings. Plants shall be triangular spaced, or as indicated on the Contract Drawings.

Dig holes large enough to allow spreading of roots and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

Plant Settling: Any groundcover or other plant that has settled deeper than the surrounding grade shall be raised to the correct level.

20-3.02C(3)(d) Installation of Miscellaneous Materials

When deciduous trees or shrubs are moved in full-leaf, spray with anti-desiccant at nursery before moving and again two (2) weeks after planting. Apply anti-desiccant using power spray to provide an adequate film over trunks, branches, stems, twigs, and foliage.

20-3.02C(3)(e) Cleanup and Protection

During landscaping operations, keep pavements clean and Work area in an orderly and safe condition. Contractor shall remove all trash caused from his Work on a weekly basis throughout the duration of the Work.

Protect landscaping from damage due to landscape operations, operations by other Contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

Upon completion of his Work under this Section, the Contractor shall remove all rubbish, waste, debris, excess construction materials, and other items resulting from construction operations offsite as described herein this Section and directed by the Engineer.

All scars, ruts, or other marks in the ground caused by the Contractor's Work shall be repaired.

Remove all equipment and implements of service and leave the entire Project Site area in a neat, clean, and Owner-approved condition. All sidewalks, driveways, pavements, and site areas shall receive a broom-clean treatment or other cleaning treatment as directed by the Engineer.

20-3.02C(3)(f) Disposal of Surplus and Waste Materials

Disposal: Contractor shall remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of it off the Owner's property.

20-3.02C(3)(g) Final Review

A Final Review shall be performed upon completion of the Maintenance Period.

Contractor shall request attendance at the review by the Owner, Engineer, and other parties designated by the Owner of not less than one (1) week prior to the end of the Maintenance Period.

At the time of Final Review, planting areas shall be free of weeds and neatly cultivated. Contractor shall perform all necessary corrective work and replacement of materials as identified.

Work requiring corrective measures by the sole judgment of the Engineer shall be completed within ten (10) days of the Final Review.

Corrective Work and materials replacement shall be in accordance with the Contract Drawings and Contract Specifications and shall be made at no expense to the Owner.

Maintenance Period shall be continued at no expense to the Owner as determined by the Engineer until final acceptance of the completed Work is accomplished.

Contractor shall request a review upon completion of corrective Work and materials replacement.

If, after review, the Engineer finds the Work has been performed in accordance with the Contract Drawings and Contract Specifications, and plant materials are in satisfactory growing condition, a written notice of acceptance at the end of the Maintenance Period shall be issued by the Engineer.

20-3.02D Payment

Not used.

Replace section 20-4 with:

20-4.01 GENERAL

General Landscape Maintenance: Work Specified in this Section- furnish all labor, material, equipment and services required to maintain the landscape as specified herein for a period of one (1) year (365 days). General Landscape maintenance includes providing an operable irrigation service.

Tree Maintenance: Work Specified in this Section- furnish all labor, material, equipment and services required to maintain the trees as specified herein for a period of two (2) years. Tree maintenance includes providing an operable irrigation service.

The Contractor shall continuously maintain all areas involved in this Contract during the progress of the work. Improper maintenance or possible poor condition of any planting at the termination of the scheduled maintenance period may cause postponement of the final completion date of the Contract. Maintenance shall be continued by the Contractor until all work is accepted by the Engineer.

Start of Maintenance Criteria - Maintenance Period shall not start until all elements of construction, planting, and irrigation for the entire project are completed and accepted in writing.

The Contractor shall request an inspection to begin the plant maintenance period after all planting and related work has been completed in accordance with the Contract documents. All groundcover areas shall be planted. If such criteria are met to the satisfaction of the Engineer, a field notification will be issued to the Contractor to establish the effective beginning date of the period.

The Contractor’s Maintenance Period will be extended if the provisions required within the plans and specifications are not filled.

Prior to start of maintenance period, the Contractor shall submit a schedule of all activities planned during the maintenance period. This shall be accepted by the Engineer prior to the start of maintenance. All schedule changes shall be documented and accepted by the Engineer.

The Contractor shall provide protection of all planting areas against traffic or other damage by erecting fencing or other protection devices immediately after planting is completed. Warning signs, flags, and/or barricades shall be placed in high-traffic areas. Damaged areas shall be repaired immediately by the Contractor at no cost to the Owner.

All plant material installed under the Contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one (1) year. Any plant found to be dead or in poor condition due to faulty materials or workmanship, as determined by the Engineer, shall be replace by the Contractor at his expense.

General Landscape: The start of the Guarantee Period shall commence upon completion of the 1-year Maintenance Period.

Tree Maintenance: The start of the Guarantee Period shall commence upon completion of the 2-year Maintenance Period.

Any materials found to be dead, missing, or in poor condition during the maintenance period shall be replaced immediately. The Engineer shall be the sole judge as to the condition of the material. Material to be replaced within the Maintenance Period shall be replaced by the Contractor within fifteen (15) days of written notification by the Engineer.

Replacement trees covered by the Discretionary Tree Replacement shall be installed in or near the project area within twenty-one (21) days' notice at the direction of the Engineer.

Normal progress inspection shall be requested by the Contractor from the Engineer at least seven (7) working days in advance of an anticipated inspection. Inspections shall be at the commencement and completion of the maintenance period.

All conditions noted in Landscape Planting section shall apply herein.

20-4.02 MATERIALS

All materials used shall either conform to Landscape Planting specifications in other sections

or shall otherwise be acceptable to the Engineer. The Engineer shall be given monthly record of all herbicides, insecticides, and disease control chemicals used.

20-4.02A Maintenance Fertilizer

Commercial grade complete fertilizer of neutral character, consisting of fast and slow release nitrogen. Uniform "beaded" homogeneous mixture, 100% passing through #4 mesh screen, composition suitable for application with approved equipment and shall contain the following minimum available percentages by weight of plant food. Chemical analysis shall include 50% Humus, 15% Humic Acids, 1% Soluble Metalic Iron, and soil bacteria.

Nitrogen	5% minimum
Phosphoric acid	3% minimum
Potash	1% minimum

20-4.02B Controlled Release Fertilizer

Commercial grade complete fertilizer of neutral character, consisting of fast and slow release nitrogen. Uniform "beaded" homogeneous mixture, 100% passing through #4 mesh screen, composition suitable for application with approved equipment and shall contain the following minimum available percentages by weight of plant food. Chemical analysis shall include 25% Humus, 5% Humic Acids, and 2% Iron

Nitrogen	12% minimum
Phosphoric acid	8% minimum
Potash	8% minimum

20-4.02C Irrigation

Provide replacement irrigation parts per irrigation plans as necessary.

20-4.03 CONSTRUCTION

20-4.03A Maintenance

All areas shall be kept free of debris and all planted areas shall be weeded and cultivated at intervals of not more than ten (10) days. Watering, mowing, rolling, edging, trimming, fertilization, spraying, and pest control, as may be required, shall be included in the Maintenance Period.

The Contractor shall be responsible for maintaining adequate protection of the planting areas. Damaged areas shall be repaired at the Contractor's expense.

20-4.03B Shrub and Groundcover Care

20-4.03B(1) Watering

Ensure proper irrigation system operation. If required for supplemental watering, provide and maintain a large enough water basin around plants so that enough water can be applied to establish moisture through the major root zone. When hand watering, use a water wand to break the water force. Use mulches to reduce evaporation and frequency of watering.

20-4.03B(2) Weed Control

Keep basins and areas between plants free of weeds using hand and tool methods. Avoid frequent soil cultivation that destroys shallow roots. Use mulches to help prevent weed seed germination. Non-toxic treatments such as white vinegar may be used to control weeds in cracks. Use recommended legally approved herbicides only with written approval of the Engineer. Use of herbicides is discouraged in accordance with Alameda County Bay Friendly guidelines.

20-4.03B(3) Insect and Disease Control

Apply non-toxic insecticidal soaps and other natural treatments. Refer to the Alameda County Bay Friendly guidelines for appropriate treatments. If infestation persists, maintain a reasonable control with insecticides after receipt of written approval by Engineer.

20-4.03B(4) Fertilization

Fertilize all planting areas with the following: At the end of the maintenance period: 20 lbs. per 1,000 sf. of controlled release top-dress fertilizer.

Avoid applying fertilizer to the root ball and base of main stem; rather, spread evenly under plant to drip line.

Replacement of Plants: Replace dead, dying, and missing plants with plants of a size, condition, and variety acceptable to Engineer at Contractor's expense.

20-4.03C Tree Care

20-4.03C(1) Watering

Ensure proper irrigation system operation. If required for supplemental watering, provide and maintain a 3 foot diameter or larger water basin around trees so that enough water can be applied to establish moisture through the major root zone. When hand watering, use a water wand to break the water force. Use mulches to reduce evaporation and frequency of watering.

20-4.03C(2) Weed Control

Keep basins and areas below tree free of weeds using hand and tool methods. Avoid frequent soil cultivation that destroys shallow roots. Use mulches to help prevent weed seed germination. Use recommended legally approved herbicides only with written approval of the Engineer. Use of herbicides is discouraged in accordance with Alameda County Bay Friendly guidelines.

20-4.03C(3) Insect and Disease Control

Apply non-toxic insecticidal soaps and other natural treatments. Refer to the Alameda County Bay Friendly guidelines for appropriate treatments. If infestation persists, maintain a reasonable control with insecticides after receipt of written approval by Engineer.

20-4.03C(4) Fertilizing

Fertilize as specified under Shrub care.

20-4.03C(5) Pruning

Pruning shall be performed only under the supervision of a certified arborist. The following on-line information is useful: http://www.urbantree.org/index.html

20-4.03C(6) Maintenance Every Three Months

Inspect for and remedy any wear on trunk and branches against stakes, tree grate, or other item near tree.

Inspect tree stake and ties.

Check irrigation to each tree for clogging, flooding, erosion, breakage, or other harmful conditions.

During fall and winter seasons, provide selective pruning of trees under the direction of a certified arborist to eliminate poor branching structure, broken branch stubs, and branches below six feet that conflict with vehicular/pedestrian access and visibility. Do not prune leaders.

20-4.03C(7) Tree Stakes

Provide additional staking of trees as required to prevent leaning and damage. Material costs shall be reimbursed by the Owner.

Relocate stakes to better brace tree against wind and to provide proper support.

Provide additional or replacement ties for tree stakes.

Remove tree stakes from each tree as directed by the Engineer. Deliver stakes to County corporation yard as directed.

20-4.03D Final Acceptance of the Project

Prior to the date of the Final Inspection, the Contractor shall acquire from the Engineer approved, reproducible prints and final record from the job record set of all changes made to the all plans during construction, label said prints “As-Builts”, and deliver to the Engineer and as required to any Local Agency. Prior to the date of Final Inspection, the Contractor shall deliver to the Engineer the “Landscape and Irrigation Guarantee” as required. Said guarantee shall be on the Contractor’s letterhead and dated the final acceptance date.

All turn-over items noted in other specification sections shall be delivered prior to a Final Inspection.

20-4.04 PAYMENT

Not used.

Replace section 20-5.03C(2) with:

Gravel mulch must be:

Type: To be selected by Engineer. Bid shall include “Pea Gravel” or similar.
Size: 3/8”
Color: Gray, uniform color
Shall be from only 1 source.
Suppliers: American Soils Products, Richmond, CA; Lynsgo Construction Materials, San Carlos, CA; Or equal.

Replace the first sentence of section 20-5.03C(3) with:

Apply 2” of Gravel Mulch to entire planting area indicted for Gravel Mulch and compact it by rolling.

Replace sections 20-5.04B(2) through 20-5.04B(4) with:

20-5.04B(2) Organic Mulch

Organic Mulch shall be well composted. Suitable as a top dressing of trees, shrubs and groundcovers, consisting of following:

Type: Shredded recycled wood products consisting of 100% recycled, hand sorted, chipped and screened urban lumber. Color stained to dark brown using UV resistant organic mineral. Mulch shall be graded to average dimensions of one-half inches (1/2") to two inches (2") in length, and flat in cross section.

Coverage depth shall be a minimum of two inches (2"), or as indicated on the Contract Drawings.

Acceptable Products & Manufacturers: Dark Brown Decorative Mulch, American Soils Products, Richmond, CA, or equal.

Replace item 1 in the list in the 1st paragraph of section 20-5.03D(2)(a) with:

1. Uniform tan color

Replace section 20-5.05 with:

20-5.05 SITE FURNISHINGS

20-5.05A General

20-5.05A(1) Summary

This Section includes all materials, labor, transportation, services, and equipment necessary for and reasonably incidental to perform the installation of site and street furnishings as shown on the Contract Drawings, and as specified herein this Section. The Work under this Section consists of furnishing and installing the following:

Trash Receptacle
Bicycle Rack
Bench
Tree Grate Type 1
Tree Grate Type 2
Planter Rail

20-5.05A(2) Quality Assurance

Installer Qualifications: Engage an experienced Installer who has completed in the last five (5) years and at least five (5) installations similar in material, design, and extent to that indicated for this Project. Installer will assign mechanics from these earlier applications to this Project, of which one will serve as lead mechanic.

Single-Source Responsibility: Obtain each type of unit of furnishings from a single source with resources to provide products and materials of consistent quality in appearance and physical properties without delaying the Work.

20-5.05A(3) Submittals

Contractor shall submit shop drawings to show component parts, fabrication, installation, and dimensions for all units indicated herein this Section. Show vandal resistant mounting hardware. Submit shop drawings for review by the Engineer.

Submit manufacturer's product data for review by the Engineer.

For installed products indicated to comply with design loads, include structural analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

Submit samples for each material and finish. Provide powdercoat sample for each separate manufacturer.

20-5.05A(4) Coordination

The Contractor shall coordinate the installation of all furnishings in this Section with all other related Work of this Contract.

The Contractor shall be responsible for verifying the dimensions and required hardware of the furnishings prior to commencing installation Work.

Particular attention shall be given to coordinating furnishing footings with utility locations to avoid any conflicts.

20-5.05A(5) Storage and Handling

All new furnishings shall be stored as necessary to prevent damage and shall be in new condition when ready for installation. It shall be the responsibility of the Contractor to install “factory condition” furnishings

20-5.05B Materials

20-5.05B(1) Trash Receptacle

Approved Manufacturer: Victor Stanley. (Representative: Rebecca Casey, 800.430.6206x1313, email rebeccac@landcapeforms.com)

Approved Design: RSDC-45. Provide shop drawings or manufacturer’s cut-sheet.

Powdercoat Color: per plans, or equal manufacturer’s standard powdercoat color if approved by Engineer.

Surface mount.

20-5.05B(2) Bicycle Rack

Custom bicycle rack per drawings.

Manufacturer: Creative Pipe, Inc. P.O. Box 2458, Rancho Mirage, California 92270-1087, 800.644.8467, Email: sales@creativepipe.com, or equal.

Color and Finish: powdercoat color per plans, or equal manufacturer’s standard powdercoat color if approved by Engineer.

20-5.05B(3) Bench

Approved Manufacturer: Victor Stanley. (Representative: Rebecca Casey, 800.430.6206x1313, email rebeccac@landcapeforms.com)

Approved Design: FM-324 6-ft length. Provide shop drawings or manufacturer’s cut-sheet.

Powdercoat Color: per plans, or equal manufacturer’s standard powdercoat color if approved by Engineer.

Surface mount.

20-5.05B(4) Tree Grate Type 1

Each Grate Unit of all types shall consist of the complete assembly, including the frame, grate (2 pieces), and anchor bolts

Approved Manufacturer: Neenah Foundry, Inc. (Representative: Park Pacific, Ted Jonsson, 888.460.7275, ted@parkpacific.com)

Approved Design: Avenue Collection R-8810. Size 36” x 60” with 16” dia. tree opening. Shall include City of Ukiah Logo, approx. 10” diameter, cast into 2 diagonally opposite corners of grate. Provide shop drawings or manufacturer’s cut-sheet.Refer to plans for all types.

Material – Ferrous castings content shall range from 75% post industrial metal (scrap castings, industrial steel scrap) to 100% post consumer scrap (old engine blocks, brake drums, flywheels, etc).

Castings – shall be free of blow holes, flashing, grind marks, and other surface blemishes. Castings shall be per ASTM A-45 class 35 or better

ADA Compliancy- castings shall have holes no greater than ½" in the dominant direction of motion, no vertical rise of greater than ¼", and minimum coefficient of .6 or better in wet or dry conditions.

Sustainability: manufacturer shall comply with MACT (Maximum Achievable Control Technology) standards, which mandate the use of the latest air filtration technology in the manufacturing process. Production shall include recycled content as described herein.

Color and Finish:

Frame – Steel, painted black with rust resistant flat finish.

Grate – raw finish. Contractor shall coordinate delivery so that grates may be seasoned to develop patina in advance of installation.

Or equal (no known equal).

20-5.05B(5) Tree Grate Type 2

Each Grate Unit of all types shall consist of the complete assembly, including the frame, grate (4 pieces), and anchor bolts

Approved Manufacturer: Neenah Foundry, Inc. (Representative: Park Pacific, Ted Jonsson, 888.460.7275)

Approved Design: Boulevard Collection R-8816. Size 60" x 96" with 24" dia. tree opening. Shall include City of Ukiah Logo, approx. 10" diameter, cast into 2 diagonally opposite corners of grate on extension pieces. Provide shop drawings or manufacturer's cut-sheet.Refer to plans for all types.

Material – Ferrous castings content shall range from 75% post industrial metal (scrap castings, industrial steel scrap) to 100% post consumer scrap (old engine blocks, brake drums, flywheels, etc).

Castings – shall be free of blow holes, flashing, grind marks, and other surface blemishes. Castings shall be per ASTM A-45 class 35 or better

ADA Compliancy- castings shall have holes no greater than ½" in the dominant direction of motion, no vertical rise of greater than ¼", and minimum coefficient of .6 or better in wet or dry conditions.

Sustainability: manufacturer shall comply with MACT (Maximum Achievable Control Technology) standards, which mandate the use of the latest air filtration technology in the manufacturing process. Production shall include recycled content as described herein.

Color and Finish:

Frame – Steel, painted black with rust resistant flat finish.

Grate – raw finish. Contractor shall coordinate delivery so that grates may be seasoned to develop patina in advance of installation.

Or equal (no known equal).

20-5.05B(6) Planter Rail

Brackets, Flanges, and Anchors: Same metal and finish as tubing, unless otherwise indicated.

Stainless Steel:

Tubing: ASTM A 554, Grade MT 316L.
Pipe: ASTM A 312/A 312M, Grade TP 316L.
Plate and Sheet: ASTM A 666, Type 316L.
Bars and Shapes: ASTM A 276, Type 316L.

Steel and Iron:

Tubing: ASTM A 500 (cold formed) or ASTM A 513, Type 5 (mandrel drawn), as approved.
Bars: Hot-rolled, carbon steel complying with ASTM A 29/A 29M, Grade 1010.
Plates, Shapes, and Bars: ASTM A 36/A 36M.

Castings: Either gray or malleable iron, unless otherwise indicated.

Gray Iron: ASTM A 48/A 48M, Class 30, unless another class is indicated or required by structural loads.
Malleable Iron: ASTM A 47/A 47M.

Fasteners: Provide concealed fasteners, unless otherwise indicated.

Stainless-Steel Components: Type 316 stainless-steel fasteners.
Steel Components: Plated-steel fasteners complying with ASTM B 633, Class Fe/Zn 25 for electrodeposited zinc coating.

Anchors: Provide cast-in-place or torque-controlled expansion anchors, fabricated from corrosion-resistant materials with capability to sustain, without failure, a load equal to six times the load imposed when installed in unit masonry and equal to four times the load imposed when installed in concrete, as determined by testing per ASTM E 488.

Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79.

Zinc-Rich Primer: Complying with SSPC-Paint 20 or SSPC-Paint 29 and compatible with topcoat.

Shop Primer for Galvanized Steel: Zinc-dust, zinc-oxide primer compatible with finish paint systems indicated and complying with SSPC-Paint 5.

Grout and Anchoring Cement: Factory-packaged, nonshrink, nonmetallic grout complying with ASTM C 1107, or water-resistant, nonshrink, anchoring cement; recommended by manufacturer for exterior use.

Provide rails capable of withstanding the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:

Uniform load of 50 lbf/ ft. (0.73 kN/m) applied in any direction.
Concentrated load of 200 lbf (0.89 kN) applied in any direction.
Uniform and concentrated loads need not be assumed to act concurrently.

Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.

Finishes: shall be powdercoated, color per plans.

20-5.05C Construction

20-5.05C(1) Inspection

Examine the areas and conditions under which site furnishing units are to be installed and remedy any conditions detrimental to the proper and timely completion of the Work. Do not proceed with the Work until unsatisfactory conditions have been corrected in a manner acceptable to the Engineer.

20-5.05C(2) Installation

Unit(s) shall be furnished and located as shown on the Contract Drawings, and as directed by the Contract Specifications.

Use actual Unit(s) to establish all dimensions for installation.

Erect and install Unit(s) in accordance with manufacturer's instructions and recommendations. Install unit(s) plumb, accurately, and in the correct orientation and relationship with other site furnishings, elements, and/or paving as shown on the Contract Drawings. Verify prior to installation with the Engineer.

Install all footings, anchorage, and mounting hardware, as applicable, in strict accordance with manufacturer's instructions and contract drawings.

Use vandal resistant hardware or industry standard epoxy resin application to nut.

20-5.05C(3) Protection

Protect all furnishings against damage throughout the duration of the construction period, complying with manufacturer's directions.

Touch-up Painting (if applicable): Immediately after erection, clean field welds, bolted connections, and abraded areas of the work. Paint exposed areas with paint or galvanizing material as supplied by the manufacturer. Apply by brush, to thickness recommended by paint manufacturer.

20-5.05C(4) Planter Rail

20-5.05C(4)(a) Fabrication

General: Fabricate railings to comply with design, dimensions, and details indicated, but not less than that required to support structural loads. Form ornamental metal true to line and level with true curves and accurate angles and surfaces. Finish exposed surfaces to smooth, sharp, well-defined lines and arris.

Welded Connections: Cope components at connections to provide close fit, or use fittings designed for this purpose. Weld all around at connections, including at fittings. Comply with AWS for recommended practices in shop welding. Clean exposed welded joints of flux, and dress exposed and contact surfaces.

Mechanical Connections: Connect members with concealed mechanical fasteners and fittings.

Form changes in direction by bending.

Form curves by bending in jigs to produce uniform curvature; maintain cross section of member throughout bend without cracking or otherwise deforming exposed surfaces.

Close exposed ends of hollow railing members.

20-5.05C(4)(b) Installation

Perform cutting, drilling, and fitting required for installing railings. Set railings accurately in location, alignment, and elevation.

Set posts plumb within a tolerance of 1/16 inch in 3 feet (2 mm in 1 m).

Align rails so variations from level for horizontal members and variations from parallel with rake of steps and ramps for sloping members do not exceed 1/4 inch in 12 feet (5 mm in 3 m).

Anchor posts in concrete by inserting into formed or core-drilled holes and grouting annular space.

Provide anchorage devices and fasteners where necessary for securing to in-place construction.

20-5.05D Payment

Not used.

Add after section 20-5.10:

20-5.11 BRICK PAVING

20-5.11A General

20-5.11A(1) Summary

Section 20-5.11 includes general specifications for constructing and installing brick paving.

20-5.11A(2) Quality Assurance

Source Limitations: Obtain each type of brick paver and setting material from one source with resources to provide materials and products of consistent quality in appearance and physical properties.

Mockups: Build one 5' x 5' (minimum size) mockup for each paver type and pattern to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution. Mockups may become part of final work if approved by Architect.

Preinstallation Conference: Conduct conference at Project site to with Engineer.

20-5.11A(3) Submittals

Contractor shall submit the following for review by the Engineer:

Product data
Sieve analysis for aggregate setting-bed materials, according to ASTM C 136
Samples for initial selection by the Engineer, including full-size units of brick pavers.

20-5.11A(4) Delivery, Storage, and Handling

Store pavers on elevated platforms in a dry location. If units are not stored in an enclosed location, cover tops and sides of stacks with waterproof sheeting, securely tied.

Store aggregates where grading and other required characteristics can be maintained and contamination avoided.

20-5.11B Materials

20-5.11B(1) Brick Pavers

McNear Brick and Block, Commercial Series Clay Brick

Color: To be selected by Engineer from a range of standard colors.

Dimension: "Standard Solid Paver" 3 7/8" x 8 1/8" x 2 7/16"

Or equal.

20-5.11B(2) Aggregate Setting-Bed Materials

20-5.11B(2)(a) Graded Aggregate for Base

Sound, crushed stone or gravel complying with requirements in Division 2 Section "Earthwork" for base course.

20-5.11B(2)(b) Sand for Leveling Course

Sound, sharp, washed natural sand or crushed stone complying with gradation requirements in ASTM C 33 for fine aggregate.

20-5.11B(2)(c) Sand for Joints

Fine, sharp, washed natural sand or crushed stone with 100 percent passing No. 16 (1.18-mm) sieve and no more than 10 percent passing No. 200 (0.075-mm) sieve.

20-5.11B(3)(d) Separation Geotextile

Woven geotextile fabric, manufactured for separation applications; made from polyolefins or polyesters, with elongation less than 50 percent; complying with AASHTO M 288 and the following, measured per test methods referenced:

Survivability: Class 2; AASHTO M 288.
Apparent Opening Size: No. 60 (0.250-mm) sieve, maximum; ASTM D 4751.

Permittivity: 0.02 per second, minimum; ASTM D 4491.
UV Stability: 50 percent after 500 hours' exposure; ASTM D 4355.

20-5.11B(2)(e) Herbicide

Commercial chemical for weed control, registered with the EPA. Provide in granular, liquid, or wettable powder form.

20-5.11C Construction

20-5.11C(1) Examination

Examine areas indicated to receive paving, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.

Proceed with installation only after unsatisfactory conditions have been corrected.

20-5.11C(2) Preparation

Proof-roll prepared subgrade according to requirements in Division III Section 19 "Earthwork" to identify soft pockets and areas of excess yielding. Proceed with unit paver installation only after deficient subgrades have been corrected and are ready to receive base course for unit pavers.

20-5.11C(3) Installation

20-5.11C(3)(a) General

Do not use unit pavers with chips, cracks, voids, discolorations, and other defects that might be visible in finished work.

Mix pavers from several pallets or cubes, as they are placed, to produce uniform blend of colors and textures.

Cut unit pavers with motor-driven masonry saw equipment to provide clean, sharp, unchipped edges. Cut units to provide pattern indicated and to fit adjoining work neatly. Use full units without cutting where possible. Hammer cutting is not acceptable.

Joint Pattern: As indicated on contract drawings.

Tolerances: Do not exceed 1/32-inch (0.8-mm) unit-to-unit offset from flush (lippage) nor 1/8 inch in 10 feet (3 mm in 3 m) from level, or indicated slope, for finished surface of paving.

Expansion and Control Joints: Provide joint filler at locations and of widths indicated. Install joint filler before setting pavers. Make top of joint filler flush with top of pavers.

20-5.11C(3)(b) Aggregate Setting-Bed and Paver Installation

Compact soil subgrade uniformly to at least 95 percent of ASTM D 698 laboratory density.

Proof-roll prepared subgrade to identify soft pockets and areas of excess yielding. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by Owner’s Authorized Representative, and replace with compacted backfill or fill as directed.

Place separation geotextile over prepared subgrade, overlapping ends and edges at least 12 inches (300 mm).

Place aggregate base, compact to 95 percent of ASTM D 1557 maximum laboratory density, and screed to depth indicated.

Place leveling course and screed to a thickness of 1 to 1-1/2 inches (25 to 38 mm), taking care that moisture content remains constant and density is loose and constant until pavers are set and compacted.

Treat leveling course with herbicide to inhibit growth of grass and weeds.

Set pavers with a minimum joint width of 1/16 inch (1.5 mm) and a maximum of 1/8 inch (3 mm), being careful not to disturb leveling base. Use string lines to keep straight lines.

Vibrate pavers into leveling course with a low-amplitude plate vibrator capable of a 3500- to 5000-lbf (16- to 22-kN) compaction force at 80 to 90 Hz. Perform at least three passes across paving with vibrator. Vibrate under the following conditions:

After edge pavers are installed and there is a completed surface or before surface is exposed to rain.

Before ending each day's work, fully compact installed concrete pavers to within 36 inches (900 mm) of the laying face. Cover pavers that have not been compacted, and leveling course on which pavers have not been placed, with nonstaining plastic sheets to protect them from rain.

Spread dry sand and fill joints immediately after vibrating pavers into leveling course. Vibrate pavers and add sand until joints are completely filled, then remove excess sand. Leave a slight surplus of sand on the surface for joint filling.

Do not allow traffic on installed pavers until sand has been vibrated into joints.

Repeat joint-filling process 30 days later.

20-5.11C(3)(d) Repairing and Cleaning

Remove and replace unit pavers that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Provide new units to match adjoining units and install in same manner as original units, with same joint treatment and with no evidence of replacement.

Cleaning: Remove excess grout from exposed paver surfaces; wash and scrub clean.

20-5.11D Payment

Not used.

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21 EROSION CONTROL

Add to section 21-2.02G:

Fertilizer shall have a guaranteed chemical analysis of 10 percent nitrogen, 10 percent phosphoric acid and 10 percent water soluble potash.

Add to section 21-2.03A:

Remove sediment deposits from inside of existing storm drains and culverts shown on the Plans.

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22 FINISHING ROADWAY

No Changes

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DIVISION IV SUBBASES AND BASES

23 GENERAL

No Changes

^^^^^^^^^^^^^^^^^^^

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25 AGGREGATE SUBBASES

No Changes

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26 AGGREGATE BASES

Add to section 26-1.02A:

Aggregate base shall be Class 2 3/4" inch maximum.

Aggregate base shall be placed, moisture conditioned, graded, and compacted to the grades or limits shown on the Plans.

Add to section 26-1.02B:

Construction of the new aggregate base shall conform to Section 26 of the Standard Specifications. Grading shall comply with the requirements of Section 19 of the Standard Specifications and these special provisions.

During any grading operations, the Contractor is directed to Section 7, “Legal Relations and Responsibility to the Public”. The Contractor shall protect any items, facilities, or improvements, as necessary, in order to avoid causing damage.

The existing subgrade material below the new aggregate base shall be prepared as described in Section 19 of these special provisions.

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27 CEMENT TREATED BASES

No Changes

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28 CONCRETE BASES

No Changes

^^

29 TREATED PERMEABLE BASES

No Changes

^^

30 RECLAIMED PAVEMENT

No Changes

^^

31–35 RESERVED

No Changes

^^

DIVISION V SURFACINGS AND PAVEMENTS

36 GENERAL

No Changes

^^

37 BITUMINOUS SEALS

No Changes

^^

38 RESERVED

No Changes

^^

39 ASPHALT CONCRETE

Add to section 39-2.01A(1):

Test method	Year of publication
AASHTO T322 - Standard Method of Test for Determining the Creep Compliance and Strength of Hot Mix Asphalt (HMA) Using the Indirect Tensile Test Device	2007
AASHTO TP 79 - Standard Method of Test for Determining the Dynamic Modulus and Flow Number for Asphalt Mixtures Using the Asphalt Mixture Performance Tester (AMPT)	2018
ASTM D2172 - Standard Test Methods for Quantitative Extraction of Bitumen from Bituminous Paving Mixtures	2017
ASTM D6433 - Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys	2018
Extraction of Aramid Fibers from Fiber Reinforced Asphalt Concrete – Special Test Method (Attached)	2014

Add to section 39-2.01A(2):

reinforcing fibers: High tensile strength aramid fiber blend specially formulated to reinforce hot mix asphalt.

fiber reinforced asphalt concrete (FRAC): A mixture of hot mix asphalt and reinforcing fibers that has greater resistance to rutting, thermal cracking, fatigue cracking, and reflective cracking as compared to conventional non-fiber asphalt mixes.

Aramid Dispersion State Ratio (ADSR): A measure of the dispersion efficiency of the Reinforcing Fibers within asphalt mixes. ADSR is calculated by comparing the mass of aramid in the individual state to the total mass of extracted aramid fibers, expressed as a percentage.

Add to section 39-2.01A(3)(b)(i):

5. Representative fiber product sample.

6. Fiber product data sheet and certification from the Manufacturer that the fiber product supplied meets the requirements of this specification.

7. Manufacturer's instructions and general recommendations.

8. Performance results of ADSR testing from a minimum of three (3) separate laboratory trials to validate Dispersion Efficiency.

    a. Perform ADSR test based on modified ASTM D2172 procedures as provided in the document entitled

"Extraction of Aramid Fibers from Fiber Reinforced Asphalt Concrete – Special Test Method". A copy of the modified extraction methodology can be obtained by making an inquiry to the Pavement and Materials Laboratory at Arizona State University at NCE@asu.edu.

b. To validate ADSR results, average extracted aramid fiber quantity must equal 0.007 percent by total sample weight with no individual result less than 0.005 percent of the total sample weight.

c. All tested fiber mixes must achieve a minimum ADSR of 85%.

9. Performance results of Pavement Condition Index (PCI) testing from a minimum of three (3) separate side-by-side field trials with a minimum in-service pavement age of four (4) years to validate Cracking Resistance.

   a. PCI surveys shall be performed according to ASTM D6433.

   b. Tests results shall include a control and a fiber reinforced pavement section. FRAC mix shall be identical to control mix except for the inclusion of fibers added at the same dosage as proposed on the project.

   c. In field performance sections shall be subject to the same environmental and traffic conditions. A minimum surface area of 500 yd^2 per FRAC and control section is required.

   d. PCI results from fiber sections shall show a minimum 10 PCI points greater than the control section after a minimum of 4 years.

10. Performance results of FN testing from a minimum of three (3) separate laboratory trials to validate Rutting Resistance. ****NOTE: Testing is NOT required on samples from the job mix, submit previously completed lab testing only.**

    a. Perform FN tests using the protocol from AASHTO TP79.

    b. Tests results shall include a control and a fiber reinforced mix. FRAC mix shall be identical to control mix except for the inclusion of fibers added at the same dosage as proposed on the project.

    c. Results from fiber specimens shall each show an average FN increase of at least 75% over control specimens.

11. Submit a minimum of five (5) public project examples within the State of California with references (name, phone number and email address) where the reinforcing fiber product was used.

All historical test results submitted to validate the fiber's performance in asphalt mixes shall be from previously completed laboratory and field trials using plant-produced FRAC from a documented source only. Results from lab-produced FRAC or FRAC from an undocumented source will not be accepted.

Fiber dosage rate in all submitted test reports must be equal to the rate proposed for this project. Only testing performed by an AASHTO accredited laboratory or nationally recognized university testing lab will be considered.

Add to section 39-2.01A(4)(b):

In the Engineer's presence and from the same production run, take the following samples:

1. Aramid Dispersion Visual Test: Collect a 10kg sample of mix from the discharge chute during first 50 tons of production. Visually assess the state of aramid fibers in the sample according AASHTO TP79 and rate the sample as "Pass" or "Fail".

   a. "Pass" = All fibers exist in an Individual State and no Undistributed Clips or Agitated Bundles of fiber are detected.

   b. "Fail" = One or more Undistributed Clips or Agitated Bundles are detected.

2. If a sample is rated as “Fail”, adjust mixing operations to improve fiber dispersion and repeat Step 1 above.

3. If Visual Test results in three consecutive “Fail” ratings, plant mix samples should be sent to a third party laboratory for complete ADSR testing before production is allowed to commence.

4. In addition to Visual Test, use a shovel to inspect FRAC mix in the back of first three (3) trucks and every tenth truck thereafter to confirm adequate blending of the fiber.

5. Remove any observed fiber bundles from placed mixture and adjust operations per the manufacturer’s recommendation to eliminate future fiber bundle development, and repeat Steps 1 through 3 above to confirm adequate aramid fiber dispersion.

New section 39-2.01B(6) Reinforcing Fibers

Provide a reinforcing fiber blend of Virgin Polyolefins and Virgin Aramids that meets the requirements in the tables below.

Reinforcing Fiber Material Properties			
Property	**Test Method**	**Polyolefin**	**Aramid**
Form	Manufacturer Certification	Serrated	Monofilament
Nominal Specific Gravity	ASTM D276	0.91	1.44
Tensile Strength (psi)	ASTM D7269	NA[1]	400,000
Length (in)	Manufacturer Certification	0.75	0.75

Reinforcing Fiber Performance Properties			
Performance Measure	**Test Method**	**Standard**	**Requirement**
Dispersion Efficiency	Aramid Dispersion State Ratio (ADSR)	Modified ASTM D2172	≥ 85%
Field Performance Cracking Resistance	Pavement Condition Index	ASTM D6433	≥ 10 PCI Points Increase, Minimum 4 Years
Resistance to Permanent Deformation (Rutting)	Flow Number (FN)	AASTHO TP79	≥ 75% increase

Reinforcing fibers shall be FORTA-FI®, provided by the Forta Corporation, or an approved equivalent product and meets the specified submittal, performance and material properties outlined in these Special Provisions.

Replace section 39-2.01B(3) with:

Asphalt binder used in HMA Type A must be Grade PG 64-16.

Replace section 39-2.01B(10) with:

Tack Coat shall be Grade PG 64-16, conforming to the provisions of Sections 39 and 92 of the Standard Specifications and shall be used between layers of each lift of HMA, and on curbs, gutters and construction joints.

Replace the 2nd paragraph in section 39-2.02A(1) with:

Produce and place HMA Type A.

Add to section 39-2.02B(4):

Aggregate used in HMA Type A must comply with the 3/4-inch HMA Types A gradation for initial course.

Aggregate used in HMA Type A must comply with the 1/2-inch HMA Types A gradation for final course.

Add to section 39-2.01B(8)(a):

Deliver fiber-reinforcement in sealed, undamaged containers with labels intact and legible, indicating material name and lot number.

Deliver fiber-reinforcement to location where it will be added to each batch or loaded into the mixer.

Store materials covered and off the ground. Keep sand and dust out of boxes and do not allow boxes to become wet.

Add aramid and polyolefin reinforcing fiber blends at a dosage rate of one (1) pound fiber per one (1) ton of asphalt.

Add alternative aramid fiber blends at a rate proposed by the manufacturer that achieves the ADSR, PCI, and FN results required by Section D.

A fiber manufacturer's representative shall be on site during mixing and production. This requirement may be waived by the City if fiber manufacturer and asphalt producer can supply evidence of manufacturer's brand of fiber being successfully produced a minimum of three (3) times at the asphalt plant to be used for the project.

Batch Plant. When a batch plant is used, add fiber to the aggregate in the weigh hopper and increase both dry and wet mixing times. Ensure that the fiber is uniformly distributed before the injection of asphalt cement into the mixture.

Drum Plant: Inject fibers through the RAP collar manually or by feeding them with a metered air blown system to promote rapid and complete fiber dispersion. Rate the feeding of fibers with the rate the plant is producing asphalt mix. If there is any evidence of fiber bundles at the discharge chute, increase the mixing time and/or temperature or change the angle of the fiber feeder line to increase dry mixing time.

1. Add fibers continuously and in a steady uniform manner. Provide automated proportioning devices and control delivery within ±10% of the mass of the fibers required. Perform an equipment calibration to the satisfaction of the fiber manufacturer's representative to show that the fiber is being accurately metered and uniformly distributed into the mix.

2. Include the following with the air blown system:

    a. Low level indicators

    b. No-flow indicators

    c. A printout of feed rate status in pounds/minute

    d. A section of transparent pipe in the fiber supply line for observing consistency of flow or feed.

    e. Manufacturer's representative's approval of fiber addition system

Replace section 39-2.01C(3)(g) with:

Where shown, place geosynthetic pavement interlayer over a coat of asphalt binder and in compliance with the manufacturer's instructions. Do not place the interlayer on a wet surface. If the interlayer, in compliance with the manufacturer's instructions, does not require asphalt binder, do not apply asphalt binder before placing the interlayer.

Before placing the interlayer or asphalt binder:

1. Repair cracks 1/4 inch and wider, spalls, and holes in the pavement. This repair is included in the work.

2. Clean the pavement of loose and extraneous material.

If the interlayer requires asphalt binder, immediately before placing the interlayer, apply asphalt binder at a rate specified by the interlayer manufacturer; at 0.25±0.03 gal per square yard of interlayer; or at a rate that just saturates the interlayer; whichever is greater. Apply asphalt binder the width of the interlayer plus 3 inches on each side. At an interlayer overlap, apply asphalt binder on the lower interlayer the same overlap distance as the upper interlayer.

If asphalt binder tracked onto the interlayer or brought to the surface by construction equipment causes interlayer displacement, cover it with a small quantity of HMA.

If the interlayer placement does not require asphalt binder, apply tack coat prior to placing HMA at the application rates specified under section 39-2.01C(3)(f) based on the condition of the underlying surface on which the interlayer was placed.

Align and place the interlayer with no overlapping wrinkles, except a wrinkle that overlaps may remain if it is less than 1/2 inch thick. If the overlapping wrinkle is more than 1/2 inch thick, cut the wrinkle out and overlap the interlayer no more than 2 inches.

Overlap the interlayer borders between 2 to 4 inches. In the direction of paving, overlap the following roll with the preceding roll at any break.

You may use rolling equipment to correct distortions or wrinkles in the interlayer.

Before placing HMA on the interlayer, do not expose the interlayer to:

1. Traffic, except for crossings under traffic control and only after you place a small HMA quantity

2. Sharp turns from construction equipment

3. Damaging elements

Pave HMA on the interlayer during the same work shift. The minimum HMA thickness over the interlayer must be 0.12 foot including at conform tapers.

Add to section 39-2.01B(11):

HMA shall be 1/2-inch Type A.

The minimum asphalt binder content must be 6.0 percent for 1/2-inch aggregate.

Asphalt binder shall be PG 64-16.

Add to section 39-2.02C:

During the entire construction period, the Contractor shall take care to protect existing pavement and concrete surfaces. Surfaces scarred by cleanup or equipment shall be repaired in a manner satisfactory to the Engineer. Any and all damage caused by the Contractor's operations to existing roads and streets shall be repaired by the Contractor to at least the original condition and to the satisfaction of the Engineer, at no additional cost to the City.

If pavement is damaged (excessive loading, grouser marking, scarring/scraping of pavement, etc.) outside the limits of the work, a full lane width grinding and overlay will be required as directed by the Engineer at no additional compensation to the Contractor.

Ensure the area is clean and dry. All material accumulations which would interfere with the adhesion of the tack coat or with the placing and performance of the HMA shall be removed, including dust, loose aggregate, soil, leaves, and pieces or lumps of other foreign material deposited on the surface.

A tack coat shall be applied to existing pavement including planed surfaces, between HMA layers, and to vertical

surfaces of curbs, gutters and construction joints at the minimum residual rates specified in Section 39-2.01C(3)(f) “Tack Coat” of the Standard Specifications.

Before placing HMA, a tack coat shall be furnished and applied uniformly to contact surfaces of all cold pavement joints, curbs, gutters, pavement reinforcing fabric and all existing pavement to be surfaced in conformance with Section 39 of the Standard Specifications.

Tack coat shall be applied to any course in advance of spreading the next course unless the surface temperature is at least 140 °F.

Hot mix asphalt shall not be placed until tack coat has cured.

Immediately in advance of placing HMA, apply additional tack coat to damaged areas or where loose or extraneous material is removed.

Close areas receiving tack coat to traffic. Do not track tack coat onto pavement surfaces beyond the job site.

Placing HMA shall be done under suitable weather conditions for such operations. Rain, snow or other inclement weather will be cause for discontinuing paving Work. The Engineer shall have the authority for determining whether weather conditions are sufficient cause to postpone work.

Spreading and compacting shall be performed in accordance with Section 39-2.01C and Section 39-2.02C of the Standard Specifications.

HMA shall be transferred from the trucks into the hopper of the paving machine by means of a shoulder machine equipped with a conveyor belt. Any equipment used to transfer asphalt concrete to the paving machine shall not exceed the load capacity of any surface it is driven over and, therefore, shall not produce rutting or pumping of the existing roadway surface or newly placed HMA at any time. No trucks or other rubber tired construction equipment are allowed on the subgrade at any time except when proofrolling in the presence of the Engineer.

Longitudinal joints in the top layer must match specified lane edges shown on the striping Plans. Longitudinal joints in lower HMA layers shall be offset at least 0.5 feet from each side of the specified lane edges.

Finish rolling shall be completed before pavement surface temperature is below 150 degrees F.

Traffic shall not be allowed on HMA until mid-depth temperature is below 160 degrees F and the pavement surface temperature is below 140 degrees F.

The completed surfacing shall be true to grade and cross section, of uniform smoothness and texture, compacted firmly and free from depressions, humps or irregularities.

Dikes shall be shaped and compacted with equipment capable of shaping and compacting the material to the required cross section.

Add to section 39-3.04:

39-3.04 Cold Planing Asphalt Concrete Pavement

39-3.04A General

Existing asphalt concrete pavement shall be removed by cold-plane methods at the locations and to the dimensions shown on the Plans, including conform grinding. Striping and markings located within cold-plane limits shall be removed with cold planed asphalt concrete. Conform grinding asphalt concrete pavement shall be performed by the cold planing method. Planing of the asphalt concrete pavement shall not be done by the heater planing method.

Cold planing machines shall be equipped with a cutter head not less than 30 inches in width and shall be operated so as not to produce fumes or smoke. The cold planing machine shall be capable of planing the pavement without requiring the use of a heating device to soften the pavement during or prior to the planing operation.

The depth, width and shape of the cut shall be as indicated on the typical cross-sections, details, or as directed by the

Engineer. The final cut shall result in a uniform surface conforming to the typical cross-sections and details. The outside lines of the planed area shall be neat and uniform. Planing asphalt concrete pavement operations shall be performed without damage to the surfacing to remain in place.

Planed widths of pavement shall be continuous except for intersections at cross-streets where the planing shall be carried around the corners and through the conform lines. Following planing operations, a drop-off of more than 0.15-foot will not be allowed at any time between adjacent lanes open to public traffic.

When transverse joints are planed in the pavement at conform lines, no drop-off shall remain between the existing pavement and planed area when the pavement is opened to pubic traffic. If asphalt concrete has not been placed to the level of existing pavement before the pavement is to be opened to public traffic, temporary asphalt concrete tapers shall be constructed. Asphalt concrete for temporary tapers shall be placed to the level of the existing pavement and tapers on a slope of 30:1, or flatter, to the level of the planed area.

Asphalt concrete for temporary tapers shall be commercial quality and may be spread and compacted by any method that will produce a smooth riding surface. Temporary asphalt concrete tapers shall be completely removed, including the removal of all loose material from the underlying surface, before placing the permanent surfacing. Such removed material shall be disposed of outside the highway right-of-way in accordance with the provisions of Section 14-10, “Solid Waste Disposal and Recycling,” of the Standard Specifications.

Operations shall be scheduled such that not more than seven (7) days shall elapse between the time when transverse joints are planed in the pavement at the conform lines and the permanent surfacing is placed at such conform lines.

The material planed from the roadway surface, including material deposited in existing gutters or on the adjacent traveled way, shall be removed and disposed of outside the right-of-way in accordance with the provisions in Section 14-10, “Solid Waste Disposal and Recycling,” of the Standard Specifications. Removal operations of cold-planed material shall be concurrent with planing operations and follow within 50 feet of the planer, unless otherwise directed by the Engineer. A cold planer may not be used for recycling asphalt concrete pavement into aggregate base.

Any concrete rings (i.e., at manholes) within the roadway shall be adjusted to cleanly accommodate new HMA pavement.

Schedule cold planing activities so that not more than 3 days elapses between the time the pavement is cold planed and the HMA is placed.

39-3.04B Materials

Use the same quality of HMA for temporary tapers that is used for the HMA overlay or comply with the specifications for minor HMA in Section 39.

39-3.04C Construction

39-3.04C(1) General

The machine used for planing shall have performed satisfactorily on similar work and shall meet the following requirements herein.

The planing machine shall be specifically designed and built for the planing of bituminous pavements without the addition of heat.

The machine shall be capable of being operated at speeds of zero to forty feet per minute, it shall be self-propelled, and have the capability of spraying water at the cutting drum to minimize dust. The machine shall be operated in such a way so that no fumes or smoke will be produced. The machine shall be capable of removing the paving material next to curbs or gutters and be designed such that the operator thereof can at all times observe the planing operation without leaving the controls. The machine shall be adjustable for slope and depth and shall be equipped with sonic sensing devices for controlling depth.

Prior to cold planing, all utility facilities shall be lowered to below the grinding planes.

Limits of cold planing are shown on the Plans. The depths and dimensions of the cold planing and edge grinds are

designated on the Plans and may vary as required to achieve design finish grades.

Cold planing may require removal of existing asphalt concrete above gutter lips, in addition to the required depth below the gutter lip.

Pavement to be cold planed may contain pavement fabric.

Prior to cold planning, on streets to have a uniform depth of the existing surface removed, all utility covers shall be lowered such that the cutting teeth of the planing machine passes over the adjusted lid without causing damage to the lid or frame. Contractor will be responsible for maintaining any temporary asphalt fill material over these facilities until the final paving surface is installed. The Contractor shall clearly mark or reference lowered sanitary sewer manholes, storm drain manholes, and water valves in case emergency access is required by the agency responsible for operation of those systems.

All pavement areas designated for removal and replacement shall be cold planed to the full width of the roadway. Pavement against curb faces shall be removed to the full depth designated for that particular section of roadway. If pavement against curb faces cannot be removed by the planing machine, the Contractor shall use other means to remove this material.

If tear-out to the underlying layers occurs during the cold planing operation, the Contractor shall adjust his operation to minimize tear-out. Corrections shall include changing operation speed and replacing cutting teeth. Changes in cold planing depth shall only be made with approval of the Engineer.

Areas torn out by lack of diligence on the Contractor's part shall be corrected by placement of asphalt concrete conforming to the requirements of these special conditions. Areas torn out due to pre-existing adhesion problems in the existing asphalt concrete shall be corrected at the City's expense as directed by the Engineer.

Remove cold planed material concurrent with planing activities so that removal does not lag more than 50 feet behind the planer.

During the cold planing operation, the Contractor shall sweep the roadway with mechanical equipment and remove all loosened material from the project site until completion of the removal work.

All material removed shall be considered the property of the Contractor and shall be removed and disposed of in accordance with Section 14-10, "Solid Waste Disposal and Recycling," and all applicable laws at the Contractor's expense.

Contractor shall dispose of all asphalt concrete generated from removal or demolition activities on the project at a recycler for these materials. The Contractor shall provide receipts verifying delivery and approximate quantities (in tons) of the material delivered to a material recycler. All other excess materials from the project shall become the property of the Contractor and shall be disposed of by him at his expense.

In addition to removing the cold planned asphalt concrete, the Contractor shall remove any slurry seal or asphalt concrete which is adhered to the top of the adjacent gutter, cross gutter, or spandrel.

The Contractor shall take all necessary measures to avoid the dispersion of dust. Attention is directed to section 18, "Dust Palliatives," of the Standard Specifications and these special provisions.

Add to section 39-3.05C:

Asphalt and concrete removal operations shall be performed without damage to any structure or facility that is to remain in place, and the Contractor shall, at his own expense, repair any such damage to the satisfaction of the Engineer.

Where no joint exists between concrete or asphalt concrete to be removed and concrete or asphalt concrete to remain in place, the concrete or asphalt concrete shall be cut in a neat line to a minimum depth of 0.25-foot with a power driven saw before the concrete or asphalt concrete is removed.

Asphalt shall be removed along clean, straight lines and may be cut by any method which will not damage existing pavement, base or subgrade to remain in place. Edges of asphalt broken down during the making of subgrade shall be recut and removed before surfacing material or new asphalt pavement is placed, and no additional compensation will be made therefor. Sections of asphalt outside the lines and limits of removal shown on the Plans or established by the

Engineer that are removed, broken or damaged by the action of the Contractor, or through his negligence or operations, shall be replaced by the Contractor at his own expense to the satisfaction of the Engineer.

Striping and markings located within asphalt pavement removal limits shall be removed as part of asphalt concrete removal.

The Contractor shall dispose of all Portland cement concrete and asphalt concrete generated from removal or demolition activities on the project at a recycler for these materials and in accordance with Section 14-10, “Solid Waste Disposal and Recycling,” of the Standard Specifications. The Contractor shall provide receipts verifying delivery and approximate quantities (in tons) of the material delivered to a material recycler. All other excess materials from the project shall become the property of the Contractor and shall be disposed of by him at his expense.

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40 CONCRETE PAVEMENT

No Changes

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41 EXISTING CONCRETE PAVEMENT

No Changes

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42 GROOVE AND GRIND CONCRETE

No Changes

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43–44 RESERVED

No Changes

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DIVISION VI STRUCTURES

45 GENERAL

No Changes

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46 GROUND ANCHORS AND SOIL NAILS

No Changes

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47 EARTH RETAINING SYSTEMS

No Changes

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48 TEMPORARY STRUCTURES

No Changes

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49 PILING

No Changes

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50 PRESTRESSING CONCRETE

No Changes

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51 CONCRETE STRUCTURES

No Changes

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52 REINFORCEMENT

No Changes

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53 SHOTCRETE

No Changes

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54 WATERPROOFING

No Changes

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55 STEEL STRUCTURES

No Changes

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56 OVERHEAD SIGN STRUCTURES, STANDARDS, AND POLES

No Changes

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57 WOOD AND PLASTIC LUMBER STRUCTURES

No Changes

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58 SOUND WALLS

No Changes

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59 STRUCTURAL STEEL COATINGS

No Changes

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60 EXISTING STRUCTURES

No Changes

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DIVISION VII DRAINAGE

61 GENERAL

No Changes

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62-63 RESERVED

No Changes

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64 PLASTIC PIPE

No Changes

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65 CONCRETE PIPE

No Changes

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66 CORRUGATED METAL PIPE

No Changes

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67 STRUCTURAL PLATE CULVERTS

No Changes

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68 SUBSURFACE DRAINS

No Changes

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69 OVERSIDE DRAINS

No Changes

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70 MISCELLANEOUS DRAINAGE FACILITIES

No Changes

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71 EXISTING DRAINAGE FACILITIES

Add to section 71-5.03B:

The concrete around all adjusted frames, covers, grates and manholes shall be left one and one-half (1-1/2”) inches lower than the adjacent pavement. The concrete surface shall be tack coated with 0.10 gallons per square yard and paved with ½ inch Type A HMA. Immediately after placement, the surface shall be sand sealed.

The surface adjusted facilities shall be true to the new pavement surface to within one-eighth inch (1/8”) deviation. This tolerance shall apply in a single direction only, either up or down. In addition, the adjusted facility shall not vary by the high tolerance on one side and the low tolerance on the other (i.e. the total aggregated tolerance on both sides shall be limited to the 1/8” inch variation). This variation shall apply to the adjacent patch paving around the facility as well such that neither the paving nor the facility vary by more than the stated tolerance.

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Single-Source Responsibility: Obtain each color, type, and variety of concrete, aggregates, sand, joint materials, and other materials, from a single source with resources to provide products and materials of consistent quality in appearance and physical properties without delaying the Work.

Add after the last paragraph in section 73-4.01D(2):

Exposed Aggregate Finish: Provide three different applications of light exposed aggregate to test density. Light exposed aggregate finish shall be similar appearance to light sandblast finish. Use Grace Top-Cast Grades 05 and 15 as required to provide range of densities.

Add after the last paragraph in section 73-4-02:

Welded wire fabric, of a size and type appropriate for use, shall be placed in conformance to the provisions in Section 52, "Reinforcement," of the Standard Specifications.

Curing compound shall be used in conformance to the provisions in Section 90-1.03B(3), "Curing Compound Method," of the Standard Specifications.

73-4.02A Exposed Aggregate Finish

Concrete Surface Set Retarder: Ready-to-use, water-based solution, non-staining, non-corrosive, non-flammable, non-toxic, specifically formulated to retard the set of fresh concrete surfaces to expose the aggregates in the concrete mix.

Surface retarder shall be available in a range of grades to provide the desired level of exposure.

Products & Manufacturers: Subject to compliance with requirements, provide products by one (1) of the following:

Grace Top-Cast Surface Retarder, Grace
or equal.

Provide grade to match approved mockup.

Add after the last paragraph in section 73-4.03:

73-4.03A Exposed Aggregate Finish

Match approved samples, to compare for color, texture, finish, and other characteristics relating to aesthetic effects. Locate as indicated on plans.

All work shall conform to CAL OSHA /MSDS for application and clean up procedures.

Work shall confirm to manufacturer’s written instructions.

The depth of exposure shall be dependent upon the grade of retarder, concrete mix and surface porosity per the manufacturer’s written instructions.

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74 PUMPING EQUIPMENT AND CONTROLS

No Changes

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75 MISCELLANEOUS METAL

No Changes

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76 WELLS

No Changes

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77 LOCAL INFRASTRUCTURE

No Changes

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78 INCIDENTAL CONSTRUCTION

Add to section 78-2.01:

Survey monument adjustments shall conform to the provisions in Section 78-2, “Survey Monuments,” of the Standard Specifications, and these Construction Details. This item of work shall consist of resetting cast-in-place Portland cement concrete survey monument at the location shown on the Plans, as directed by the Engineer, and these Construction Details.

The survey marker disk for the survey monument will be furnished by the City at the site of the project. The exact location of the monuments will be established by the Engineer and upon completion, the monuments will be checked and the center point stamped by the Engineer.

Waste materials generated by resetting survey monuments shall be disposed of in accordance with the requirements of Section 14-10, “Solid Waste Disposal and Recycling,” of the Standard Specifications.

The concrete portion of monuments shall be constructed in accordance with the provisions in Section 51, “Concrete Structures,” and Section 90, “Portland Cement Concrete.” Concrete shall be minor concrete. A one-inch maximum aggregate shall be used.

Any monuments which will or may be disturbed by construction activities or are replaced as part of the project must be tied out and corner record filed prior to construction. The Contractor will not be required to file corner records. The Contractor **MUST** receive clearance from the Engineer in writing prior to disturbing any monument.

All work associated with resetting survey monuments is the responsibility of the Contractor, including any costs associated with the work.

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79 RESERVED

No Changes

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80 FENCES

No Changes

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DIVISION IX TRAFFIC CONTROL FACILITIES

81 MISCELLANEOUS TRAFFIC CONTROL DEVICES

No Changes

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83 RAILINGS AND BARRIERS

No Changes.

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84 MARKINGS

Add to section 84-2.01A:

All pavement legends and traffic striping shall conform to the forms and dimensions in the Caltrans Standard Plans and Specification, 2018 Edition, and the California Manual on Uniform Traffic Control Devices, latest edition, and be thermoplastic, unless otherwise noted.

Add to section 84-2.01B:

Decorative Thermoplastic Crosswalk: Imprinted Aggregate Reinforced Preformed Thermoplastic Pavement Marking System. Color to be determined, but pattern shall be Pattern shall be “diagonal herring bone”.**Add to section 84-2.01C:**

Submit four (4) color samples of the decorative thermoplastic crosswalk.

Add to section 84-2.03A:

The Contractor shall physically tie down the location of the beginning and ending of each paint or thermoplastic marking type in the adjacent curb top. The marking location shall not exceed fifty square inches each. Any locations exceeding this limit shall be removed by the Contractor prior to acceptance of the work. The Contractor shall contact the Engineer for review of tie downs.

The Contractor shall be responsible for accurately referencing out and replacing the lines and positions of all traffic lines, directional lines, arrows, and other markings in accordance with the Plans.

Temporary tab markers shall be placed not more than six (6’) feet apart on curves nor more than twelve (12’) feet apart on straight segments.

Temporary tab markers (floppies) shall be the same color as the permanent traffic stripe that they are replacing, shall measure two (2”) inches tall by three and one-half (3-1/2”) inches wide, and have a reflective lens across the width of the marker. Temporary tab markers shall be placed before the lane is opened to traffic, unless otherwise approved by the Inspector.

Cat tracking shall consist of stretching a rope on a straight line between control points on tangent alignment and on a true arc through control points on curved alignment and placing spots of paint along the rope.

Prior to application of permanent striping and markers, the Contractor shall call for review and approval of the proposed striping by the Engineer. The Engineer shall have the right to make changes in the location and alignment of line stripes. Striping and traffic markings shall not be applied until after approval is granted by the Engineer. The Contractor shall allow a minimum of three (3) working days for review of the layout by the Engineer.

Permanent traffic striping and markings including legends and arrows shall be placed within twenty-one (21) days after paving or surfacing, unless otherwise directed by the Engineer.

Temporary marking tape or temporary tab markers denoting crosswalks shall be placed the same day that the pavement surfacing is placed. Temporary tab markers denoting crosswalks or limit lines shall be placed at intervals not to exceed three (3’) feet.

Failure to comply with these requirements shall result in a liquidated damage of $150 per day for each street that has not received permanent installation of the required raised pavement markers, traffic striping, and markings.

Add to section 84-2.03B:

In areas adjacent to the reconstructed surfacing where existing striping must be changed to conform to a revised striping

pattern, conflicting striping shall be removed by sand blasting, grinding, or other methods as specified in the Standard Specifications or by the Engineer. Removal of existing striping and markings shall not materially damage the underlying pavement.

Existing striping and markings that are to remain in place shall be protected from damage in accordance with Section 84-1.03B of the Standard Specifications. The Contractor shall replace all striping which has been damaged or obliterated by or during the work. This shall include striping replacement completely across the street even in the event that the Contractor's work may not extend that far. Both lines of each crosswalk shall be completely repainted even if only a portion of a line has been obliterated.

When the Contractor's work removes or reduces the visual appearance of a lane or center line, the Contractor shall replace all striping between the adjacent intersections in both directions. Where a median exists, this work will be required only in the roadway where the work has occurred, unless a detour which altered the pavement markings occurred in the other roadway. In such cases, the striping will be replaced in both directions.

Add to section 84-2.03C(2)(a):

No primer or thermoplastic shall be installed within forty-eight (48) hours from the last measurable rain report as provided by the Engineer.

Add to section 84-2.04A:

The Imprinted Aggregate Reinforced Preformed Thermoplastic Pavement Marking System must comply with the following specifications.

1. Use: A durable imprinted aggregate reinforced preformed thermoplastic pavement marking system (herein "System") that provides a textured, highly attractive and durable topical treatment to the surface of asphalt pavement. Typically the system replicates, in relief, the grout lines common to brick or other types of unit pavers, but may also be used to create other patterns. It is intended for use on asphalt pavements to create traffic calming solutions and decorative crosswalks, medians, intersections and through areas in parking lots. It provides a seamless, aesthetic look without the trip hazards and ongoing maintenance often associated with pavers and stamped concrete.
1.1 The aggregate reinforced preformed thermoplastic is typically supplied in panels measuring 2 ft. x 2 ft. [±⅛ in.] (.61m x .61m [±3mm])

1.2 The System must be able to be applied to asphalt surfaces without preheating the application surface to a specific temperature.

1.3 The System must be able to be applied in temperatures down to 45ºF (7ºC) without any special storage, preheating or treatment of the material before application.

1.4 The System is applied to asphalt pavement using proprietary reciprocating infrared heating equipment. A two-part epoxy sealer specified by the manufacturer must be applied to the substrate prior to preformed thermoplastic application to ensure proper adhesion, and to provide reinforcement for larger volumes of material. Immediately following sealer application, panels of aggregate reinforced preformed thermoplastic are positioned properly on the asphalt substrate. The preformed thermoplastic is then heated to the required melting temperature. Additional aggregate may be applied to the preformed thermoplastic surface as needed following the melting process, to achieve added friction properties and a uniform surface appearance. As the material is cooling, it is imprinted with a vibratory plate compactor and a template made from 3/8 in. (9.5 mm) flexible wire rope in the required design to create crisp, clean lines which define the pattern. For crosswalks, it is typically demarcated by applying white preformed thermoplastic transverse lines on both sides of the installation.

1.5 The System is available in a variety of standard colors and patterns. Color can be used to create patterns within the crosswalk area to reflect the typical white "continental" crosswalk bars for additional visibility and awareness. Within certain limitations, custom patterns and colors are available upon request.

1.6 The System shall utilize a resilient, aggregate reinforced preformed thermoplastic product which contains a minimum of thirty percent (30%) intermixed anti-skid/anti-slip elements and where the top surface contains anti-skid/anti-slip elements. These anti-skid/anti-slip elements must have a minimum hardness of 6 (Mohs scale).

1.7 The System must be resistant to the detrimental effects of motor fuels, antifreeze, lubricants, hydraulic fluids, etc.

2. MANUFACTURING CONTROL AND ISO CERTIFICATION: The System manufacturer must be ISO 9001:2015 certified for design, development and manufacturing of preformed thermoplastic, and provide proof of current certification.

3. PREFORMED THERMOPLASTIC MATERIAL: Must be composed of an ester modified rosin impervious to degradation by motor fuels, lubricants, etc. in conjunction with aggregates, pigments, binders, and anti-skid/anti-slip elements. Pigments and anti-skid/anti-slip elements must be uniformly distributed throughout the material. The material conforms to AASHTO designation M249, with the exception of the relevant differences due to the material being supplied in a preformed state, being non-reflective, and potentially being of a color different from white or yellow.

3.1 Pigments:

3.1.1 White: The material shall be manufactured with sufficient titanium dioxide pigment to meet FHWA Docket No. FHWA-99-6190 Table 5 and Table 6 as revised and corrected.

3.1.2 Other Colors: The pigment system must not contain heavy metals nor any carcinogen, as defined in 29 CFR 1910.1200 in amounts exceeding permissible limits as specified in relevant Federal Regulations.

3.2 Skid Resistance: The surface of the material shall contain factory applied anti-skid/anti-slip elements with a minimum hardness of 6 (Mohs scale). Upon application the material shall provide a minimum skid resistance value of 60 BPN when tested according to ASTM E 303.

3.3 Slip Resistance: The surface of the material shall contain factory applied anti-skid/anti-slip elements with a minimum hardness of 6 (Mohs scale). Upon application the material shall provide a minimum static friction of coefficient of 0.6 when tested according to ASTM C 1028 (wet and dry), and a minimum static coefficient of friction of 0.6 when tested according to ASTM D 2047.

3.4 Thickness: The material must be supplied at a minimum thickness of 150 mil (3.8mm).

3.5 Environmental Resistance: The material must be resistant to deterioration due to exposure to sunlight, water, salt or adverse weather conditions and impervious to oil and gasoline.

3.6 Storage Life: The material may be stored for 12 months, if stored indoors and protected from the elements.

3.7 Transverse Lines to Supplement System Application: Supplied as white, retroreflective preformed thermoplastic line stripe material in 90 mil (2.3 mm) or 125 mil (3.2 mm) thicknesses, material is available in 6 in. (.15m), 8 in. (.20m) or 12 in. (.30m) widths. This preformed thermoplastic material may be supplied and applied by the certified applicator in conjunction with the System, and is available from the System manufacturer. (Consult the manufacturer's published application instructions for the preformed thermoplastic line stripe material selected, for proper application methods.)

4. SPECIALIZED APPLICATION EQUIPMENT:

4.1 Stamping Templates: A wire rope template is required in the execution of the System. The template is used for imprinting the defined pattern once the preformed thermoplastic has been applied. The wire rope diameter for the imprinting template used for the specified pattern is 3/8 in. (9.5mm). The stamping templates are distributed by the System manufacturer.

4.2 Heating Equipment: The System manufacturer shall distribute reciprocating infrared heating equipment designed specifically to elevate the temperature of the preformed thermoplastic material and asphalt pavement without adversely affecting it. The primary heating unit must employ a bank of propane-fired infrared heaters, mounted on a track device that allows the heater bank to reciprocate back and forth over a designated area, thereby allowing the operator to monitor the temperature of the preformed thermoplastic at all times during the pavement heating process.

4.2.1 A smaller, mobile infrared heater distributed by the System manufacturer is designed specifically to heat areas such as borders and narrow areas that are inaccessible to the primary heaters. This secondary heater also allows the operator to monitor the temperature of the preformed thermoplastic at all times during the heating process.

4.2.2 An approved hand-held propane heat torch distributed by the System manufacturer shall be used to heat isolated areas of the preformed thermoplastic.

4.3 Sealer: A two-part epoxy sealer specified and distributed by the System manufacturer must be applied to the substrate prior to material application to ensure proper adhesion, and to provide reinforcement for larger volumes of material.

4.4 Specialized Sealer Dispensing Gun: Used to dispense the required two-part epoxy sealer onto the substrate. The sealer dispensing guns are distributed by the System manufacturer.

4.5 Hand Held Finishing Tool: Enables the applicator to complete the imprinting of the thermoplastic in areas around permanent structures, such as curbs and manholes covers, which may be inaccessible to the stamping template. The hand held finishing tools are distributed by the System manufacturer.

4.6 Aggregate: Supplemental anti-skid/anti-slip elements to be applied to the surface of the molten thermoplastic as needed, if the factory applied anti-skid/anti-slip elements embed too deeply into the surface of the molten thermoplastic material during the heating process. (Embedded aggregate is exposed upon wear for extended skid resistance.) The aggregate is distributed by the System manufacturer.

4.7 Air Powered Spray Hopper: Used to spray supplemental anti-skid/anti-slip elements (aggregate) on the surface of the molten preformed thermoplastic in a uniform manner. The air powered spray hoppers are distributed by the System manufacturer.

4.8 Vibratory Plate Compactor (700-900 lb.): Shall be used for pressing the 3/8” (9.5mm) wire rope stamping templates into the thermoplastic to create the specified pattern in both the thermoplastic and asphalt substrate. The System manufacturer does not supply vibratory plate compactors.

5. APPLICATION (Asphalt Substrate Only):

5.1 Manufacturer Certified Applicator Requirement: The System shall be supplied and applied only by an applicator certified by the System manufacturer. The applicator shall provide proof of current certification before commencing work. The Certified Applicator shall follow the System manufacturer’s current published application procedures.

5.2 Substrate Condition: The System must only be applied to a stable, high quality asphalt pavement substrate over a stable base that is free of defects, as per the manufacturer published Substrate Guide. The asphalt pavement surface shall be dry and free from all foreign matter, including but not limited to dirt, dust, de-icing materials, and chemical residue.

5.3 Procedure: The System is applied to asphalt pavement using proprietary reciprocating infrared heating equipment. The material must be able to be applied at ambient and road temperatures down to 45ºF (7ºC) without any preheating of the pavement to a specific temperature. A two-part epoxy sealer specified by the manufacturer must be applied to the substrate prior to preformed thermoplastic application. Immediately following sealer application, the panels of aggregate reinforced preformed thermoplastic are positioned properly on the asphalt substrate with the aggregate side facing up. The preformed thermoplastic is then heated to the required melting temperature. Additional aggregate may be applied to the preformed thermoplastic surface as needed following the melting process. As the material is cooling, it is imprinted with a stamping template made from 3/8 in. (9.5 mm) flexible wire rope in the required design using a vibratory plate compactor. The preformed thermoplastic material is then allowed to cool thoroughly before being opened to vehicle or pedestrian traffic. (Consult the manufacturer’s published application procedures for complete information.)

5.4 The System shall not be applied to Portland Cement Concrete.

6. PACKAGING: The preformed thermoplastic material shall be packaged in cardboard cartons with a plastic sheet between each layer of preformed thermoplastic. The cartons in which packed shall be non-returnable and shall not exceed 25 in. (.64m) in length and 25 in. (.64m) in width. The cartons shall be labeled for ease of identification. The weight of the individual carton must not exceed seventy (70) pounds (32 kg). A protective film around the carton must be applied in order to protect the material from rain or premature aging.

7. TECHNICAL SERVICES: The successful bidder shall provide technical services as required.

8. PERFORMANCE: Where applicable, the preformed thermoplastic pavement overlay material shall meet state specifications and be approved for use by the appropriate state agency.

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85 RESERVED

No Changes

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DIVISION X ELECTRICAL WORK

86 GENERAL

Add to section 86-1.02B:

The conduit in a foundation and between a foundation and the nearest pull box shall be Type 1.

All primary electrical conduit shall be Type 3 for all conduit and fittings. All elbows and sweeps shall be a minimum 36" radius. Long Line Couplings shall be used. Flex adapters or PVC Flexible Couplings shall not be used.

All street light conduit shall be Type 3 for all conduit and fittings. All elbows and sweeps shall be minimum 24" radius. Existing street light conduit may require splice with Type 3 conduit, with elbows and sweeps to be a minimum 24" radius.

Add to section 86-1.02C:

All existing pull boxes to receive new conductors and/or conduits shall be cleaned out, all existing grout removed, and the bottoms re-grouted with a drain hole or the boxes replaced to meet current State Standards.

All street light pull boxes / junction boxes shall be No. 5 (17"x30"x18") with penta head coil nuts and bolts. All street light pull box / junction box covers shall be labeled "Electric."

Add to section 86-1.02F(2)(c)(iii):

Loop wire shall be Type 2.

Add to section 86-1.02J:

Type 1 standard pole shall be 15' tall decorative aluminum post and casted in one-piece. The 18 ¼" wide octagonal cast aluminum base shall have flat sides with eight recessed panels in the base. It shall taper into the shaft and gently transition into flared top section. It shall be made of heavy wall, 356 alloy cast aluminum. It shall have a 1" thick floor cast as an integral part of the base. The model shall be Sternberg Lighting Number #9300TO. The pole shall be U.L. or E.T.L. listed in U.S. Four ¾" diameter, hot-dipped galvanized "L" type anchor bolts shall be provided with the post for anchorage. It shall be secured with tamper proof, stainless steel hardware. Post shall be provided with a grounding stud mounted on the base floor opposite the access door.

Type 2 standard pole shall be 16' tall decorative extruded aluminum post and made from one-piece. Pole shall be seamless 4" round tube of extruded aluminum and welded over a 8 5/8" round seamless extruded-aluminum pole base. The assembly is welded to both the top abd bottom of a cast aluminum anchor plate. A 4 ½" by 10" maintenance opening is complete with cover and copper ground lug. The Decorative base cover made from cast-aluminum pieces mechanically assembled together with stainless steel hardware around base of the pole. The model shall be Phillips Lumec RA61.

Paint equipment as follows:

a. All traffic signal poles and equipment (with the exception of video detection, dome-style cameras, and other items noted below) furnished and installed by the Contractor shall be painted as noted on the plans, per these specifications. If electrical equipment is installed by the Contractor, the equipment

shall be factory painted. Existing equipment worked on by the contractor, or noted as to be painted shall be painted.

b. All painted equipment which has been relocated shall be painted as directed by the City. All paint used on the job site shall be provided in the original container identifying the grade, trade name, number and manufacturer, and shall conform to the requirements of specifications on painting, or as directed by the City.

c. All paint shall be applied evenly and smoothly by skilled craftsmen by either hand brushing or approved spraying equipment, allowing no surplus to accumulate, except that no spraying shall be done at the job site. The work shall be done in a neat and workmanlike manner, and the use of brushes for the application of paint shall be required when paint spraying proves to be unsatisfactory or otherwise objectionable. Poor workmanship resulting in spotting, peeling, cloudiness, discolorations, etc., shall be rejected and re-done by the Contractor at no cost to the City.

d. The thickness of each paint coat (two required) shall be limited to that which will result in uniform drying throughout the paint film. Skips, holes, thin areas, or other deficiencies in any one coat of paint shall be corrected before the succeeding coat is applied.

e. The final coat of paint shall present a sags or excessive brush rnarks, smooth surface, uniform in color, free of runs.

f. Prime Painting
   1. First Coat: One application of a zinc dust-zinc oxide paint conforming to the requirements of Federal Specification TT-P641, Type II, applied immediately following the completion of all prepainted preparations.
   2. Second Coat: One application of a pre-treatment vinyl wash primer conforming to the requirements of the 2010 Caltrans Standard Specifications Section 86-2.16. The vinyl wash primer shall be applied by spraying or brushing to produce a uniform wet surface.

g. Finish Painting
   1. Two separate and complete applications of finish paint shall be applied, unless otherwise noted on the plans or in these specifications. Paint for the first application shall be tinted with a compatible coloring agent to slightly contrast with the color of the final application.
   2. The finish paint color for all signal heads and visors shall be Dark Olive Green color (Caltrans Color Chip No. 68) in accordance with the 2010 Caltrans Standard Specifications Section 86-2.16.
   3. The inside of visors and louver vanes shall be painted a luster black in accordance with Caltrans Standard Specification.
   4. Steel signal standards and signal arms shall be painted, as noted on the plans, or these specifications.
   5. All poles shall be painted “Black” as selected by the Engineer.
   6. Contractor shall submit a paint sample to the Engineer for approval prior to ordering of factory-painted poles or application of paint to existing poles on State Street.

Replace section 86-1.02K(2) with:

Type 1 standard light fixture is a Sternberg Lighting Main Street Series Part Number: PT-MS805B-3-XRLED-12L35T4-MDL14-FHD. It shall be appointed with a cast aluminum 6 ½” spiked finial. The fixture shall be provided with a heavy wall cast aluminum fitter that can accept a 3”, 4”, 5”, 6”, or 7” OD pole. The fitter shall be attached by setscrew to the pole top.

Type 2 standard light fixture is a Philips Lumec Domus with mounting arm Part Number: DMS50-35W32LED3K-T-ACDR-240-DMG-PHXL-JR. Housing shall be round shape made of cast A380 aluminum with a watertight grommet. It shall mechanically assembled to the bracket with four bolts 5/16 18 UNC. This suspension system permits for full rotation of the luminaire in 90 degrees increments. Mounting arm shall feature two 2” by 3” rectangular aluminum extrusions, welded on both sides to the central pole adaptor and to the luminaire adaptor. Mounting arm shall have 4” OD extruded aluminum luminaire adaptor welded to the arm for luminaire mounting.

LED luminaire must:

1. Be self-contained, not requiring assembly.
2. Comply with UL 1598 for luminaires in wet locations.
3. Have a power supply with:
   3.1. ANSI/IEC rating of at least IP65.
   3.2. 2 leads to accept standard 0-10 V(dc).
   3.3. Dimming control compatible with IEC 60929, Annex E. If the control leads are open or the analog control signal is lost, the circuit must default to 100-percent power.
   3.4. Case temperature self rise of 77 degrees F or less above ambient temperature in free air with no additional heat sinks.
4. Weigh no more than 40 lb.
5. Have a minimum operating life of 63,000 hours when operated for an average time of 11.5 hours at an average temperature of 70 degrees F.
6. Be designed to operate over a temperature range from -40 to 130 degrees F.
7. Be operationally compatible with photoelectric controls.
8. Have a correlated color temperature range from 3,500 to 6,500 K and a color rendering index of 65 or greater.
9. Have a maximum-effective projected area of 1.4 sq ft when viewed from either side or end.
10. Be finished in the manufacturer’s standard bronze polyester powdercoat.
11. Be provided with a color-matched twin-arm pole-top mount suitable for a round pole.
12. Be provided with a color-matched round, straight pole, height as scheduled.
13. Comply with LM-79, LM-80 and California Test 611.

The individual LEDs must be connected such that a catastrophic loss or a failure of 1 LED does not result in the loss of more than 20 percent of the luminous output of the luminaire.

The luminaire must be permanently marked inside the unit and outside of its packaging box. Marking consists of:

1. Manufacturer's name or trademark
2. Month and year of manufacture
3. Model, serial, and lot numbers
4. Rated voltage, wattage, and power in VA

An LED luminaire's onboard circuitry must include a surge protection device to withstand high-repetition noise transients caused by utility line switching, nearby lightning strikes, and other interferences. The device must protect the luminaire from damage and failure due to transient voltages and currents as defined in Tables 1 and 4 of ANSI/IEEE C64.41.2 for location category C-High. The surge protection device must comply with UL 1449 and ANSI/IEEE C62.45 based on ANSI/IEEE C62.41.2 definitions for standard and optional waveforms for location category C-High.

An LED luminaire and its associated onboard circuitry must comply with the Class A emission limits under 47 CFR 15(B) for the emission of electronic noise.

The fluctuations of line voltage must have no visible effect on the luminous output.

The operating voltage may range from 120 to 480 V(ac), 60 ± 3 Hz. Luminaire must operate over the entire voltage range or the voltage range must be selected from one of the following:

1. Luminaire must operate over a voltage range from 95 to 277 V(ac). The operating voltages for this option are 120 V(ac) and 240 V(ac).
2. Luminaire must operate over a voltage range from 347 to 480 V(ac). The operating voltage for this option is 480 V(ac).

LED luminaire must have a power factor of 0.90 or greater. The total harmonic distortion, current, and voltage induced into a power line by a luminaire must not exceed 20 percent. The L70 of the luminaire must be the minimum operating life or greater. Illuminance measurements must be calibrated to standard photopic calibrations.

An LED luminaire and its internal components must be able to withstand mechanical shock and vibration.

If the components are mounted on a down-opening door, the door must be hinged and secured to the luminaire's housing separately from the refractor or flat lens frame. The door must be secured to the housing to prevent accidental opening. A safety cable must mechanically connect the door to the housing.

An LED luminaire must have a barrier-type terminal block secured to the housing to connect field wires. The terminal screws must be captive and equipped with wire grips for conductors up to no. 6.

The conductors and terminals must be identified and marked.

Add to section 86-1.02M:

The photoelectric unit shall be installed on light standards.

Photoelectric control shall be Type IV.

Add section 86-1.02V Video Detection:

Each video vehicle detector system (VVDS) shall consist of one or more video detection devices mounted on traffic signal or luminaire mast arms as shown on the Plans; and including all wires, cables, connections, video detection processor (VDP), cabinet interface ICC modules in a standard detector rack, a pointing device, and related appurtenances for a complete and functioning system.

The system shall include software that detects vehicles and bicycles in multiple lanes using only the video image. Detection zones shall be defined using only an on board video menu and a pointing device to place the zones on a video image. Up to 8 detection zones per system shall be available. A separate computer shall not be required to program the detection zones.

86-1.02V(1) Functional Capabilities. Each video vehicle detector system (VVDS) shall be GRIDSMART System manufactured by GRIDSMART Technologies, Inc. The City of Ukiah has standardized around the GRIDSMART System VVDS.

The VVDS shall consist of one or more video detection devices mounted on traffic signal or luminaire mast arms as shown on the Plans; and including all wires, cables, connections, video detection processor (VDP), cabinet interface ICC modules in a standard detector rack, a pointing device, and related appurtenances for a complete and functioning system.

A VVDS for a single intersection must consist of ether 1 or 2 fixed focal length omnidirectional view cameras and the VDP.

The system is composed of these principal items: the camera(s), the field communications link consisting of a single CAT5e cable between each camera and the VDP, add the VDP along with a PC, video monitor or associated equipment required to setup the VDP and software to communicate to the VDP.

The VDP must be either NEMA TS 2 Type 1 or Type 2. Type 2 must have RS 485 SDLC. The VDP must have at least four (4) processing cores of 2.8GHz or greater, a minimum of 3GB random access memory (RAM), and at least 32GB of onboard storage.

The system shall include software that detects vehicles and bicycles in multiple lanes using only the video image. Detection zones shall be defined using only an on board video menu and a pointing device to place the zones on a video image. Up to 8 detection zones per system shall be available.

86-1.02V(2) Definitions.

VVDS Processor. The electronic unit that converts the video image provided by the cameras, generate vehicle detection for defined zones and collects vehicular data as specified.

Central Control. A remotely located control center, which communicates with the VVDS Processor. The VVDS operator at the central control has the ability to monitor the operation and odify detector placement and configuration parameters. The equipment that constitutes central control is comprised of a workstation microcomputer along with the associated peripherals as described in this special specification.

Field Setup Computer. A portable microcomputer used to set up and monitor the operation of the VVDS Processor. If

required to interface with the VVDS processor unit, the field setup computer with the associated peripherals described in this special specification and a video monitor, also described in this special specification, must be supplied as part of the VVDS.

Field Communications Link. The communications connection between the camera(s) and the VVDS Processor. This link will consist of one CAT5e cable for each omnidirectional camera.

Remote Communications Link. The communications connection between the VVDS Processor and the central control.

Camera Assembly. The complete camera or optical device assembly used to collect the visual image. The camera assembly consists of a CMOS camera, environmental enclosure, temperature control mechanism, and all necessary mounting hardware.

Occlusion. The phenomenon when a vehicle passes through the detection zone but the view from the sensor is obstructed by another vehicle. This type of occlusion results in the vehicle not being detected by the sensor.

Or

When a vehicle in one lane passes through the detection zone of an adjacent lane. This type of occlusion can result in the same vehicle being counted in more than one lane.

Detection Zone. The detection zone is an area selected through the VVDS Processor that when occupied by a vehicle, sends a vehicle detection to the traffic controller or freeway management system.

Detection Accuracy. The measure of the basic operation of a detection system (shows detection when a vehicle is in the detection zone and shows no detection when there is not a vehicle in the detection zone).

Live Video. Video being viewed or processed at 5 to 10 frames per second.

Lux. The measure of light intensity at which the camera may operate. A unit of illumination equal to one lumen per square meter or to the illumination of a surface uniformly one meter distant from a point source of one candle.

86-1.02V(3) Functional Capabilities. The system must be able to detect either approaching or departing vehicles in multiple traffic lanes. A minimum of 24 detector outputs per VVDS Processor. Each zone and output must be user definable through graphics by drawing arbitrarily shaped polygons using the Field Setup Computer or Central Control. The user must be able to redefine previously defined detection zones.

The VVDS Processor must provide real time vehicle detection (within 500 milliseconds (ms) of vehicle arrival).

The system must be able to detect the presence of vehicles in up to 64 detection zones per camera.

Detection zones must be provided that are sensitive to direction of vehicle travel. The direction at be detected by each detection zone must be user programmable.

The VSDS Processor unit must compensate for minor camera movement (up to 2% of the field of view at 400 feet) without falsely detecting vehicles. The camera movement must be measurable on the unprocessed video input to the VSDS Processor.

The camera must operate while directly connected to VSDS Processor Unit.

Once the detector configuration has been downloaded or saved into the VSDS Processor, the video detection system must operate with the monitoring equipment (monitor and/or laptop) disconnected or on-line.

When the monitoring equipment is directly connected to the VSDS Processor, it must be possible to view vehicle detections in real time as they occur on the field setup computer's color VGA display or the video monitor.

The VSDS Processor must support 1 or 2 omnidirectional view cameras. If equipped with 1 omnidirectional view camera, the VSDS processor must also be capable of simultaneously supporting up to four (4) more traditional view cameras for

special needs such as advance detection or underpass detection.

86-1.02V(4) Vehicle Detection. Detection Zone Placement. The video detection system must provide flexible detection zone placement anywhere within the combined field of view of the image sensors. Preferred presence detector configurations shall be arbitrarily shaped polygons, including simple boxes drawn across lanes of traffic or placed in line with lanes of traffic. A single detector must be able to replace one or more conventional detector loops.

Detection Zone Programming. Placement of detection zones must be by means of graphical interface using the video image of the roadway. The monitor must show images of the detection zones superimposed on the video image of the traffic while the VVDS Processor is running. The displayed zones, when operating, must be able to be displayed outlined or filled, with a visible change indicating detection.

The detection zones must be created by using the mouse or keypad to draw detection zones on the monitor. The detection zones must be capable of being sized and shaped to provide optimal road coverage and detection. It must be possible to upload detector configurations to the VVDS Processor and to retrieve the detector configuration that is currently running in the VVDS Processor.

The mouse or keypad may be used to edit previously defined detector configurations so as to fine tune the detection zone placement size and shape. Once a detection configuration has been created, the system must provide a graphic display of the new configuration on its monitor. While this fine-tuning is being done, the detection must continue to operate from the detector configuration that is currently called.

When a vehicle occupies a detection zone, the detection zone on the live video must indicate the presence of a vehicle, thereby verifying proper operation of the detection system. With the absence of video, the VVDS Processor must have a display that will indicate proper operation of the detection zones.

Detection zones must be provided that are sensitive to the direction of vehicle travel. The direction to be detected by each direction zone must be user programmable. The vehicle detection zone should not activate if a vehicle traveling any direction other than the one specified for detection occupies the detection zone. Cross-street and wrong way traffic should not cause a detection.

Detection zones must have the option for the user to define that can be made with a side entrance (90° or less angled entrance).

Design Field of View. The video detection system must reliably detect vehicle presence in the design field of view. The design field of view must be defined as the sensor view when the image sensor is mounted 30-feet or higher above the roadway, when the camera is adjacent (within 15 feet) to the edge of the nearest vehicle travel lane, and when the length of the detection area is not greater than 5 times the mounted height of the image sensor. Within this design field of view, the VVDS Processor unit must be capable of setting up a single detection zone for point detection (equivalent to the operation of a 6 foot by 6 foot inductive loop). A single camera, placed at the proper mounting height, must be able to monitor up to and including 5 traffic lanes simultaneously. A single omnidirectional camera, placed at the proper mounting height, must be able to monitor detection zones in at least intersection approaches.

Detection Performance. Detection accuracy of the video detection system must be comparable to properly operating inductive loops. Detection accuracy must include the presence of any vehicle in the defined detection zone regardless of the lane, which the vehicle is occupying. Occlusion produced by vehicles in the same or adjacent lanes must not be considered a failure of the VVDS Processor, but a limitation of the camera placement. Detection accuracy (a minimum of 95%) must be enforced for the entire design field of view on a lane by lane and on a time period basis. When specified in the plans, furnish up to 24 continuous hours of recorded video of all installed intersection cameras within the 30 day test period for verification of proper camera placement, field of view, focus, detection zone placement, processor setup and operation. The video from each camera must show vehicle detections for all zones.

Equipment failure, either camera or VVDS Processor, must result in constant vehicle detection on affected detection zones.

86-1.02V(5) VSDS Processor.

Cabinet Mounting – The VSDS Processor must be shelf mountable.

Environmental Requirements – The VSDS Processor must be designed to operate reliably in the adverse environment found in the typical roadside traffic cabinet. It must meet the environmental requirements set fourth by the latest NEMA (National Electric Manufacturers Association) TS1 and TS2 standards as well as the environmental requirements for Type 170, Type 179 and 2070 controllers. Operating temperature must be from -30°F to +165°F at 0% to 95% relative humidity, non-condensing.

Electrical – The VSDS Processor must have a modular electrical design.

The VSDS Processor must operate within a range of 89 to 135 VACm 60 Hz single phase. Power to the VSDS Processor must be from the transient protected side of the AC power distribution system in the traffic control cabinet in which the VSDS Processor is installed.

Communications to the field setup computer must be through an Ethernet port. This port must be able to download the real time detection information needed to show detector actuations.

The VSDS Processor must have an Ethernet connection on the front of the unit for the connection to the 1st camera. If a second camera is installed at the intersection, the camera will connect with the VSDS Processor through a connector mounted on the side of the Processor.

The unit must be equipped with a single VGA video output. This output must be capable of displaying the operations and detections of the VSDS Processor.

The change log for all Software upgrades and/or changes must be presented on a readily assessable internet site with unencumbered public access.

The unit software and the supervisor software must include diagnostic software to allow testing of the VSDS functions. This must include the capability to set up and clear individual detector outputs and display the status of inputs to enable setup and troubleshooting in the field.

86-1.02V(6) Camera Assembly.

Camera. The video detection system must use high resolution, color image sensors as the video source for real time vehicle detection. The cameras must be approved for use with the VSDS Processor unit by te supplier of the VSDS. As a minimum, each camera must provide the following capabilities:

Images must be produced with a CMOS sensing element with horizontal resolution of at least 2580 lines and vertical resolution of at least 1920 lines. Images must be output in digital format as MJPEG image.

Useable video and resolvable features in the video image must be produced when those features have luminance levels as low 1.0 lux for color, for night use.

Useable video and resolvable features in the video image must be produced when those features have luminance levels as high as 10,00 lux during the day.

The camera must include an electronic shutter control based upon average scene luminance and must be equipped with fixed field of view and fixed focus lens which does not require opening the camera enclosure. The fixed focus lens must be always in focus without any required end-user adjustments.

Camera and Lens Assembly. The camera and lens assembly must be housed in an environment enclosure that provides the following capabilities:

The enclosure must be waterproof and dust tight to the latest NEMA 4 specifications.

The enclosure must allow the camera to operate satisfactorily over an ambient temperature range from -30°F to +165°F while exposed to precipitation as well as direct sunlight.

The enclosure must include a provision for connection of the CAT5e cable. Input power to the environmental

enclosure must be included in the Ethernet interface.

A thermostatically controlled heater must be a the front of the enclosure to prevent the formation of ice and condensation. The heater must not interfere with the operation of the camera electronics, and it must not cause interference with the video signal.

The enclosure must be light colored or unfinished and must be designed to minimize solar heating. Any plastics used in the enclosure must include ultra violet inhibitors.

The total weight of the image sensor in the environmental enclosure must be less than 10 lb.

Use waterproof, quick disconnect connectors to the camera for the CAT5e connection.

A camera interface panel capable of being mounted to sidewalls of a controller cabinet must be provided for protection of the VSDS Processor, camera CAT5e connection. The panel must consist of, as a minimum, 2 CAT5e cable surge protection connections.

When the connection between the camera and the VSDS Processor is CAT5e cable, the cable used must be suited for outdoor installation.

Camera mounting hardware must allow for vertical or horizontal mounting to the camera enclosure.

86-1.02V(7) Field Communication Link. The field communication link must be a two way communications connection from the camera to the VSDS Processor. The primary communications link media must be burial grade CAT5e cable.

The following requirements must govern for the various types of field communications link media described on the plans.

CAT5e Cable. In locations where the plans indicate CAT5e cable is required as the primary communications link, this cable must be burial grade as well as suitable for above ground applications.

All connection cables must be continuous from the equipment cabinet to the camera connector.

Install lighting and transient surge suppression devices on the processor side of the field communications link to protect the peripheral devices. The suppression devices must be all solid state. The devices must present high impedance to, and must not interfere with, the communications lines during normal operation. The suppression devices must not allow the peak voltage on any line to exceed 300% of normal operating peak voltage at any time. The response time of the devices must not exceed 5 nanoseconds.

86-1.02V(8) VSDS Set-Up System. The minimum VSDS set-up system, as needed for detector setup viewing of vehicle detections, must consist of a field setup computer and Windows-based interface software (if required) for a video monitor with interface software built-in to the VSDS Processor. Live video (5 frames per second) must be available on the field setup computer to determine proper operation of detectors. The field set-up computer as a minimum, must have a network connection.

If a field setup computer is required for system set-up, it must be supplied by the supplier of the VSDS Processor.

The field setup computer must include all necessary cabling and a Windows-based program to interface with the VSDS Processor. This software must provide an easy to use graphical user interface and support all models/versions of the supplied VSDS.

Live video with the detection overlaid is required for field verification of the system.

86-1.02V(9) Temporary Use and Retesting. When shown on the plans, the VSDS equipment must be used to provide vehicle detection on a temporary basis. When the permanent vehicle detection system and related equipment are installed and made operational, the VSDS equipment must be carefully removed and delivered to the location shown on the plans.

86-1.02V(10) Operation from Central Control. The central control must transmit and receive all information needed for detector setup, monitor the vehicle detection, view the vehicle traffic flow and interrogate all required stored data. The remote communications link between the VSDS Processor and central control may be dial-up (telephone or ISDN lines) or dedicated twisted wire pair communications cable which may be accompanied with coaxial cable or fiber-optic cable, as shown on the plans. Communications with central control must not interfere with the on-street detection of the VSDS Processor.

86-1.02V(11) Installation and Training. The manufacturer's representative of the video detection system must be present on site to supervise the installation and testing of the video and computer equipment.

Instruction personnel are required to be certified by the equipment manufacturer. The User's Guide is not an adequate substitute for practical, classroom training and formal certification by an approved agency.

Formal levels of factory authorized training are required for installers, contractors and system operators. All training must be certified by the manufacturer.

86-1.02V(12) Warranty, Maintenance and Support. The video detection system must be warranted to be free of defects in material and workmanship for a period of 3 years from date of shipment from the supplier's facility. During the warranty period, the supplier must repair with new or refurbished materials, or replace at no charge, any product containing warranty defect provided the product is returned FOB to the suppliers factory with transportation prepaid.

During the warranty period, technical support shall be available from the supplier via telephone within 4 hours of the time a call is made by a user, and this support shall be available from factory-certified personnel or factory- certified installers.

During the warranty period, standard updates of the VSDS Processor and supervisor software shall be available from the supplier without charge.

The supplier must maintain a program for technical support and software updates following expiration of the warranty period.

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replacing pavement damaged outside the limits of pavement to be replaced shall be at the Contractor's expense.

If the Contractor elects to use Directional Boring, the conduit shall be installed between a minimum depth of 24" and a maximum depth of 60" unless directed otherwise by the Engineer.

Add to section 87-1.03E:

No native material shall be used as trench backfill within paved areas.

All trench spoils shall be removed from the work area by the Contractor as they are generated at the Contractor's expense.

Where conduit containing conductors of 100 volts or less is installed parallel and adjacent to the existing gutter lip, the trench shall be approximately 2 inches wider than the outside diameter of the conduit and shall not exceed 6 inches in width. Trench depth shall not exceed conduit trade-diameter plus 10 inches, except that at pull boxes the trench may be hand dug to required depth. The conduit shall be placed in the bottom of the trench with the top of the conduit a minimum of 9 inches below finish grade.

When conduit containing conductors of 100 volts or less is not installed adjacent to the lip of gutter it shall be installed with a minimum of 24 inches of cover.

All conduit containing conductors of more than 100 volts shall be installed with a minimum of 24 inches of cover.

Where existing facilities prevent installing conduit with 24 inches of cover, the Contractor shall depress the new conduit under the existing facilities without exception.

The Contractor shall pothole and record the depth of all existing utilities which are within the area to be trenched or excavated.

Where excavation occurs within the drip line of any street tree the contractor shall hand dig to protect tree roots as directed by the Engineer. Root pruning shall be done only when directed by the Engineer and shall be accomplished by use of sharp tools appropriate for the size of root to be cut. Each cut shall be clean with no torn bark or splintered wood remaining on the root. At no time shall roots be pulled on by excavating equipment.

Add to section 87-1.03J:

Field paint all new and existing signal poles with polyurethane coating in accordance with Section 91.

Add to section 87-1.03V(2):

In lieu of the requirements in the fourth paragraph of Section 86-5.01A(4), "Installation Details," of the State Standard Specifications, slots in asphalt concrete pavement shall be filled as follows:

After conductors are installed in the slots cut in the pavement, paint binder shall be applied to all vertical surfaces of slots in accordance with the provisions in Section 94, "Asphaltic Emulsions", of the State Standard Specifications. The slots shall then be filled with asphaltic concrete sealants using hot melt loop sealant.

Temperature of sealant material during installation shall be above 70 degrees Fahrenheit. Air temperatures during installation shall be above 50 degrees Fahrenheit. Hot melt sealant placed in the slots shall be compacted by use of an eight (8") inch diameter by one-eighth (1/8") inch thick steel hand roller or other tool approved by the Engineer. Compacted sealant shall be flush with the pavement surface. Minimum conductor coverage shall be five-eighths (5/8") inch. Excess sealant remaining after rolling shall not be reused. Traffic may be released immediately over compacted material.

The Contractor shall test all detectors with a motor-driven cycle, as defined in the California Vehicles Code, which is licensed for street use by the Department of Motor Vehicles of the State of California. The unladen weight of the vehicle shall not exceed 220 pounds and the engine displacement shall not exceed 100 cubic centimeters. Special features, components or vehicles designed to activate the detector will not be permitted. The Contractor shall provide an operator who shall drive the motor-driven cycle through the response or detection area of the detector at not less than 3 miles per hour nor more than 7 miles per hour.

Detectors will be disconnected or connected by the Contractor. The Contractor shall notify the City 24 hours prior to any

detector being disconnected or connected. Timing adjustments shall be made by City traffic personnel.

Traffic signal loops damaged due to grinding, cold planing, digouts, paving or any other related construction shall be replaced within 2 weeks following the damage.

Add section 87-1.03V(4):

87-1.03V(4) Video Detection System. The cable to be used between the VDP and the ICC in the traffic cabinet shall be three (3) twisted pairs. Various styles of cable including IMSA 39-2 are suitable for correct operation. The cable shall be a continuous unbroken run from the VDP to the ICC. This cable shall be suitable for installation in conduit or overhead with appropriate span wire. Pluggable connectors or terminal blocks should be used at both the VDP and ICC ends. The cable and installation tools shall be approved by the supplier of the video detection system, and the manufacturer's instructions must be followed to ensure proper connection.

The video detection system shall be installed by factory certified installers and shall be IMSA Level II Traffic Signal Technician certified. Proof of certifications shall be provided.

Add to section 87-2.03A:

Existing electrical equipment to remain which is damaged by the Contractor, shall be replaced by the Contractor at their expense.

Contractor's attention is directed to Section 15, "Existing Highway Facilities" and Section 86-7.01, "Removing Electrical Equipment" of the Standard Specifications. Removal shall include disconnection from lighting circuit, removal of lighting standard, base and foundation to the depth shown on the Plans.

Protect lighting standard from damage during removal.

Return lighting standard and luminaire to City.

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88 RESERVED

No Changes

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DIVISION XI MATERIALS

89 AGGREGATE

No Changes

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90 CONCRETE

No Changes

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91 PAINT

Replace *Reserved* in section 91-2.02C with:

Single-component, semi-gloss, aliphatic, moisture-cured polyurethane coating must comply with the requirements shown in the following table:

Quality characteristic	Test method	Requirement
Nonvolatile content (min, percent)	ASTM D2369	72
VOC content (max, g/L)	ASTM D3960	300
Dry times:		
Set to touch (max, hours)	ASTM D1640	2
Dry hard (max, hours)	ASTM D1640	16

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92 ASPHALT BINDERS

No Changes

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93 RESERVED

No Changes

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94 ASPHALTIC EMULSIONS

No Changes

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95 EPOXY

No Changes

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96 GEOSYNTHETICS

Add to section 96-1.02B:

Filter fabric shall be Class A.

Add to section 96-1.02E:

Silt fence fabric shall be nonwoven.

Add to section 96-1.02O:

Subgrade enhancement geotextile shall be Class B1.

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97–98 RESERVED

No Changes

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DIVISION XII BUILDING CONSTRUCTION

99 BUILDING CONSTRUCTION

No Changes

SECTION 14. EXCLUSIONS FROM GENERAL CONDITIONS

14-01. Provisions to be Excluded from General Conditions. The following designated provisions of the General Conditions are hereby determined to be inapplicable to the proposed work and, therefore, are hereby excluded from the terms of the Notice to Bidders, Proposal, Agreement and other contract documents as though entirely omitted from said General Conditions:

(1) Section 6-02. Office at the Site
(2) Section 7-03. Surveys

No other exclusions.

SECTION 15. AMENDMENTS TO GENERAL CONDITIONS

15-01. Sections of General Conditions to be Amended.

The following designated sections of the Special Provisions are hereby amended to read as follows:

No amendments.

SECTION 16. FEDERAL REQUIREMENTS FOR FEDERAL-AID CONSTRUCTION PROJECTS

1. Disadvantaged Business Enterprise (DBE)

Under 49 CFR 26.13(b):

The contractor, sub recipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate.

Take necessary and reasonable steps to ensure that DBEs have opportunity to participate in the contract (49 CFR 26).

To ensure equal participation of DBEs provided in 49 CFR 26.5, the Agency shows a goal for DBEs.
Make work available to DBEs and select work parts consistent with available DBE subcontractors and suppliers.
Meet the DBE goal shown elsewhere in these special provisions or demonstrate that you made adequate good faith efforts to meet this goal.

It is your responsibility to verify that the DBE firm is certified as DBE at date of bid opening. For a list of DBEs certified by the California Unified Certification Program, go to: http://www.dot.ca.gov/hq/bep/find_certified.htm
All DBE participation will count toward the California Department of Transportation's federally mandated statewide overall DBE goal.

Credit for materials or supplies you purchase from DBEs counts towards the goal in the following manner:

1. percent counts if the materials or supplies are obtained from a DBE manufacturer.
2. 60 percent counts if the materials or supplies are obtained from a DBE regular dealer.
3. Only fees, commissions, and charges for assistance in the procurement and delivery of materials or supplies count if obtained from a DBE that is neither a manufacturer or regular dealer. 49 CFR 26.55 defines "manufacturer" and "regular dealer."

You receive credit towards the goal if you employ a DBE trucking company that performs a commercially useful function as defined in 49 CFR 26.55(d)(1) through (4) and (6).

DBE Commitment Submittal
Submit Local Agency Bidder DBE Commitment (Construction Contracts), Exhibit 15-G, form, included in the Bid book. If the form is not submitted with the bid, remove the form from the Bid book before submitting your bid.
If the DBE Commitment form is not submitted with the bid, the apparent low bidder, the 2nd low bidder, and the 3rd low bidder must complete and submit the DBE Commitment form to the Agency. DBE Commitment form must be received by the Agency no later than 4:00 p.m. on the 4th business day after bid opening.

Other bidders do not need to submit the DBE Commitment form unless the Agency requests it. If the Agency requests you to submit a DBE Commitment form, submit the completed form within 4 business days of the request.
Submit written confirmation from each DBE stating that it is participating in the contract. Include confirmation with the DBE Commitment form. A copy of a DBE's quote will serve as written confirmation that the DBE is participating in the contract.

If you do not submit the DBE Commitment form within the specified time, the Agency finds your bid nonresponsive.

Good Faith Efforts Submittal
If you have not met the DBE goal, complete and submit the DBE Information - Good Faith Efforts, Exhibit 15-H, form with the bid showing that you made adequate good faith efforts to meet the goal. Only good faith efforts directed towards obtaining participation by DBEs will be considered. If good faith efforts documentation is not submitted with the bid, it must be received by the Agency no later than 4:00 p.m. on the 4th business day after bid opening.

If your DBE Commitment form shows that you have met the DBE goal or if you are required to submit the DBE Commitment form, you must also submit good faith efforts documentation within the specified time to protect your eligibility for award of the contract in the event the Agency finds that the DBE goal has not been met.

Good faith efforts documentation must include the following information and supporting documents, as necessary:

1. Items of work you have made available to DBE firms. Identify those items of work you might otherwise perform with its own forces and those items that have been broken down into economically feasible units to facilitate DBE participation. For each item listed, show the dollar value and percentage of the total contract. It is your responsibility to demonstrate that sufficient work to meet the goal was made available to DBE firms.
2. Names of certified DBEs and dates on which they were solicited to bid on the project. Include the items of work offered. Describe the methods used for following up initial solicitations to determine with certainty if the DBEs were interested, and the dates of the follow-up. Attach supporting documents such as copies of letters, memos, facsimiles sent, telephone logs, telephone billing statements, and other evidence of solicitation. You are reminded to solicit certified DBEs through all reasonable and available means and provide sufficient time to allow DBEs to respond.
3. Name of selected firm and its status as a DBE for each item of work made available. Include name, address, and telephone number of each DBE that provided a quote and their price quote. If the firm selected for the item is not a DBE, provide the reasons for the selection.
4. Name and date of each publication in which you requested DBE participation for the project. Attach copies of the published advertisements.
5. Names of agencies and dates on which they were contacted to provide assistance in contacting, recruiting, and using DBE firms. If the agencies were contacted in writing, provide copies of supporting documents.
6. List of efforts made to provide interested DBEs with adequate information about the plans, specifications, and requirements of the contract to assist them in responding to a solicitation. If you have provided information, identify the name of the DBE assisted, the nature of the information provided, and date of contact. Provide copies of supporting documents, as appropriate.
7. List of efforts made to assist interested DBEs in obtaining bonding, lines of credit, insurance, necessary equipment, supplies, and materials, excluding supplies and equipment that the DBE subcontractor purchases or leases from the prime contractor or its affiliate. If such assistance is provided by you, identify the name of the DBE assisted, nature of the assistance offered, and date assistance was provided. Provide copies of supporting documents, as appropriate.
8. Any additional data to support demonstration of good faith efforts.

The Agency may consider DBE commitments of the 2nd and 3rd bidders when determining whether the low bidder made good faith efforts to meet the DBE goal.

Exhibit 15-G - Local Agency Bidder DBE Information (Construction Contracts)
Complete and sign Exhibit 15-G Local Agency Bidder DBE Commitment (Construction Contracts) included in the contract documents regardless of whether DBE participation is reported.

Provide written confirmation from each DBE that the DBE is participating in the Contract. A copy of a DBE's quote serves as written confirmation. If a DBE is participating as a joint venture partner, the Agency encourages you to submit a copy of the joint venture agreement.)

Subcontractor and Disadvantaged Business Enterprise Records (CT Stnd Spec 51.13B(1))
Use each DBE subcontractor as listed on Exhibit 12-B Bidder's List of Subcontractors (DBE and Non-DBE) and Exhibit 15-G Local Agency Bidder DBE Commitment (Construction Contracts) form unless you receive authorization for a substitution.

The Agency requests the Contractor to:

1 Notify the Engineer of any changes to its anticipated DBE participation

2 Provide this notification before starting the affected work

3 Maintain records including:

- Name and business address of each 1st-tier subcontractor
- Name and business address of each DBE subcontractor, DBE vendor, and DBE trucking company, regardless of tier
- Date of payment and total amount paid to each business

If you are a DBE contractor, include the date of work performed by your own forces and the corresponding value of the work.

Before the 15th of each month, submit a Monthly DBE Trucking Verification form.

If a DBE is decertified before completing its work, the DBE must notify you in writing of the decertification date. If a business becomes a certified DBE before completing its work, the business must notify you in writing of the certification date. Submit the notifications. On work completion, complete a Disadvantaged Business Enterprises (DBE) Certification Status Change, Exhibit 17-O, form. Submit the form within 30 days of contract acceptance.
Upon work completion, complete Exhibit 17-F Final Report – Utilization of Disadvantaged Business Enterprises (DBE), First-Tier Subcontractors. Submit it within 90 days of contract acceptance. The Agency will withhold $10,000 until the form is submitted. The Agency releases the withhold upon submission of the completed form.

Performance of Disadvantaged Business Enterprises (CT Stnd Spec 5-1.13B(2))
DBEs must perform work or supply materials as listed in the Exhibit 15-G Local Agency Bidder DBE Commitment (Construction Contracts) form, included in the Bid.

Do not terminate or substitute a listed DBE for convenience and perform the work with your own forces or obtain materials from other sources without authorization from the Agency.

The Agency authorizes a request to use other forces or sources of materials if it shows any of the following justifications:

1. Listed DBE fails or refuses to execute a written contract based on plans and specifications for the project.
2. You stipulated that a bond is a condition of executing the subcontract and the listed DBE fails to meet your bond requirements.
3. Work requires a contractor's license and listed DBE does not have a valid license under Contractors License Law.
4. Listed DBE fails or refuses to perform the work or furnish the listed materials.
5. Listed DBE's work is unsatisfactory and not in compliance with the contract.
6. Listed DBE is ineligible to work on the project because of suspension or debarment.
7. Listed DBE becomes bankrupt or insolvent.
8. Listed DBE voluntarily withdraws with written notice from the Contract
9. Listed DBE is ineligible to receive credit for the type of work required.
10. Listed DBE owner dies or becomes disabled resulting in the inability to perform the work on the Contract.
11. Agency determines other documented good cause.

Notify the original DBE of your intent to use other forces or material sources and provide the reasons. Provide the DBE with 5 days to respond to your notice and advise you and the Agency of the reasons why the use of other forces or sources of materials should not occur.
Your request to use other forces or material sources must include:

1. One or more of the reasons listed in the preceding paragraph
2. Notices from you to the DBE regarding the request
3. Notices from the DBEs to you regarding the request

If a listed DBE is terminated or substituted, you must make good faith efforts to find another DBE to substitute for the original DBE. The substitute DBE must perform at least the same amount of work as the original DBE under the contract to the extent needed to meet the DBE goal.

The substitute DBE must be certified as a DBE at the time of request for substitution.

Unless the Agency authorizes (1) a request to use other forces or sources of materials or (2) a good faith effort for a substitution of a terminated DBE, the Agency does not pay for work listed on the Exhibit 15-G Local Agency Bidder DBE Commitment (Construction Contracts) form unless it is performed or supplied by the listed DBE or an authorized substitute.

2. **BID OPENING** The Agency publicly opens and reads bids at the time and place shown on the *Notice to Contractors*.
3. **BID RIGGING** The U.S. Department of Transportation (DOT) provides a toll-free hotline to report bid rigging

activities. Use the hotline to report bid rigging, bidder collusion, and other fraudulent activities. The hotline number is (800) 424-9071. The service is available 24 hours 7 days a week and is confidential and anonymous.. The hotline is part of the DOT's effort to identify and investigate highway construction contract fraud and abuse and is operated under the direction of the DOT Inspector General.

4. **CONTRACT AWARD** If the Agency awards the contract, the award is made to the lowest responsible and responsive bidder.

5. **CONTRACTOR LICENSE**

The Contractor must be properly licensed as a contractor from contract award through Contract acceptance (Public Contract Code § 10164).

6. **CHANGED CONDITIONS**

a. Differing Site Conditions

i. During the progress of the work, if subsurface or latent physical conditions are encountered at the site differing materially from those indicated in the contract or if unknown physical conditions of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in the work provided for in the contract, are encountered at the site, the party discovering such conditions shall promptly notify the other party in writing of the specific differing conditions before the site is disturbed and before the affected work is performed.

ii. Upon written notification, the engineer will investigate the conditions, and if it is determined that the conditions materially differ and cause an increase or decrease in the cost or time required for the performance of any work under the contract, an adjustment, excluding anticipated profits, will be made and the contract modified in writing accordingly. The engineer will notify the contractor of the determination whether or not an adjustment of the contract is warranted.

iii. No contract adjustment which results in a benefit to the contractor will be allowed unless the contractor has provided the required written notice.

iv. No contract adjustment will be allowed under this clause for any effects caused on unchanged work. (This provision may be omitted by the Local Agency, at their option.)

b. Suspensions of Work Ordered by the Engineer

i. If the performance of all or any portion of the work is suspended or delayed by the engineer in writing for an unreasonable period of time (not originally anticipated, customary, or inherent to the construction industry) and the contractor believes that additional compensation and/or contract time is due as a result of such suspension or delay, the contractor shall submit to the engineer in writing a request for adjustment within 7 calendar days of receipt of the notice to resume work. The request shall set forth the reasons and support for such adjustment.

ii. Upon receipt, the engineer will evaluate the contractor's request. If the engineer agrees that the cost and/or time required for the performance of the contract has increased as a result of such suspension and the suspension was caused by conditions beyond the control of and not the fault of the contractor, its suppliers, or subcontractors at any approved tier, and not caused by weather, the engineer will make an adjustment (excluding profit) and modify the contract in writing accordingly. The contractor will be notified of the engineer's determination whether or not an adjustment of the contract is warranted.

iii. No contract adjustment will be allowed unless the contractor has submitted the request for adjustment within the time prescribed.

iv. No contract adjustment will be allowed under this clause to the extent that performance would have been suspended or delayed by any other cause, or for which an adjustment is provided or excluded under any other term or condition of this contract.

c. Significant Changes in the Character of Work

i. The engineer reserves the right to make, in writing, at any time during the work, such changes in

quantities and such alterations in the work as are necessary to satisfactorily complete the project. Such changes in quantities and alterations shall not invalidate the contract nor release the surety, and the contractor agrees to perform the work as altered.

ii. If the alterations or changes in quantities significantly change the character of the work under the contract, whether such alterations or changes are in themselves significant changes to the character of the work or by affecting other work cause such other work to become significantly different in character, an adjustment, excluding anticipated profit, will be made to the contract. The basis for the adjustment shall be agreed upon prior to the performance of the work. If a basis cannot be agreed upon, then an adjustment will be made either for or against the contractor in such amount as the engineer may determine to be fair and equitable.

iii. If the alterations or changes in quantities do not significantly change the character of the work to be performed under the contract, the altered work will be paid for as provided elsewhere in the contract.

iv. The term “significant change” shall be construed to apply only to the following circumstances:

- When the character of the work as altered differs materially in kind or nature from that involved or included in the original proposed construction; or
- When a major item of work, as defined elsewhere in the contract, is increased in excess of 125 percent or decreased below 75 percent of the original contract quantity. Any allowance for an increase in quantity shall apply only to that portion in excess of 125 percent of original contract item quantity, or in case of a decrease below 75 percent, to the actual amount of work performed.

7. BEGINNING OF WORK, TIME OF COMPLETION AND LIQUIDATED DAMAGES

The Contractor shall begin work within 15 calendar days after the issuance of the Notice to Proceed.

This work shall be diligently prosecuted to completion before the expiration of 250 WORKING DAYS beginning on the fifteenth calendar day after the date shown on the Notice to Proceed.

The Contractor shall pay to the City of Ukiah the sum of $500 per day, for each and every calendar days’ delay in finishing the work in excess of the number of working days prescribed above.

8. BUY AMERICA

Furnish steel and iron materials to be incorporated into the work with certificates of compliance and certified mill test reports. Mill test reports must indicate where the steel and iron were melted and manufactured. Steel and iron materials must be produced in the U.S. except:

1. Foreign pig iron and processed, pelletized, and reduced iron ore may be used in the domestic production of the steel and iron materials [60 Fed Reg 15478 (03/24/1995)];
2. If the total combined cost of the materials does not exceed the greater of 0.1 percent of the total bid or $2,500, materials produced outside the U.S. may be used.

Production includes:

1. Processing steel and iron materials, including smelting or other processes that alter the physical form or shape (such as rolling, extruding, machining, bending, grinding, and drilling) or chemical composition;
2. Coating application, including epoxy coating, galvanizing, and painting, that protects or enhances the value of steel and iron materials.

9. QUALITY ASSURANCE

The Agency uses a Quality Assurance Program (QAP) to ensure a material is produced to comply with the Contract. You may examine the records and reports of tests the Agency performs if they are available at the job site.

Schedule work to allow time for QAP.

10. PROMPT PAYMENT OF FUNDS WITHHELD TO SUBCONTRACTORS

The agency may hold retainage from the prime contractor and shall make prompt and regular incremental acceptances of portions, as determined by the agency, of the contract work, and pay retainage to the prime contractor based on these acceptances. The prime contractor, or subcontractor, shall return all monies withheld in retention from a subcontractor within seven (7) days after receiving payment for work satisfactorily completed and accepted including incremental acceptances of portions of the contract work by the agency, unless as agreed to in writing by the prime contractor and subcontractor, pursuant to Section 7108.5 of the Business and Professions Code. Any violation of this provision shall subject the violating prime contractor or subcontractor to the penalties, sanctions and other remedies specified in Section this code. These requirements shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to the prime contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the prime contractor, deficient subcontract performance, or noncompliance by a subcontractor.

11. FORM FHWA-1273 REQUIRED CONTRACT PROVISIONS FEDERAL-AID CONTRACTS

(Excluding ATTACHMENT A - EMPLOYMENT AND MATERIALS PREFERENCE FOR APPALACHIAN DEVELOPMENT HIGHWAY SYSTEM OR APPALACHIAN LOCAL ACCESS ROAD CONTRACTS)

FHWA-1273 -- Revised May 1, 2012

REQUIRED CONTRACT PROVISIONS
FEDERAL-AID CONSTRUCTION CONTRACTS

I. General
II. Nondiscrimination
III. No segregated Facilities
IV. Davis-Bacon and Related Act Provisions
V. Contract Work Hours and Safety Standards Act Provisions
VI. Subletting or Assigning the Contract
VII. Safety: Accident Prevention
VIII. False Statements Concerning Highway Projects
IX. Implementation of Clean Air Act and Federal Water Pollution Control Act
X. Compliance with Government wide Suspension and Debarment Requirements
XI. Certification Regarding Use of Contract Funds for Lobbying

ATTACHMENTS

A. Employment and Materials Preference for Appalachian Development Highway System or Appalachian Local Access Road Contracts (included in Appalachian contracts only)

I. GENERAL

1. Form FHWA-1273 must be physically incorporated in each construction contract funded under Title 23 (excluding emergency contracts solely intended for debris removal). The contractor (or subcontractor) must insert this form in each subcontract and further require its inclusion in all lower tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services).

The applicable requirements of Form FHWA-1273 are incorporated by reference for work done under any purchase order, rental agreement or agreement for other services. The prime contractor shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Form FHWA-1273 must be included in all Federal-aid design-build contracts, in all subcontracts and in lower tier subcontracts (excluding subcontracts for design services, purchase orders, rental agreements and other agreements for supplies or services). The design-builder shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Contracting agencies may reference Form FHWA-1273 in bid proposal or request for proposal documents, however, the Form FHWA-1273 must be physically incorporated (not referenced) in all contracts, subcontracts and lower-tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services related to a construction contract).

2. Subject to the applicability criteria noted in the following sections, these contract provisions shall apply to all work performed on the contract by the contractor's own organization and with the assistance of workers under the contractor's immediate superintendence and to all work performed on the contract by piecework, station work, or by subcontract.

3. A breach of any of the stipulations contained in these Required Contract Provisions may be sufficient grounds for withholding of progress payments, withholding of final payment, termination of the contract, suspension / debarment or any other action determined to be appropriate by the contracting agency and FHWA.

4. Selection of Labor: During the performance of this contract, the contractor shall not use convict labor for any purpose within the limits of a construction project on a Federal-aid highway unless it is labor performed by convicts who are on parole, supervised release, or probation. The term Federal-aid highway does not include roadways functionally classified as local roads or rural minor collectors.

II. NONDISCRIMINATION

The provisions of this section related to 23 CFR Part 230 are applicable to all Federal-aid construction contracts and to all related construction subcontracts of $10,000 or more. The provisions of 23 CFR Part 230 are not applicable to material supply, engineering, or architectural service contracts.

In addition, the contractor and all subcontractors must comply with the following policies: Executive Order 11246, 41 CFR 60, 29 CFR 1625-1627, Title 23 USC Section 140, the Rehabilitation Act of 1973, as amended (29 USC 794), Title VI of the Civil Rights Act of 1964, as amended, and related regulations including 49 CFR Parts 21, 26 and 27; and 23 CFR Parts 200, 230, and 633.

The contractor and all subcontractors must comply with: the requirements of the Equal Opportunity Clause in 41 CFR 60-1.4(b) and, for all construction contracts exceeding $10,000, the Standard Federal Equal Employment Opportunity Construction Contract Specifications in 41 CFR 60-4.3.

Note: The U.S. Department of Labor has exclusive authority to determine compliance with Executive Order 11246 and the policies of the Secretary of Labor including 41 CFR 60, and 29 CFR 1625-1627. The contracting agency and the FHWA have the authority and the responsibility to ensure compliance with Title 23 USC Section 140, the Rehabilitation Act of 1973, as amended (29 USC 794), and Title VI of the Civil Rights Act of 1964, as amended, and related regulations including 49 CFR Parts 21, 26 and 27; and 23 CFR Parts 200, 230, and 633.

The following provision is adopted from 23 CFR 230, Appendix A, with appropriate revisions to conform to the U.S. Department of Labor (US DOL) and FHWA requirements.

1. Equal Employment Opportunity: Equal employment opportunity (EEO) requirements not to discriminate and to take affirmative action to assure equal opportunity as set forth under laws, executive orders, rules, regulations (28 CFR 35, 29 CFR 1630, 29 CFR 1625-1627, 41 CFR 60 and 49 CFR 27) and orders of the Secretary of Labor as modified by the provisions prescribed herein, and imposed pursuant to 23 U.S.C. 140 shall constitute the EEO and specific affirmative action standards for the contractor's project activities under this contract. The provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) set forth under 28 CFR 35 and 29 CFR 1630 are incorporated by reference in this contract. In the execution of this contract, the contractor agrees to comply with the following minimum specific requirement activities of EEO:

a. The contractor will work with the contracting agency and the Federal Government to ensure that it has made every good faith effort to provide equal opportunity with respect to all of its terms and conditions of employment and in their review of activities under the contract.

b. The contractor will accept as its operating policy the following statement:

"It is the policy of this Company to assure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, color, national origin, age or disability. Such action shall include: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, pre-apprenticeship, and/or on-the-job training."

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2. EEO Officer: The contractor will designate and make known to the contracting officers and EEO Officer who will have the responsibility for and must be capable of effectively administering and promoting and active EEO program and who must be assigned adequate authority and responsibility to do so.

3. Dissemination of Policy: All members of the contractor's staff who are authorized to hire, supervise, promote, and discharge employees, or who recommend such action, or who are substantially involved in such action, will be made fully cognizant of, and will implement, the contractor's EEO policy and contractual responsibilities to provide EEO in each grade and classification of employment. To ensure that the above agreement will be met, the following actions will be taken as a minimum:

a. Periodic meetings of supervisory and personnel office employees will be conducted before the start of work and then not less often than once every six months, at which time the contractor's EEO policy and its implementation will be reviewed and explained. The meetings will be conducted by the EEO Officer.

b. All new supervisory or personnel office employees will be given a thorough indoctrination by the EEO Officer, covering all major aspects of the contractor's EEO obligations within thirty days following their reporting for duty with the contractor.

c. All personnel who are engaged in direct recruitment for the project will be instructed by the EEO Officer in the contractor's procedures for locating and hiring minorities and women.

d. Notices and posters setting forth the contractor's EEO policy will be placed in areas readily accessible to employees, applicants for employment and potential employees.

e. The contractor's EEO policy and the procedures to implement such policy will be brought to the attention of employees by means of meetings, employee handbooks, or other appropriate means.

4. Recruitment: When advertising for employees, the contractor will include in all advertisements for employees the notation: "An Equal Opportunity Employer." All such advertisements will be placed in publications having a large circulation among minorities and women in the area from which the project work force would normally be derived.

a. The contractor will, unless precluded by a valid bargaining agreement, conduct systematic and direct recruitment through public and private employee referral sources likely to yield qualified minorities and women. To meet this requirement, the contractor will identify sources of potential minority group employees, and establish with such identified sources procedures whereby minority and women applicants may be referred to the contractor for employment consideration.

b. In the event the contractor has a valid bargaining agreement providing for exclusive hiring hall referrals, the contractor is expected to observe the provisions of that agreement to the extent that the system meets the contractor's compliance with EEO contract provisions. Where implementation of such an agreement has the effect of discriminating against minorities or women, or obligates the contractor to do the same, such implementation violates Federal nondiscrimination provisions.

c. The contractor will encourage its present employees to refer minorities and women as applicants for employment. Information and procedures with regard to referring such applicants will be discussed with employees.

5. Personnel Actions: Wages, working conditions, and employee benefits shall be established and administered, and personnel actions of every type, including hiring, upgrading, promotion, transfer, demotion, layoff, and termination, shall be taken without regard to race, color, religion, sex, national origin, age or disability. The following procedures shall be followed:

a. The contractor will conduct periodic inspections of project sites to insure that working conditions and employee facilities do not indicate discriminatory treatment of project site personnel.

b. The contractor will periodically evaluate the spread of wages paid within each classification to determine any evidence of discriminatory wage practices.

c. The contractor will periodically review selected personnel actions in depth to determine whether there is evidence of discrimination. Where evidence is found, the contractor will promptly take corrective action. If the review indicates that the discrimination may extend beyond the actions reviewed, such corrective action shall include all affected persons.

d. The contractor will promptly investigate all complaints of alleged discrimination made to the contractor in connection with its obligations under this contract, will attempt to resolve such complaints, and will take appropriate corrective action within a reasonable time. If the investigation indicates that the discrimination may affect persons other than the complainant, such corrective action shall include such other persons. Upon completion of each investigation, the contractor will inform every complainant of all of their avenues of appeal.

6. Training and Promotion:

a. The contractor will assist in locating, qualifying, and increasing the skills of minorities and women who are applicants for employment or current employees. Such efforts should be aimed at developing full journey level status employees in the type of trade or job classification involved.

b. Consistent with the contractor's work force requirements and as permissible under Federal and State regulations, the contractor shall make full use of training programs, i.e., apprenticeship, and on-the-job training programs for the geographical area of contract performance. In the event a special provision for training is provided under this contract, this subparagraph will be superseded as indicated in the special provision. The contracting agency may reserve training positions for persons who receive welfare assistance in accordance with 23 U.S.C. 140(a).

c. The contractor will advise employees and applicants for employment of available training programs and entrance requirements for each.

d. The contractor will periodically review the training and promotion potential of employees who are minorities and women and will encourage eligible employees to apply for such training and promotion.

7. Unions: If the contractor relies in whole or in part upon unions as a source of employees, the contractor will use good faith efforts to obtain the cooperation of such unions to increase opportunities for minorities and women. Actions by the contractor, either directly or through a contractor's association acting as agent, will include the procedures set forth below:

a. The contractor will use good faith efforts to develop, in cooperation with the unions, joint training programs aimed toward qualifying more minorities and women for membership in the unions and increasing the skills of minorities and women so that they may qualify for higher paying employment.

b. The contractor will use good faith efforts to incorporate an EEO clause into each union agreement to the end that such union will be contractually bound to refer applicants without regard to their race, color, religion, sex, national origin, age or disability.

c. The contractor is to obtain information as to the referral practices and policies of the labor union except that to the extent such information is within the exclusive possession of the labor union and such labor union refuses to furnish such information to the contractor, the contractor shall so certify to the contracting agency and shall set forth what efforts have been made to obtain such information.

d. In the event the union is unable to provide the contractor with a reasonable flow of referrals within the time limit set forth in the collective bargaining agreement, the contractor will, through independent recruitment efforts, fill the employment vacancies without regard to race, color, religion, sex, national origin, age or disability; making full efforts to obtain qualified and/or qualifiable minorities and women. The failure of a union to provide sufficient referrals (even though it is obligated to provide exclusive referrals under the terms of a collective bargaining agreement) does not relieve the contractor from the requirements of this paragraph. In the event the union referral practice prevents the contractor from meeting the obligations pursuant to Executive Order 11246, as amended, and these special provisions, such contractor shall immediately notify the contracting agency.

8. Reasonable Accommodation for Applicants / Employees with Disabilities: The contractor must be familiar with the requirements for and comply with the Americans with Disabilities Act and all rules and regulations established there under. Employers must provide reasonable accommodation in all employment activities unless to do so would cause an undue hardship.

9. Selection of Subcontractors, Procurement of Materials and Leasing of Equipment: The contractor shall not discriminate on the grounds of race, color, religion, sex, national origin, age or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The contractor shall take all necessary and reasonable steps to ensure nondiscrimination in the administration of this contract.

a. The contractor shall notify all potential subcontractors and suppliers and lessors of their EEO obligations under this contract.

b. The contractor will use good faith efforts to ensure subcontractor compliance with their EEO obligations.

10. Assurance Required by 49 CFR 26.13(b):

a. The requirements of 49 CFR Part 26 and the State DOT's U.S. DOT-approved DBE program are incorporated by reference.

b. The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the contracting agency deems appropriate.

11. Records and Reports: The contractor shall keep such records as necessary to document compliance with the EEO requirements. Such records shall be retained for a period of three years following the date of the final payment to the contractor for all contract work and shall be available at reasonable times and places for inspection by authorized representatives of the contracting agency and the FHWA.

a. The records kept by the contractor shall document the following:

(1) The number and work hours of minority and non-minority group members and women employed in each work classification on the project;

(2) The progress and efforts being made in cooperation with unions, when applicable, to increase employment opportunities for minorities and women; and

(3) The progress and efforts being made in locating, hiring, training, qualifying, and upgrading minorities and women.

b. The contractors and subcontractors will submit an annual report to the contracting agency each July for the duration of the project, indicating the number of minority, women, and non-minority group employees currently engaged in each work classification required by the contract work. This information is to be reported on Form FHWA-1391. The staffing data should represent the project work force on board in all or any part of the last payroll period preceding the end of July. If on-the-job training is being required by special provision, the contractor will be required to collect and report training data. The employment data should reflect the work force on board during all or any part of the last payroll period preceding the end of July.

III. NONSEGREGATED FACILITIES

This provision is applicable to all Federal-aid construction contracts and to all related construction subcontracts of $10,000 or more.

The contractor must ensure that facilities provided for employees are provided in such a manner that segregation on the basis of race, color, religion, sex, or national origin cannot result. The contractor may neither require such segregated use by written or oral policies nor tolerate such use by employee custom. The contractor's obligation extends further to ensure that its employees are not assigned to perform their services at any location, under the contractor's control, where the facilities are segregated. The term "facilities" includes waiting rooms, work areas, restaurants and other eating areas, time clocks, restrooms, washrooms, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing provided for employees. The contractor shall provide separate or single-user restrooms and necessary dressing or sleeping areas to assure privacy between sexes.

IV. DAVIS-BACON AND RELATED ACT PROVISIONS

This section is applicable to all Federal-aid construction projects exceeding $2,000 and to all related subcontracts and lower-tier subcontracts (regardless of subcontract size). The requirements apply to all projects located within the right-of-way of a roadway that is functionally classified as Federal-aid highway. This excludes roadways functionally classified as local roads or rural minor collectors, which are exempt. Contracting agencies may elect to apply these requirements to other projects.

The following provisions are from the U.S. Department of Labor regulations in 29 CFR 5.5 “Contract provisions and related matters” with minor revisions to conform to the FHWA-1273 format and FHWA program requirements.

1. Minimum wages

a. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics.

Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph 1.d. of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under paragraph 1.b. of this section) and the Davis-Bacon poster (WH–1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

b. (1) The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

(i) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(ii) The classification is utilized in the area by the construction industry; and

(iii) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(2) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(3) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Wage and Hour Administrator for determination. The Wage and Hour Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(4) The wage rate (including fringe benefits where appropriate) determined pursuant to paragraphs 1.b.(2) or 1.b.(3) of this section, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

c. Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

d. If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

2. Withholding

The contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor under this contract, or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work, all or part of the wages required by the contract, the contracting agency may, after written notice to the contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

3. Payrolls and basic records

a. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

b. (1) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the contracting agency. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g. , the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH–347 is available for this purpose from the Wage and Hour Division Web site at http://www.dol.gov/esa/whd/forms/wh347instr.htm or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to the contracting agency for transmission to the State DOT, the FHWA or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the contracting agency.

(2) Each payroll submitted shall be accompanied by a “Statement of Compliance,” signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(i) That the payroll for the payroll period contains the information required to be provided under §5.5 (a)(3)(ii) of Regulations, 29 CFR part 5, the appropriate information is being maintained under §5.5 (a)(3)(i) of Regulations, 29 CFR part 5, and that such information is correct and complete;

(ii) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations, 29 CFR part 3;

(iii) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(3) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH–347 shall satisfy the requirement for submission of the “Statement of Compliance” required by paragraph 3.b.(2) of this section.

(4) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under section 1001 of title 18 and section 231 of title 31 of the United States Code.

c. The contractor or subcontractor shall make the records required under paragraph 3.a. of this section available for inspection, copying, or transcription by authorized representatives of the contracting agency, the State DOT, the FHWA, or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the FHWA may, after written notice to the contractor, the contracting agency or the State DOT, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and trainees

a. Apprentices (programs of the USDOL).

Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice.

The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed.

Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination.

In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

b. Trainees (programs of the USDOL).

Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration.

The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration.

Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed.

In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

c. Equal employment opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

d. Apprentices and Trainees (programs of the U.S. DOT).

Apprentices and trainees working under apprenticeship and skill training programs which have been certified by the Secretary of Transportation as promoting EEO in connection with Federal-aid highway construction programs are not subject to the requirements of paragraph 4 of this Section IV. The straight time hourly wage rates for apprentices and trainees under such programs will be established by the particular programs. The ratio of apprentices and trainees to journeymen shall not be greater than permitted by the terms of the particular program.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract.

6. Subcontracts. The contractor or subcontractor shall insert Form FHWA-1273 in any subcontracts and also require the subcontractors to include Form FHWA-1273 in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR 5.5.

7. Contract termination: debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

10. Certification of eligibility.

a. By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

b. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

c. The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

V. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

The following clauses apply to any Federal-aid construction contract in an amount in excess of $100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by 29 CFR 5.5(a) or 29 CFR 4.6. As used in this paragraph, the terms laborers and mechanics include watchmen and guards.

1. Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

2. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1.) of this section, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph(1.) of this section, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1.) of this section.

3. Withholding for unpaid wages and liquidated damages. The FHWA or the contacting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2.) of this section.

4. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1.) through (4.) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1.) through (4.) of this section.

VI. SUBLETTING OR ASSIGNING THE CONTRACT

This provision is applicable to all Federal-aid construction contracts on the National Highway System.

1. The contractor shall perform with its own organization contract work amounting to not less than 30 percent (or a greater percentage if specified elsewhere in the contract) of the total original contract price, excluding any specialty items designated by the contracting agency. Specialty items may be performed by subcontract and the amount of any such specialty items performed may be deducted from the total original contract price before computing the amount of work required to be performed by the contractor's own organization (23 CFR 635.116).

a. The term “perform work with its own organization” refers to workers employed or leased by the prime contractor, and equipment owned or rented by the prime contractor, with or without operators. Such term does not include employees or equipment of a subcontractor or lower tier subcontractor, agents of the prime contractor, or any other assignees. The term may include payments for the costs of hiring leased employees from an employee leasing firm meeting all relevant Federal and State regulatory requirements. Leased employees may only be included in this term if the prime contractor meets all of the following conditions:

(1) the prime contractor maintains control over the supervision of the day-to-day activities of the leased employees;
(2) the prime contractor remains responsible for the quality of the work of the leased employees;
(3) the prime contractor retains all power to accept or exclude individual employees from work on the project; and
(4) the prime contractor remains ultimately responsible for the payment of predetermined minimum wages, the submission of payrolls, statements of compliance and all other Federal regulatory requirements.

b. "Specialty Items" shall be construed to be limited to work that requires highly specialized knowledge, abilities, or equipment not ordinarily available in the type of contracting organizations qualified and expected to bid or propose on the contract as a whole and in general are to be limited to minor components of the overall contract.

2. The contract amount upon which the requirements set forth in paragraph (1) of Section VI is computed includes the cost of material and manufactured products which are to be purchased or produced by the contractor under the contract provisions.

3. The contractor shall furnish (a) a competent superintendent or supervisor who is employed by the firm, has full authority to direct performance of the work in accordance with the contract requirements, and is in charge of all construction operations (regardless of who performs the work) and (b) such other of its own organizational resources (supervision, management, and engineering services) as the contracting officer determines is necessary to assure the performance of the contract.

4. No portion of the contract shall be sublet, assigned or otherwise disposed of except with the written consent of the contracting officer, or authorized representative, and such consent when given shall not be construed to relieve the contractor of any responsibility for the fulfillment of the contract. Written consent will be given only after the contracting agency has assured that each subcontract is evidenced in writing and that it contains all pertinent provisions and requirements of the prime contract.

5. The 30% self-performance requirement of paragraph (1) is not applicable to design-build contracts; however, contracting agencies may establish their own self-performance requirements.

VII. SAFETY: ACCIDENT PREVENTION

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

1. In the performance of this contract the contractor shall comply with all applicable Federal, State, and local laws governing safety, health, and sanitation (23 CFR 635). The contractor shall provide all safeguards, safety devices and protective equipment and take any other needed actions as it determines, or as the contracting officer may determine, to be reasonably necessary to protect the life and health of employees on the job and the safety of the public and to protect property in connection with the performance of the work covered by the contract.

2. It is a condition of this contract, and shall be made a condition of each subcontract, which the contractor enters into pursuant to this contract, that the contractor and any subcontractor shall not permit any employee, in performance of the contract, to work in surroundings or under conditions which are unsanitary, hazardous or dangerous to his/her health or safety, as determined under construction safety and health standards (29 CFR 1926) promulgated by the Secretary of Labor, in accordance with Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704).

3. Pursuant to 29 CFR 1926.3, it is a condition of this contract that the Secretary of Labor or authorized representative thereof, shall have right of entry to any site of contract performance to inspect or investigate the matter of compliance with the construction safety and health standards and to carry out the duties of the Secretary under Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C.3704).

VIII. FALSE STATEMENTS CONCERNING HIGHWAY PROJECTS

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

In order to assure high quality and durable construction in conformity with approved plans and specifications and a high degree of reliability on statements and representations made by engineers, contractors, suppliers, and workers on Federal-aid highway projects, it is essential that all persons concerned with the project perform their functions as carefully, thoroughly, and honestly as possible. Willful falsification, distortion, or misrepresentation with respect to any facts related to the project is a violation of Federal law. To prevent any misunderstanding regarding the seriousness of these and similar acts, Form FHWA-1022 shall be posted on each Federal-aid highway project (23 CFR 635) in one or more places where it is readily available to all persons concerned with the project:

18 U.S.C. 1020 reads as follows:

"Whoever, being an officer, agent, or employee of the United States, or of any State or Territory, or whoever, whether a person, association, firm, or corporation, knowingly makes any false statement, false representation, or false report as to the character, quality, quantity, or cost of the material used or to be used, or the quantity or quality of the work performed or to be performed, or the cost thereof in connection with the submission of plans, maps, specifications, contracts, or costs of construction on any highway or related project submitted for approval to the Secretary of Transportation; or

Whoever knowingly makes any false statement, false representation, false report or false claim with respect to the character, quality, quantity, or cost of any work performed or to be performed, or materials furnished or to be furnished, in connection with the construction of any highway or related project approved by the Secretary of Transportation; or

Whoever knowingly makes any false statement or false representation as to material fact in any statement, certificate, or report submitted pursuant to provisions of the Federal-aid Roads Act approved July 1, 1916, (39 Stat. 355), as amended and supplemented;

Shall be fined under this title or imprisoned not more than 5 years or both."

IX. IMPLEMENTATION OF CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

By submission of this bid/proposal or the execution of this contract, or subcontract, as appropriate, the bidder, proposer, Federal-aid construction contractor, or subcontractor, as appropriate, will be deemed to have stipulated as follows:

1. That any person who is or will be utilized in the performance of this contract is not prohibited from receiving an award due to a violation of Section 508 of the Clean Water Act or Section 306 of the Clean Air Act.
2. That the contractor agrees to include or cause to be included the requirements of paragraph (1) of this Section X in every subcontract, and further agrees to take such action as the contracting agency may direct as a means of enforcing such requirements.

X. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

This provision is applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, consultant contracts or any other covered transaction requiring FHWA approval or that is estimated to cost $25,000 or more – as defined in 2 CFR Parts 180 and 1200.

1. Instructions for Certification – First Tier Participants:

a. By signing and submitting this proposal, the prospective first tier participant is providing the certification set out below.

b. The inability of a person to provide the certification set out below will not necessarily result in denial of participation in this covered transaction. The prospective first tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective first tier participant to furnish a certification or an explanation shall disqualify such a person from participation in this transaction.

c. The certification in this clause is a material representation of fact upon which reliance was placed when the contracting agency determined to enter into this transaction. If it is later determined that the prospective participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the contracting agency may terminate this transaction for cause of default.

d. The prospective first tier participant shall provide immediate written notice to the contracting agency to whom this proposal is submitted if any time the prospective first tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

e. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180 and 1200. “First Tier Covered Transactions” refers to any covered transaction between a grantee or subgrantee of Federal funds and a participant (such as the prime or general contract). “Lower Tier Covered Transactions” refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). “First Tier Participant” refers to the participant who has entered into a covered transaction with a grantee or subgrantee of Federal funds (such as the prime or general contractor). “Lower Tier Participant” refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

f. The prospective first tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

g. The prospective first tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions," provided by the department or contracting agency, entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the $25,000 threshold.

h. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the Excluded Parties List System website (https://www.epls.gov/), which is compiled by the General Services Administration.

i. Nothing contained in the foregoing shall be construed to require the establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of the prospective participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

j. Except for transactions authorized under paragraph (f) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

* * *

2. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – First Tier Participants:

a. The prospective first tier participant certifies to the best of its knowledge and belief, that it and its principals:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;

(2) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (a)(2) of this certification; and

(4) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

b. Where the prospective participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

2. **Instructions for Certification - Lower Tier Participants:**

(Applicable to all subcontracts, purchase orders and other lower tier transactions requiring prior FHWA approval or estimated to cost $25,000 or more - 2 CFR Parts 180 and 1200)

a. By signing and submitting this proposal, the prospective lower tier is providing the certification set out below.

b. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department, or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

c. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous by reason of changed circumstances.

d. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180 and 1200. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations. “First Tier Covered Transactions” refers to any covered transaction between a grantee or subgrantee of Federal funds and a participant (such as the prime or general contract). “Lower Tier Covered Transactions” refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). “First Tier Participant” refers to the participant who has entered into a covered transaction with a grantee or subgrantee of Federal funds (such as the prime or general contractor). “Lower Tier Participant” refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

e. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

f. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the $25,000 threshold.

g. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the Excluded Parties List System website

(https://www.epls.gov/), which is compiled by the General Services Administration.

h. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and normally possessed by a prudent person in the ordinary course of business dealings.

i. Except for transactions authorized under paragraph e of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

* * * * *

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Participants:

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

* * * * *

XI. CERTIFICATION REGARDING USE OF CONTRACT FUNDS FOR LOBBYING

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts which exceed $100,000 (49 CFR 20).

1. The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

2. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

3. The prospective participant also agrees by submitting its bid or proposal that the participant shall require that the language of this certification be included in all lower tier subcontracts, which exceed information of participant is not required to exceed that which is $100,000 and that all such recipients shall certify and disclose accordingly.

12. FEMALE AND MINORITY GOALS

To comply with Section II, "Nondiscrimination," of "Required Contract Provisions Federal-Aid Construction Contracts," the following are for female and minority utilization goals for Federal-aid construction contracts and subcontracts that exceed $10,000:

The nationwide goal for female utilization is 6.9 percent.

The goals for minority utilization [45 Fed Reg 65984 (10/3/1980)] are as follows:

MINORITY UTILIZATION GOALS

Economic Area		Goal (Percent)
174	Redding CA: Non-SMSA (Standard Metropolitan Statistical Area) Counties: CA Lassen; CA Modoc; CA Plumas; CA Shasta; CA Siskiyou; CA Tehama	6.8
175	Eureka, CA Non-SMSA Counties: CA Del Norte; CA Humboldt; CA Trinity	6.6
176	San Francisco-Oakland-San Jose, CA: SMSA Counties: 7120 Salinas-Seaside-Monterey, CA CA Monterey 7360 San Francisco-Oakland CA Alameda; CA Contra Costa; CA Marin; CA San Francisco; CA San Mateo 7400 San Jose, CA CA Santa Clara, CA 7485 Santa Cruz, CA CA Santa Cruz 7500 Santa Rosa CA Sonoma 8720 Vallejo-Fairfield-Napa, CA CA Napa; CA Solano Non-SMSA Counties: CA Lake; CA Mendocino; CA San Benito	28.9 25.6 19.6 14.9 9.1 17.1 23.2
177	Sacramento, CA: SMSA Counties: 6920 Sacramento, CA CA Placer; CA Sacramento; CA Yolo Non-SMSA Counties CA Butte; CA Colusa; CA El Dorado; CA Glenn; CA Nevada; CA Sierra; CA Sutter; CA Yuba	16.1 14.3
178	Stockton-Modesto, CA: SMSA Counties: 5170 Modesto, CA CA Stanislaus 8120 Stockton, CA CA San Joaquin Non-SMSA Counties CA Alpine; CA Amador; CA Calaveras; CA Mariposa; CA Merced; CA Tuolumne	12.3 24.3 19.8
179	Fresno-Bakersfield, CA SMSA Counties: 0680 Bakersfield, CA CA Kern 2840 Fresno, CA	19.1 26.1

	CA Fresno Non-SMSA Counties: CA Kings; CA Madera; CA Tulare	23.6
180	Los Angeles, CA: SMSA Counties: 0360 Anaheim-Santa Ana-Garden Grove, CA CA Orange 4480 Los Angeles-Long Beach, CA CA Los Angeles 6000 Oxnard-Simi Valley-Ventura, CA CA Ventura 6780 Riverside-San Bernardino-Ontario, CA CA Riverside; CA San Bernardino 7480 Santa Barbara-Santa Maria-Lompoc, CA CA Santa Barbara Non-SMSA Counties CA Inyo; CA Mono; CA San Luis Obispo	11.9 28.3 21.5 19.0 19.7 24.6
181	San Diego, CA: SMSA Counties 7320 San Diego, CA CA San Diego Non-SMSA Counties CA Imperial	16.9 18.2

For the last full week July during which work is performed under the contract, you and each non material-supplier subcontractor with a subcontract of $10,000 or more must complete Form FHWA PR-1391 (Appendix C to 23 CFR 230). Submit the forms by August 15.

13. TITLE VI ASSURANCES

During the performance of this Agreement, the contractor, for itself, its assignees and successors in interest (hereinafter collectively referred to as CONTRACTOR) agrees as follows:

1. Compliance with Regulations: CONTRACTOR shall comply with the regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the REGULATIONS), which are herein incorporated by reference and made a part of this agreement.
2. Nondiscrimination: CONTRACTOR, with regard to the work performed by it during the AGREEMENT, shall not discriminate on the grounds of race, color, sex, national origin, religion, age, or disability in the selection and retention of sub-applicants, including procurements of materials and leases of equipment. CONTRACTOR shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the agreement covers a program set forth in Appendix B of the Regulations.
3. Solicitations for Sub-agreements, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by CONTRACTOR for work to be performed under a Sub- agreement, including procurements of materials or leases of equipment, each potential sub-applicant or supplier shall be notified by CONTRACTOR of the CONTRACTOR'S obligations under this Agreement and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
4. Information and Reports: CONTRACTOR shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records,

accounts, other sources of information, and its facilities as may be determined by the California Department of Transportation or FHWA to be pertinent to ascertain compliance with such Regulations or directives. Where any information

required of CONTRACTOR is in the exclusive possession of another who fails or refuses to furnish this information, CONTRACTOR shall so certify to the California Department of Transportation or the FHWA as appropriate, and shall set forth what efforts CONTRACTOR has made to obtain the information.

a. Sanctions for Noncompliance: In the event of CONTRACTOR's noncompliance with the nondiscrimination provisions of this agreement, the California Department of Transportation shall impose such agreement sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:

   i. withholding of payments to CONTRACTOR under the Agreement within a reasonable period of time, not to exceed 90 days; and/or

   ii. cancellation, termination or suspension of the Agreement, in whole or in part.

b. Incorporation of Provisions: CONTRACTOR shall include the provisions of paragraphs (1) through (6) in every sub-agreement, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

CONTRACTOR shall take such action with respect to any sub-agreement or procurement as the California Department of Transportation or FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance, provided, however, that, in the event CONTRACTOR becomes involved in, or is threatened with, litigation with a sub-applicant or supplier as a result of such direction, CONTRACTOR may request the California Department of Transportation enter into such litigation to protect the interests of the State, and, in addition, CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

14. USE OF UNITED STATES-FLAG VESSELS (CARGO PREFERENCE ACT)

The CONTRACTOR agrees-

1. To utilize privately owned United States-flag commercial vessels to ship at least 50 percent of the gross tonnage (computed separately for dry bulk carries, dry cargo liners, and tankers) involved, whenever shipping any equipment, material, or commodities pursuant to this contract, to the extent such vessels are available at fair and reasonable rates for United States-flag commercial vessels.
2. To Furnish within 20 days following the date of loading for shipments originating within the United State or within 30 working days following the date of loading for shipments originating outside the United States, a legible copy of a rated "on-board" commercial ocean bill-of-lading in English for each shipment of cargo described in paragraph (1) of this section to both the Contracting Officer (through the prime contractor in the case of subcontractor bills-of-lading) and to the Division of National Cargo, Office of Market Development, Maritime Administration, Washington, DC 20590.
3. To insert the substance of the provisions of this clause in all subcontracts issued pursuant to this contract.

15. FEDERAL TRAINEE PROGRAM

For the Federal training program, the number of trainees or apprentices is 3.

This section applies if a number of trainees or apprentices is specified in the special provisions.

As part of your equal opportunity affirmative action program, provide on-the-job training to develop full journeymen in the types of trades or job classifications involved.

You have primary responsibility for meeting this training requirement.

If you subcontract a contract part, determine how many trainees or apprentices are to be trained by the subcontractor. Include these training requirements in your subcontract.

Where feasible, 25 percent of apprentices or trainees in each occupation must be in their 1st year of apprenticeship or training.

Distribute the number of apprentices or trainees among the work classifications on the basis of your needs and the availability of journeymen in the various classifications within a reasonable recruitment area.

Before starting work, submit to the City of Ukiah:

1. Number of apprentices or trainees to be trained for each classification
2. Training program to be used
3. Training starting date for each classification

Obtain the City of Ukiah's approval for this submitted information before you start work. The City of Ukiah credits you for each apprentice or trainee you employ on the work who is currently enrolled or becomes enrolled in an approved program.

The primary objective of this section is to train and upgrade minorities and women toward journeymen status. Make every effort to enroll minority and women apprentices or trainees, such as conducting systematic and direct recruitment through public and private sources likely to yield minority and women apprentices or trainees, to the extent they are available within a reasonable recruitment area. Show that you have made the efforts. In making these efforts, do not discriminate against any applicant for training.

Do not employ as an apprentice or trainee an employee:

1. In any classification in which the employee has successfully completed a training course leading to journeyman status or in which the employee has been employed as a journeyman
2. Who is not registered in a program approved by the US Department of Labor, Bureau of Apprenticeship and Training

Ask the employee if the employee has successfully completed a training course leading to journeyman status or has been employed as a journeyman. Your records must show the employee's answers to the questions.

In your training program, establish the minimum length and training type for each classification. The City of Ukiah and FHWA approves a program if one of the following is met:

1. It is calculated to:
   - Meet the your equal employment opportunity responsibilities
   - Qualify the average apprentice or trainee for journeyman status in the classification involved by the end of the training period
2. It is registered with the U.S. Department of Labor, Bureau of Apprenticeship and Training, and it is administered in a way consistent with the equal employment responsibilities of Federal-aid highway construction contracts

Obtain the State's approval for your training program before you start work involving the classification covered by the program.

Provide training in the construction crafts, not in clerk-typist or secretarial-type positions. Training is allowed in lower level management positions such as office engineers, estimators, and timekeepers if the training is oriented toward construction applications. Training is allowed in the laborer classification if significant and meaningful training is provided and approved by the division office. Off-site training is allowed if the training is an integral part of an approved training program and does not make up a significant part of the overall training.

The City of Ukiah reimburses you 80 cents per hour of training given an employee on this contract under an approved training program:

1. For on-site training
2. For off-site training if the apprentice or trainee is currently employed on a Federal-aid project and you do at least one of the following:
   - Contribute to the cost of the training
   - Provide the instruction to the apprentice or trainee
   - Pay the apprentice's or trainee's wages during the off-site training period
3. If you comply this section. Each apprentice or trainee must:

1. Begin training on the project as soon as feasible after the start of work involving the apprentice's or trainee's skill
2. Remain on the project as long as training opportunities exist in the apprentice's or trainee's work classification or until the apprentice or trainee has completed the training program

Furnish the apprentice or trainee:

1. Copy of the program you will comply with in providing the training

BID SUBMITTAL CHECKLIST

The following is a checklist to assist you in your submission of your bid documents. Please make sure you include the following when submitting your bid documents to reduce the risk of having your bid rejected:

Did you include?...

- **Proposal** (Page ___)
  - Unit prices filled out clearly.
  - Extended prices filled out clearly and calculated correctly
  - Total bid amount filled out clearly and calculated correctly
  - Sign the proposal, and provide complete information
  - CLSB No. and expiration date
  - Department of Industrial Relations Public Works Contractor Registration Number

- **Fair Employment Practices Certification** (Page ___)
  - Filled out completely per instruction

- **Worker's Compensation Certificate** (Page ____)
  - Filled out completely per instruction

- **Certification of Non-Discrimination in Employment** (Page ___)
  - Filled out completely per instruction

- **List of Proposed Subcontractors** (Page _____)
  - Filled out completely per instruction

- **Statement of Experience** (Page ____)

- **Signature of Bidder** (Page _____)
  - Filled out completely per instruction
  - Authorized signature provided

- **Bidder's Bond** (Page _____)
  - Filled out completely per instruction

- **Non-Collusion Affidavit** (Page _____)
  - Filled out completely per instruction
  - Notarized

- **Addenda Issued**
  - Signed and Returned

CITY OF UKIAH
MENDOCINO COUNTY, CALIFORNIA

PROPOSAL

FOR
DOWNTOWN STREETSCAPE AND ROAD DIET

Specification No. 1819-173

The undersigned, as bidder,
declares that he or she has examined thoroughly all of the contract documents herein contained, that this proposal is made without collusion with any other person, firm or corporation and that all laws and ordinances relating to the interest of public officers in this contract have been complied with in every respect.

AND he or she proposes and agrees, if this proposal is accepted,

1) that he or she will contract with the City of Ukiah, Mendocino County, California, in the form of the copy of the agreement herein contained

   a) to provide all necessary machinery, tools, apparatus and other means of construction;

   b) to furnish all materials;

   c) to provide all superintendence, overhead expenses and all labor and expenses of whatever nature necessary to complete the job in conformity with the specifications and drawings and other contract provisions herein or reasonably implied hereby or as necessary to complete the work in the manner and within the time named herein and according to the requirements and to the reasonable satisfaction of the City Engineer;

   d) to pay all charges of freight transportation and hauling;

2) that he or she indemnifies the City against any loss or damage arising from any act of the undersigned as Contractor; and

3) that he or she will accept as full payment therefor the following sums:

BIDDING SCHEDULE

In the case of any discrepancy between the unit price and the total set forth for the item, the unit price shall prevail; provided, however, that if the amount set forth as a unit price is ambiguous, unintelligible or uncertain for any reason, or is omitted, or in the case of lump sum items, is not the same amount as the entry in the “Total” column, then the amount set forth in the “Total” column for the item shall prevail in accordance with the following:

1. As to lump sum items, the amount set forth in the “Total” column shall be the unit price;
2. As to unit basis items, the amount set forth in the “Total” column shall be divided by the estimated quantity for the item and the price thus obtained shall be the unit price.

The Total Base Bid shall be the sum of the items in the “Total” column. In case of discrepancy between the sum of the items in the “Total” column and the amount entered as Total Base Bid, the sum of the “Total” column items shall prevail. The bid comparison will be based on the sum of the items in the “total” column for each bidder.

The Unit prices for the various Construction Items below include all costs associated with the General Conditions, Special Provisions, Requirements of the Construction Contract, and represent the total, complete, in-place cost for each specific Construction Item in accordance with the Construction Documents, including all elements, work components, accessories, and connections, shown in applicable details or required to yield a complete, sound and functional component or system appropriate for its intended function, whether or not such is specifically described or listed in any description of measurement or payment. The total amount of the Construction items below shall represent the total and complete cost of the fully functional Project. All work not specifically listed below be required to complete the work of the various construction items and the cost of such shall be considered as included throughout the various unit prices indicated.

Lowest bid will be based on the lowest Base Bid, not including the add alternate bid item.

NAME OF BIDDER: _____
SPEC #: **1819-173**
PROJECT NAME: **DOWNTOWN STREETSCAPE AND ROAD DIET**

Item #	Description	Unit of Measure	Quantity	Unit Price	Total
1	Streetscape Mobilization, Demobilization, and Final Cleanup	LS	1	$_____	$_____
2	Road Diet Mobilization, Demobilization, and Final Cleanup	LS	1	$_____	$_____
3	Storm Water Pollution Prevention Plan (SWPPP)	LS	1	$_____	$_____
4	Storm Water Sampling and Analysis Day	EA	7	$_____	$_____
5	Temporary Water Pollution Control Measures	LS	1	$_____	$_____
6	Progress Schedule (Critical Path Method)	LS	1	$_____	$_____
7	Construction Area Signs	LS	1	$_____	$_____
8	Traffic Control System	LS	1	$_____	$_____
9	Construction Survey	LS	1	$_____	$_____
10	Remove Thermoplastic Traffic Stripe	LF	9,042	$_____	$_____
11	Remove Thermoplastic Traffic Marking	SF	438	$_____	$_____
12	Adjust Existing Manhole Cover to Grade	EA	14	$_____	$_____
13	Adjust Existing Valve/SSCO to grade	EA	87	$_____	$_____
14	Adjust Existing Utility Cover to Grade (Sidewalk)	EA	198	$_____	$_____
15	Remove Concrete (Curb and Gutter)	LF	5,317	$_____	$_____

16	Remove Concrete Sidewalk	SF	45,252	$_____	$_____
17	Cold Plane Asphalt Concrete Pavement Conforms	SF	5,850	$_____	$_____
18	Remove Pavement	SF	142,654	$_____	$_____
19	Clearing and Grubbing	LS	1	$_____	$_____
20	Roadway Excavation (FINAL)	CY(F)	4,696	$_____	$_____
21	Remove Unsuitable Material	CY	50	$_____	$_____
22	Class 2 Aggregate Base (FINAL)	CY(F)	3,354	$_____	$_____
23	Hot Mix Asphalt (Type A)	TON	5,150	$_____	$_____
24	Geosynthetic Pavement Interlayer (Paving Fabric)	SY	6,070	$_____	$_____
25	12" Reinforced Concrete Pipe (Class IV)	LF	325	$_____	$_____
26	Drainage Inlet	EA	12	$_____	$_____
27	Modify Existing Drainage Inlet to Manhole	EA	2	$_____	$_____
28	LID Storm Drain Inlet	EA	10	$_____	$_____
29	Remove Existing Drainage Inlet	EA	12	$_____	$_____
30	Trench Bracing and Shoring	LS	1	$_____	$_____
31	Minor Concrete (Curb)	LF	50	$_____	$_____
32	Minor Concrete (Curb and Gutter)	LF	4,138	$_____	$_____

33	Minor Concrete (Driveway)	SF	2,877	$_____	$_____
34	Minor Concrete (Sidewalk)	SF	34,612	$_____	$_____
35	Minor Concrete (Sidewalk, light exposed aggregate finish)	SF	9,845	$_____	$_____
36	Minor Concrete (Sidewalk, medium exposed aggregate finish)	SF	2,039	$_____	$_____
37	Minor Concrete (Curb Ramp, exposed aggregate finish)	EA	55	$_____	$_____
38	Irrigation System	LS	1	$_____	$_____
39	Street Tree	EA	105	$_____	$_____
40	Decomposed Granite Tree Well	SF	2,170	$_____	$_____
41	Bench	EA	25	$_____	$_____
42	Trash Receptacle	EA	17	$_____	$_____
43	Bike Rack	EA	28	$_____	$_____
44	Planter Rail	LF	940	$_____	$_____
45	Planting Area	SF	6,223	$_____	$_____
46	Plant Establishment Work	LS	1	$_____	$_____
47	Bioretention Area	SF	4,100	$_____	$_____
48	Survey Monument	EA	7	$_____	$_____
49	Flag Pole Sleeve	EA	90	$_____	$_____

50	Parking Meter Post	EA	38	$_____	$_____
51	Pavement Marker	EA	259	$_____	$_____
52	Remove Roadside Sign (Metal Post)	EA	91	$_____	$_____
53	Remove Roadside Sign Panel	EA	75	$_____	$_____
54	Metal Roadside Sign	EA	75	$_____	$_____
55	Roadside Sign - One Post	EA	91	$_____	$_____
56	Parking Tee Traffic Stripe	EA	610	$_____	$_____
57	Traffic Stripe (Detail 22)	LF	1,428	$_____	$_____
58	Traffic Stripe (Detail 27B)	LF	200	$_____	$_____
59	Traffic Stripe (Detail 32)	LF	920	$_____	$_____
60	Traffic Stripe (Detail 37B)	LF	200	$_____	$_____
61	Traffic Stripe (Detail 38)	LF	546	$_____	$_____
62	Traffic Stripe (Detail 40)	LF	53	$_____	$_____
63	Thermoplastic Crosswalk and Pavement Marking	SF	2,513	$_____	$_____
64	Decorative Thermoplastic Crosswalk (State St / Seminary Ave)	LS	1	$_____	$_____
65	Decorative Thermoplastic Crosswalk (State St / Perkins St)	LS	1	$_____	$_____
66	Decorative Thermoplastic Crosswalk (State St / Standley St)	LS	1	$_____	$_____

67	Decorative Thermoplastic Crosswalk (State St / Henry St)	LS	1	$_____	$_____
68	Modify Signal (State Street / Mill Street)	LS	1	$_____	$_____
69	Modify Signal (State Street / Perkins Street)	LS	1	$_____	$_____
70	Modify Signal (State Street / Standley Street)	LS	1	$_____	$_____
71	Remove Lighting Standard	EA	2	$_____	$_____
72	Inductive Loop Detector	EA	8	$_____	$_____
73	Lighting System	LS	1		
TOTAL BASE BID➔				$_____	

ADD ALTERNATIVE BID ITEM 1					
Item #	**Description**	**Unit of Measure**	**Quantity**	**Unit Price**	**Total**
74	ADD Brick Paver Band	LF	2800	$_____	$_____

INSTRUCTIONS FOR ADD ALTERNATIVE BID ITEM 1:
Add Alternative Bid Item 1, item # 74, set forth the item necessary to construct a brick band as shown on plan sheets 101 through 103. If Add Alternative 1 is selected by the City of Ukiah the quantity of Bid Item 36 Minor Concrete (Sidewalk, medium exposed aggregate finish) will be reduced by 3,750 SF. No adjustment will be made in price. Lowest bid will be based on the lowest Base Bid, not including the add alternate bid item.

We, the undersigned, acknowledge that the City Council has reserved the right to reject any or all bids and to determine which proposal is, in its opinion, the lowest responsive bid from a responsible bidder and that which it deems in the best interest of the City to accept. We, the undersigned, further agree, if this proposal shall be accepted, to sign the agreement and to furnish the required bonds with satisfactory surety, or sureties, within fifteen (15) calendar days after written notice that the contract is ready for signature; and, if the undersigned shall fail to contract, as aforesaid, it shall be understood that he or she has abandoned the contract and that, therefore, this proposal shall be null and void and the proposal guaranty accompanying this proposal, or the amount of said guaranty, shall be forfeited to and become the property of the City. Otherwise, the proposal guaranty accompanying this proposal shall be returned to the undersigned.

Witness our hands this day of _____, 20____.

Licensed in accordance with an act providing for the registration of California Contractors License No. _____, expiration date _____.

THE CONTRACTOR'S LICENSE NUMBER AND EXPIRATION DATE STATED HEREIN ARE MADE UNDER PENALTY OF PERJURY.

Department of Industrial Relations Public Works Contractor Registration Number:_____

Signature of bidder or bidders, with business name, address, phone number and fax number:

_____

_____

_____

_____

Notice: In the case of a corporation, give below the addresses of the principal office thereof and names and addresses of the President, Secretary, Treasurer.

_____

_____

_____

FAIR EMPLOYMENT PRACTICES CERTIFICATION

TO:_____

_____

The undersigned, in submitting a bid for performing the following work by Contract, hereby certifies that he or she has or will meet the standards of affirmative compliance with the Fair Employment Practices requirements of the Special Provisions contained herein.

DOWNTOWN STREETSCAPE AND ROAD DIET

_____
(Signature of Bidder)

Business Mailing Address:

_____

_____

_____

Business Location:

_____

_____

(The bidder shall execute the certification of this page prior to submitting his or her proposal.)

WORKER'S COMPENSATION CERTIFICATE

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Worker's Compensation or undertake self-insurance in accordance with the provisions of that code and I will comply with such provisions before commencing the performance of the work of this contract.

Witness my hand this_____ day of _____, 200____

Signature of Bidder, with Business Address:

_____

_____

_____

_____

CERTIFICATION OF NONDISCRIMINATION IN EMPLOYMENT

The bidder represents that he or she has/has not, participated in a previous contract or subcontract subject to either the equal opportunity clause herein or the clause contained in Section 301 of Executive Order 10925; that he or she has/has not, filed all required compliance reports; and that representations indicating submission of required compliance prior to subcontract awards.

Signature and address of Bidder:

_____ Date_____

_____

_____

_____

(This certification shall be executed by the bidder in accordance with Section 60-1.6 of the Regulations of the President's Committee on Equal Employment Opportunity for implementing Executive Orders 10925 and 11114.)

LIST OF PROPOSED SUBCONTRACTORS

In compliance with the provisions of Sections 4100-4108 of the California Public Contract Code and any amendments thereof, each bidder shall set forth (a) the name and location of the place of business of each subcontractor who will perform work or labor or render service in or about the construction site or a subcontractor licensed by the State of California who, under subcontract to the prime contractor, specially fabricates and installs a portion of the work or improvement according to detailed drawings contained in the plans and specifications in an amount in excess of one-half of 1 percent of the total bid and (b) the California Contractor License Number for each subcontractor, and (c) the portion of the work to be done by each subcontractor.(See General Conditions Section 1-09.) Include with the name of each sub-contractor their Department of Industrial Relations Public Works Contractor Registration Number.

SUBCONTRACTOR NAME	SUBCONTRACTOR LICENSE NUMBER	SUBCONTRACTOR DIR REGISTRATION NUMBER	SUBCONTRACTOR BUSINESS ADDRESS	DESCRIPTION OF WORK

STATEMENT OF EXPERIENCE OF BIDDER

The bidder is required to state below what work of similar magnitude or character he or she has done and to give references that will enable the City Council to judge of his or her experience, skill and business standing and his or her ability to conduct work as completely and rapidly as required under the terms of the contract.

SIGNATURE(S) OF BIDDER

Accompanying this proposal is _____
(insert the words "cash ($)", "cashier's check" or "bidder's bond", as the case may be) in an amount equal to at least 10 percent of the bid.

The names of all persons interested in the foregoing proposal as principals are as follows:

IMPORTANT NOTICE: If bidder or other interested person is a corporation, provide the legal name of corporation and also the names of the president, secretary, treasurer and manager thereof. If a co-partnership, provide the true name of firm and also the names of all individual co-partners composing the firm. If bidder or other interested person is an individual, provide the first and last names in full.

_____

_____

_____

Licensed in accordance with an act providing for the registration of Contractors:

License No. _____, License Expiration Date _____.

Signature(s) of Bidder: _____

_____

_____

NOTE: If bidder is a corporation, the legal name of the corporation shall be set forth above together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation; if bidder is a co-partnership, the true name of the firm shall be set forth above together with the signature of the partner or partners authorized to sign contracts in behalf of the co-partnership; and if bidder is an individual, his or her signature shall be placed above. If a member of a partnership, a Power of Attorney must be on file with the Department prior to opening bids or submitted with the bid; otherwise, the bid will be disregarded as irregular and unauthorized.

Business address: _____

_____

Place of residence: _____

_____

Dated: _____

CITY OF UKIAH
Mendocino County, California

BIDDER'S BOND

KNOW ALL MEN BY THESE PRESENTS,

That we, _____

_____, as PRINCIPAL and

_____

_____, as SURETY,

are held and firmly bound unto the City of Ukiah in the penal sum of 10 PERCENT OF THE TOTAL AMOUNT OF THE BID of the Principal above named, submitted by said Principal to the City of Ukiah, as the case may be, for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, to the City Clerk to which said bid was submitted, we bind ourselves, our heirs, executors, administrators and successors jointly and severally, firmly by these presents. In no case shall the liability of the surety hereunder exceed the sum of $_____

THE CONDITION OF THIS OBLIGATION IS SUCH,

That whereas the Principal has submitted the above mentioned bid to the City of Ukiah, as aforesaid, for certain construction specifically described as follows, for which bids are to be opened at the Office of the City Clerk, Ukiah Civic Center, Ukiah, California, on <<DATE OF BID OPENING>> for DOWNTOWN STREETSCAPE AND ROAD DIET

NOW, THEREFORE, If the aforesaid Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him or her for signatures, enters into a written contract, in the prescribed form, in accordance with the bid and files two bonds with the City of Ukiah, one to guarantee faithful performance and the other to guarantee payment for labor and materials, as required by law, then this obligation shall be null and void; otherwise, it shall be and remain in full force and virtue.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this _____ day of _____, A.D. 20_____.

_____(Seal)

_____(Seal)

_____(Seal)
Principal

_____(Seal)

_____(Seal)

_____(Seal)
Surety

Address: _____

_____

_____

NON-COLLUSION AFFIDAVIT

Note: Bidder shall execute the affidavit on this page prior to submitting his or her bid.

To City Council, City of Ukiah:

The undersigned in submitting a bid for performing DOWNTOWN STREETSCAPE AND ROAD DIET by contract, being duly sworn, deposes and says:

> that he or she has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with such contract.

_____

_____

_____
Signature(s) of Bidder

Business Address:_____

_____

_____

Place of Residence:_____

_____

_____

NOTARIZATION

Subscribed and sworn to before me this _____ day of _____, 20____.

_____

Notary Public in and for the County of_____, State of California.

My Commission Expires _____, 20 ____.

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The bidder_____, proposed subcontractor _____, hereby certifies that he has ___ , has not , participated in

a previous contract or subcontract subject to the equal opportunity clauses, as required by Executive Orders 10925, 11114, or

11246, and that, where required, he has filed with the Joint Reporting Committee, the Director of the Office of Federal

Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on

Equal Employment Opportunity, all reports due under the applicable filling requirements.

Note: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of $10,000 or under are exempt.)

Currently, Standard Form 100 (EEO-1) is the only report required by the Executive Orders or their implementing regulations.

Proposed prime contractors and subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60-1.7(b) (1) prevents the award of contracts and subcontracts unless such contractor submits a report covering the delinquent period or such other period specified by the Federal Highway Administration or by the Director, Office of Federal Contract Compliance, U.S. Department of Labor.

_____

DEBARMENT AND SUSPENSION CERTIFICATION

TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29

The bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Notes: Providing false information may result in criminal prosecution or administrative sanctions.
The above certification is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Certification.

_____

NONLOBBYING CERTIFICATION FOR FEDERAL-AID CONTRACTS

The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

(I) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in conformance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed $100,000 and that all such subrecipients shall certify and disclose accordingly.

DISCLOSURE OF LOBBYING ACTIVITIES

COMPLETE THIS FORM TO DISCLOSE LOBBYING ACTIVITIES PURSUANT TO 31 U.S.C. 1352

1. Type of Federal Action:

☐ a. contract
b. grant
c. cooperative agreement
d. loan
e. loan guarantee
f. loan insurance

2. Status of Federal Action:

☐ a. bid/offer/application
b. initial award
c. post-award

3. Report Type:

☐ a. initial
b. material change

For Material Change Only:
year____quarter _____
date of last report _____

4. Name and Address of Reporting Entity

☐ Prime ☐ Subawardee
Tier_____, if known

Congressional District, if known

5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:

Congressional District, if known

6. Federal Department/Agency:

7. Federal Program Name/Description:

_____

CFDA Number, if applicable

8. Federal Action Number, if known:

9. Award Amount, if known:

10. a. Name and Address of Lobby Entity
(If individual, last name, first name, MI)

b. Individuals Performing Services (including address if different from No. 10a)
(last name, first name, MI)

(attach Continuation Sheet(s) if necessary)

11. Amount of Payment (check all that apply)

$ _____ ☐ actual ☐ planned

12. Form of Payment (check all that apply):

☐ a. cash
☐ b. in-kind; specify: nature _____
value _____

13. Type of Payment (check all that apply)

☐ a. retainer
☐ b. one-time fee
☐ c. commission
☐ d. contingent fee
☐ e deferred _____
☐ f. other, specify

14. Brief Description of Services Performed or to be performed and Date(s) of Service, including officer(s), employee(s), or member(s) contacted, for Payment Indicated in Item 11:

(attach Continuation Sheet(s) if necessary)

15. Continuation Sheet(s) attached: Yes ☐ **No** ☐

16. Information requested through this form is authorized by Title 31 U.S.C. Section 1352. This disclosure of lobbying reliance was placed by the tier above when his transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to Congress semiannually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: _____

Print Name: _____

Title: _____

Telephone No.:_____Date:

Federal Use Only:

Authorized for Local Reproduction

Standard Form – LLL Rev. 09-12-97

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of covered Federal action or a material change to previous filing pursuant to title 31 U.S.C. section 1352. The filing of a form is required for such payment or agreement to make payment to lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress an officer or employee of Congress or an employee of a Member of Congress in connection with a covered Federal action. Attach a continuation sheet for additional information if the space on the form is inadequate. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence, the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a follow-up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last, previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, state and zip code of the reporting entity. Include Congressional District if known. Check the appropriate classification of the reporting entity that designates if it is or expects to be a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the first tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in Item 4 checks "Subawardee" then enter the full name, address, city, state and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organization level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identification in item 1 (e.g., Request for Proposal (RFP) number, Invitation for Bid (IFB) number, grant announcement number, the contract grant. or loan award number, the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitments for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, state and zip code of the lobbying entity engaged by the reporting entity identified in item 4 to influenced the covered Federal action.
    (b) Enter the full names of the individual(s) performing services and include full address if different from 10 (a). Enter Last Name, First Name and Middle Initial (MI).
11. Enter the amount of compensation paid or reasonably expected to be paid by the reporting entity (item 4) to the lobbying entity (item 10). Indicate whether the payment has been made (actual) or will be made (planned). Check all boxes that apply. If this is a material change report, enter the cumulative amount of payment made or planned to be made.
12. Check the appropriate box. Check all boxes that apply. If payment is made through an in-kind contribution, specify the nature and value of the in-kind payment.
13. Check the appropriate box. Check all boxes that apply. If other, specify nature.
14. Provide a specific and detailed description of the services that the lobbyist has performed or will be expected to perform and the date(s) of any services rendered. Include all preparatory and related activity not just time spent in actual contact with Federal officials. Identify the Federal officer(s) or employee(s) contacted or the officer(s) employee(s) or Member(s) of Congress that were contacted.
15. Check whether or not a continuation sheet(s) is attached.
16. The certifying official shall sign and date the form, print his/her name title and telephone number.

Public reporting burden for this collection of information is estimated to average 30 minutes per response, including time for reviewing instruction, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, D.C. 20503.
SF-LLL-Instructions Rev. 06-04-90

Exhibit 12-B Bidder's List of subcontractor (DBE and Non-DBE) Part 1

As of March 1, 2015 Contractors (and sub-contractors) wishing to bid on public works contracts shall be registered with the State Division of Industrial Relations and certified to bid on Public Works contracts. Please register at: https://efiling.dir.ca.gov/PWCR/ActionServlet?action=displayPWCRegistrationForm

In accordance with Title 49, Section 26.11 of the Code of Federal Regulations, and Section 4104 of the Public Contract Code of the State of California, as amended, the following information is required for each sub-contractor who will perform work amounting to more than one half of one percent (0.5%) of the Total Base Bid or $10,000 (whichever is greater). **Photocopy this form for additional firms.** Federal Project Number: HSIPL-5049(026)

Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Sub-contracted	Contractor License Number / DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.

Distribution: 1) Original-Local Agency File 2) Copy-DLAE w/ Award Package

Exhibit 12-B Bidder's List of subcontractor (DBE and Non-DBE) Part 2

In accordance with Title 49, Section 26 of the Code of Federal Regulations, the Bidder shall list all subcontractor who provide a quote or bid but were not selected to participate as a subcontractor on this project. Photocopy this form for additional firms.

Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Sub-contracted	Contractor License Number / DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.

Distribution: 1) Original-Local Agency File 2) Copy-DLAE w/ Award Package

Exhibit 15-G Construction Contract DBE Commitment

1. Local Agency: City of Ukiah 2. Contract DBE Goal: 10%

3. Project Description: Streetscape improvements including sidewalk widening, curb ramps and bulb-outs, lighting, furniture and trees

4. Project Location: State, Perkins, Standley, and Henry Streets, Ukiah, CA

5. Bidder's Name: _____ 6. Prime Certified DBE: ☐ 7. Bid Amount: _____

8. Total Dollar Amount for **ALL** Subcontractors: _____ 9. Total Number of **ALL** Subcontractors: _____

10. Bid Item Number	11. Description of Work, Service, or Materials Supplied	12. DBE Certification Number	13. DBE Contact Information (Must be certified on the date bids are opened)	14. DBE Dollar Amount

Local Agency to Complete this Section upon Execution of Award

21. Local Agency Contract Number: _____

22. Federal-Aid Project Number: _____

23. Bid Opening Date: _____

24. Contract Award Date: _____

25. Award Amount: _____

Local Agency certifies that all DBE certifications are valid and information on this form is complete and accurate.

26. Local Agency Representative's Signature _____ 27. Date _____

28. Local Agency Representative's Name _____ 29. Phone _____

30. Local Agency Representative's Title _____

15. TOTAL CLAIMED DBE PARTICIPATION **$** _____ **%**

IMPORTANT: Identify all DBE firms being claimed for credit, regardless of tier. Names of the First Tier DBE Subcontractors and their respective item(s) of work listed above must be consistent, where applicable with the names and items of the work in the "Subcontractor List" submitted with your bid. Written confirmation of each listed DBE is required.

16. Preparer's Signature _____ 17. Date _____

18. Preparer's Name _____ 19. Phone _____

20. Preparer's Title _____

DISTRIBUTION: 1. Original – Local Agency
2. Copy – Caltrans District Local Assistance Engineer (DLAE). Failure to submit to DLAE within 30 days of contract execution may result in de-obligation of federal funds on contract.
3. Include additional copy with award package.

ADA Notice: For individuals with sensory disabilities, this document is available in alternate formats. For information call (916) 654-6410 or TDD

INSTRUCTIONS – CONSTRUCTION CONTRACT DBE COMMITMENT

CONTRACTOR SECTION

1. Local Agency - Enter the name of the local agency that is administering the contract.
2. Contract DBE Goal - Enter the contract DBE goal percentage as it appears on the project advertisement.
3. Project Location - Enter the project location(s) as it appears on the project advertisement.
4. Project Description - Enter the project description as it appears on the project advertisement (Bridge Rehab, Seismic Rehab, Overlay, Widening, etc).
5. Bidder's Name - Enter the contractor's firm name.
6. Prime Certified DBE - Check box if prime contractor is a certified DBE.
7. Bid Amount - Enter the total contract bid dollar amount for the prime contractor.
8. Total Dollar Amount for ALL Subcontractors – Enter the total dollar amount for all subcontracted contractors. SUM = (DBEs + all Non-DBEs). Do not include the prime contractor information in this count.
9. Total number of ALL subcontractors – Enter the total number of all subcontracted contractors. SUM = (DBEs + all Non-DBEs). Do not include the prime contractor information in this count.
10. Bid Item Number - Enter bid item number for work, services, or materials supplied to be provided.
11. Description of Work, Services, or Materials Supplied - Enter description of work, services, or materials to be provided. Indicate all work to be performed by DBEs including work performed by the prime contractor's own forces, if the prime is a DBE. If 100% of the item is not to be performed or furnished by the DBE, describe the exact portion to be performed or furnished by the DBE. See LAPM Chapter 9 to determine how to count the participation of DBE firms.
12. DBE Certification Number - Enter the DBE's Certification Identification Number. All DBEs must be certified on the date bids are opened.
13. DBE Contact Information - Enter the name, address, and phone number of all DBE subcontracted contractors. Also, enter the prime contractor's name and phone number, if the prime is a DBE.
14. DBE Dollar Amount - Enter the subcontracted dollar amount of the work to be performed or service to be provided. Include the prime contractor if the prime is a DBE. See LAPM Chapter 9 for how to count full/partial participation.
15. Total Claimed DBE Participation - $: Enter the total dollar amounts entered in the "DBE Dollar Amount" column. %: Enter the total DBE participation claimed ("Total Claimed DBE Participation Dollars" divided by item "Bid Amount"). If the total % claimed is less than item "Contract DBE Goal," an adequately documented Good Faith Effort (GFE) is required (see Exhibit 15-H DBE Information - Good Faith Efforts of the LAPM).
16. Preparer's Signature - The person completing the DBE commitment form on behalf of the contractor's firm must sign their name.
17. Date - Enter the date the DBE commitment form is signed by the contractor's preparer.
18. Preparer's Name - Enter the name of the person preparing and signing the contractor's DBE commitment form.
19. Phone - Enter the area code and phone number of the person signing the contractor's DBE commitment form.
20. Preparer's Title - Enter the position/title of the person signing the contractor's DBE commitment form.

LOCAL AGENCY SECTION

21. Local Agency Contract Number - Enter the Local Agency contract number or identifier.
22. Federal-Aid Project Number - Enter the Federal-Aid Project Number(s).
23. Bid Opening Date - Enter the date contract bids were opened.
24. Contract Award Date - Enter the date the contract was executed.
25. Award Amount – Enter the contract award amount as stated in the executed contract.
26. Local Agency Representative's Signature - The person completing this section of the form for the Local Agency must sign their name to certify that the information in this and the Contractor Section of this form is complete and accurate.
27. Date - Enter the date the DBE commitment form is signed by the Local Agency Representative.

28. Local Agency Representative's Name - Enter the name of the Local Agency Representative certifying the contractor's DBE commitment form.
29. Phone - Enter the area code and phone number of the person signing the contractor's DBE commitment form.
30. Local Agency Representative Title - Enter the position/title of the Local Agency Representative certifying the contractor's DBE commitment form.

Exhibit 15-H: Proposer/Contractor Good Faith Efforts

Federal-aid Project No(s). HSIPL-5049(026)_____ Bid Opening Date _____

The City of Ukiah established a Disadvantaged Business Enterprise (DBE) goal of 10% for this contract. The information provided herein shows the required good faith efforts to meet or exceed the DBE contract goal.

Proposers or bidders submit the following information to document their good faith efforts within five (5) business days from bid opening. Proposers and bidders are recommended to submit the following information even if the Exhibit 10-O1: Consultant Proposal DBE Commitments or Exhibit 15-G: Construction Contract DBE Commitment indicate that the proposer or bidder has met the DBE goal. This form protects the proposer's or bidder's eligibility for award of the contract if the administering agency determines that the bidder failed to meet the goal for various reasons, e.g., a DBE firm was not certified at bid opening, or the bidder made a mathematical error.

The following items are listed in the Section entitled "Submission of DBE Commitment" of the Special Provisions, **please attach additional sheets as needed**:

A. The names and dates of each publication in which a request for DBE participation for this project was placed by the bidder (please attach copies of advertisements or proofs of publication):

Publications	Dates of Advertisement

B. The names and dates of written notices sent to certified DBEs soliciting bids for this project and the dates and methods used for following up initial solicitations to determine with certainty whether the DBEs were interested (please attach copies of solicitations, telephone records, fax confirmations, etc.):

Names of DBEs Solicited	Date of Initial Solicitation	Follow Up Methods and Dates

C. The items of work made available to DBE firms including those unbundled contract work items into economically feasible units to facilitate DBE participation. It is the bidder's responsibility to demonstrate that sufficient work to facilitate DBE participation in order to met or exceed the DBE contract goal.

Items of Work	Bidder Normally Performs Item (Y/N)	Breakdown of Items	Amount ($)	Percentage Of Contract

D. The names, addresses and phone numbers of rejected DBE firms, the reasons for the bidder's rejection of the DBEs, the firms selected for that work (please attach copies of quotes from the firms involved), and the price difference for each DBE if the selected firm is not a DBE:

Names, addresses and phone numbers of rejected DBEs and the reasons for the bidder's rejection of the DBEs:

_____
_____
_____
_____

Names, addresses and phone numbers of firms selected for the work above:

_____
_____
_____
_____

E. Efforts (e.g. in advertisements and solicitations) made to assist interested DBEs in obtaining information related to the plans, specifications and requirements for the work which was provided to DBEs:

_____
_____
_____
_____

F. Efforts (e.g. in advertisements and solicitations) made to assist interested DBEs in obtaining bonding, lines of credit or insurance, necessary equipment, supplies, materials, or related assistance or services, excluding supplies and equipment the DBE subcontractor purchases or leases from the prime contractor or its affiliate:

_____

_____

_____

_____

G. The names of agencies, organizations or groups contacted to provide assistance in contacting, recruiting and using DBE firms (please attach copies of requests to agencies and any responses received, i.e., lists, Internet page download, etc.):

Name of Agency/Organization	Method/Date of Contact	Results

H. Any additional data to support a demonstration of good faith efforts:

_____

_____

PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT

In accordance with Public Contract Code Section 10285.1 (Chapter 376, Stats, 1986), The bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder has___, has not___ been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The bidder must place a check mark after "has" or "has not" in one of the blank spaces provided.

The above Statement is part of the Proposal. Signing the Contractor’s Proposal on the signature portion thereof shall also constitute signature of this Statement.

Bidders are cautioned that making false certification may subject the certifier to criminal prosecution.

PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In accordance with Public Contract Code Section 10162, The Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes _____ No _____

If the answer is "Yes," explain the circumstances in the following space.

PUBLIC CONTRACT SECTION 10232 STATEMENT

In accordance with Public Contract Code Section 10232, the Contractor hereby states under penalty of perjury that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

Note: The above Statement and Questionnaire are part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire.

Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

CITY OF UKIAH
Mendocino County, California

AGREEMENT

FOR

DOWNTOWN STREETSCAPE AND ROAD DIET
Specification No.1819-173

THIS AGREEMENT, made this _____ day of _____, 20____, by and between the City of Ukiah,

Mendocino County, California, hereinafter called the City and _____ hereinafter called the

Contractor,

WITNESSETH:

WHEREAS, the City has caused to be prepared in accordance with law, specifications, drawings and other contract documents for the work herein described and shown and has approved and adopted these contract documents, specifications and drawings and has caused to be published in the manner and for the time required by law a notice to bidders inviting sealed proposals for doing the work in accordance with the terms of this contract and

WHEREAS, the Contractor, in response to the notice to bidders, has submitted to the City a sealed proposal accompanied by a proposal guaranty in an amount of not less than 10 percent of the bid price for the construction of the proposed work in accordance with the terms of this contract and

WHEREAS, the City, in the manner prescribed by law, has publicly opened, examined and canvassed the proposals submitted and as a result has determined and declared the Contractor to be the lowest and best regular responsible bidder for the work and for the sums named in the proposal,

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

Article 1. Work to be Done and Contract Days Allowed.

That the Contractor shall provide all necessary machinery, tools, apparatus and other means of construction; shall furnish all materials, superintendence, overhead, expenses, all labor and expenses of whatever nature necessary for completion of the work in conformity with the Special Provisions and other contract documents hereto attached and according to such instructions as may be given by the Engineer. The Contractor shall complete the work within 250 WORKING days. Contract days shall be counted starting with the 10th day following receipt of notice that the contract has been executed by the City. Contractor, at his or her option, may begin work prior to start of counting contract days, however, in no event shall the Contractor start work without giving notification to the Engineer at least 72 hours prior to the start of work, without obtaining an encroachment permit from the City, or without having submitted certificates of insurance that have been accepted and approved by the Engineer

Article II. Contract Prices.

That the City shall pay the Contractor the prices stated in the proposal submitted by the Contractor, for complete performance of the contract by the Contractor. The Contractor hereby agrees to accept the prices as full compensation for all material and appliances necessary to the work, for all labor and use of tools and other

implements necessary to execute the work contemplated in this contract; for all loss or damage arising out of the nature of the work or from the action of the elements, or from any unforeseen obstructions or difficulties which may be encountered in the prosecution of the work; for all risks of every description connected therewith; for all expenses of the work, as herein specified; for all liability and other insurance, for all overhead and other expenses incident to the work; all according to the Contract Drawings, the Special Provisions, the Details, the instructions and the requirements of the City.

Article III. Labor Discrimination.

Attention is directed to Section 1735 of the Labor Code, which reads as follows:

> "No discrimination shall be made in the employment of persons upon public works because of the race, color, national origin or ancestry, or religion of such persons and every contractor for public works violating this section is subject to all the penalties imposed for a violation of this chapter."

In connection with the performance of work under this contract, the Contractor agrees as follows:

(a) The Contractor will not willfully discriminate against any employee or an applicant for employment because of race, color, religion, ancestry, or national origin. The Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, ancestry, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the awarding authority setting forth the provisions of this Fair Employment Practice section.

(b) The Contractor will send to each labor union or representative of workers with which he or she has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the awarding authority, advising the said labor union or worker's representative of the Contractor's commitments under this section, to employees and applicants for employment.

(c) The Contractor will permit access to his or her records of employment, employment advertisements, application forms and other pertinent data and records by the Fair Employment Practices Commission, City of Ukiah or any other appropriate agency of the State of California designated by the awarding authority, for the purposes of investigation to ascertain compliance with the Fair Employment Practices section of this contract.

(d) A finding of willful violation of the Fair Employment Practices section of this Contract or of the Fair Employment Practices Act shall be regarded by the awarding authority as a basis for determining the Contractor to be not a "responsible bidder" as to future contracts for which such Contractor may submit bids, for revoking the Contractor's pre-qualification rating, if any and for refusing to establish, reestablish or renew a pre-qualification rating for the Contractor.

The City of Ukiah shall deem a finding of willful receipt of written notice from the Fair Employment Practices Act to have occurred upon that it has investigated and determined that the Contractor has violated the Fair Employment Practices Act and has issued an order under Labor Code Section 1426 or obtained an injunction under Labor Code Section 1429.

Upon receipt of such written notice from the Fair Employment Practices Commission, the City shall notify the Contractor that unless he or she demonstrates to the satisfaction of the awarding authority within a stated period that the violation has been corrected, his or her pre-qualification rating will be revoked at the expiration of such period.

(e) The Contractor agrees that should the City determine that the Contractor has not complied with the Fair Employment Practices section of this Contract, then pursuant to Labor Code Section 1735 and 1775 the Contractor shall, as a penalty to the City, forfeit for each calendar day or portion thereof, for each person who was denied employment as a result of such non-compliance, the penalties provided in the Labor Code for violation of prevailing wage rates. Such monies may be recovered from the Contractor. The City may deduct any such damages from any monies due the Contractor.

(f) Nothing contained in this Fair Employment Practices section shall be construed in any manner of fashion so as to prevent the City or the State of California from pursuing any other remedies that may be available at law.

(g) Prior to awarding the Contract, the Contractor shall certify to the awarding authority that he or she has or will meet the following standards for affirmative compliance, which shall be evaluated in each case by the awarding authority:

(1) The Contractor shall provide evidence, as required by the City that he or she has notified all supervisors, foremen and other personnel officers in writing of the content of the anti-discrimination clause and their responsibilities under it.

(2) The Contractor shall provide evidence, as required by the City, that he or she has notified all sources of employees' referrals (including unions, employment agencies, advertisements, Department of Employment) of the content of the anti-discrimination clause.

(3) The Contractor shall file a basic compliance report, as required by the City. Willfully false statements made in such reports shall be punishable as provided by law. The compliance report shall also spell out the sources of the work force and who has the responsibility for determining whom to hire, or whether or not to hire.

(4) Personally, or through his or her representatives, the Contractor shall, through negotiations with the unions with whom he or she has agreements, attempt to develop an agreement which will:

a. Spell out responsibilities for nondiscrimination in hiring, referral, upgrading and training.

b. Otherwise implement an affirmative anti-discrimination program in terms of the unions' specific areas of skill and geography to the end that qualified minority workers will be available and given and equal opportunity for employment.

(5) The Contractor shall notify the City of opposition to the anti-discrimination clause by individuals, firms or organizations during the period of its pre-qualification.

(h) The Contractor will include the provisions of the foregoing paragraphs 1 through 5 in every first tier subcontract so that such provisions will be binding upon each such subcontractor.

(i) The "Fair Employment Practices Certification" must be completed and signed prior to the time of submitting the bid.

Article IV. Parts of the Contract.

That the complete contract consists of the following documents, all of which shall be considered a part of this agreement.

1. Notice to Bidders
2. Wage Rates

3. General Conditions
4. Technical Specifications
5. Proposal
6. Fair Employment Practices Certification
7. Agreement
8. Contract Bonds
9. Contract Drawings and Construction Details
10. Standard Drawings
11. Indemnification Agreement

IN WITNESS WHEREOF, this contract being executed in duplicate and the parties having caused their names to be signed by authority of their duly authorized office this _____ day of _____, 20____.

CITY OF UKIAH, MENDOCINO COUNTY, CALIFORNIA

By: _____
CITY MANAGER, CITY OF UKIAH

Attest: _____
CITY CLERK, CITY OF UKIAH

By: _____
CONTRACTOR

Attest: _____

Title: _____

The foregoing contract is approved as to form and legality this _____ day of _____, 20 ____.

_____
CITY ATTORNEY, CITY OF UKIAH

INDEMNIFICATION AGREEMENT

This Indemnification Agreement is made and entered in Ukiah, California, on _____, 20____, by and between the City of Ukiah (Ukiah) and _____ (Contractor).

Contractor is

_____

_____ for Ukiah.

As a condition of issuing the work order, attached hereto, Ukiah requires assurance that Contractor will protect Ukiah from damage or damage claims which arise from its performance of the work.

Accordingly, Contractor agrees as follows:

1. **Indemnification**. Contractor shall indemnify and hold harmless Ukiah and its officers, agents, and employees from and against any claim, loss, or damage, including the legal and other costs of defending against any claim of damage or loss which arises out of the Contractor's negligent or wrongful performance under the work order attached hereto, except for claims, losses, or damages resulting from the sole and exclusive negligence or other wrongful conduct of Ukiah or its officers, agents and employees.

CONTRACTOR

BY: _____

TITLE: _____

CITY OF UKIAH
Mendocino County, California

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS,

That we the undersigned, _____

_____,
AS PRINCIPAL, and

_____,
AS SURETY,

are held firmly bound unto **THE CITY OF UKIAH**, hereinafter called the "City", in the penal sum of

_____dollars ($_____)
for the payment of which sum we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally.

WHEREAS, the Principal has entered into a certain Contract with the City, dated _____, 20_____, a copy of which is hereto attached and made a part hereof,

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall in all respects fully perform the Contract and all duly authorized modifications thereof, during its original term and any extensions thereof that may be granted and during any guaranty period for which the Contract provides, and if the Principal shall fully satisfy all claims, arising out of the prosecution of the work under the Contract and shall fully indemnify the City for all expenses which it may incur by reason of such claims, including its attorney's fees and court costs, and if the Principal shall make full payment to all persons supplying labor, services, materials, or equipment in the prosecution of the work under the Contract, in default of which such persons shall have a direct right of action hereupon; and if the Principal shall pay or cause to be paid all sales and use taxes payable as a result of the performance of the Contract as well as payment of gasoline and special motor fuels taxes in the performance of the Contract and all motor vehicle fees required for commercial motor vehicles used in connection with the performance of the Contract, then this obligation shall be void; otherwise, it shall remain in full force and effect. No modification of the Contract or extension of the term thereof, nor any forbearance on the part of the City shall in any way release the Principal or the Surety from liability hereunder. Notice to the Surety of any such modification, extension, or forbearance is hereby waived.

IN WITNESS WHEREOF, the aforesaid Principal and Surety have executed this instrument and affixed their seals hereto, this _____ day of _____,20_____.

In the presence of:

WITNESS:

_____

_____(SEAL)
(Individual Principal)

_____
(Business Address)

_____
(City/State/Zip Code)

WITNESS:

_____

_____(SEAL)
(Corporate Principal)

_____
(Business Address)

_____
(City/State/Zip Code)

ATTEST:

_____

_____
(Corporate Principal) Affix Corporate Seal

_____
(Business Address)

_____
(City/State/Zip Code)

ATTEST:

_____ _____ Affix Corporate Seal
(Corporate Surety)

_____
(Business Address)

_____
(City/State/Zip Code)

The rate of premium on this bond is $_____ per thousand.

The total amount of premium charges is $_____..

(The above is to be filled in by Surety Company). (Power of Attorney of person signing for Surety Company must be attached).

(CERTIFICATE AS TO CORPORATE PRINCIPAL)

I,_____, certify that I am the _____ Secretary of the corporation named as Principal in the foregoing bond; that _____, who signed the said bond on behalf of the Principal, was then _____ of said corporation; that I know his signature, and that his signature thereto is genuine; and that said bond was duly signed, sealed, and attested to for and in behalf of said corporation by authority of its governing body.

_____ Affix Corporate Seal

CITY OF UKIAH
Mendocino County, California

MATERIAL AND LABOR BOND

KNOW ALL MEN BY THESE PRESENTS,

That we the undersigned, _____

_____, **AS PRINCIPAL**, and

_____

_____, **AS SURETY**,

are held firmly bound unto **THE CITY OF UKIAH**, hereinafter called the "City" in the penal sum of

_____ dollars ($_____)
for the payment of which sum we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally.

WHEREAS, the Principal has entered into a certain Contract with the City, dated _____, 20_____, a copy of which is hereto attached and made a part hereof,

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall in all respects fully perform the Contract and all duly authorized modifications thereof, during its original term and any extensions thereof that may be granted and during any guaranty period for which the Contract provides, and if the Principal shall fully satisfy all claims, arising out of the prosecution of the work under the Contract and shall fully indemnify the City for all expenses which it may incur by reason of such claims, including its attorney's fees and court costs, and if the Principal shall make full payment to all persons supplying labor, services, materials, or equipment in the prosecution of the work under the Contract, in default of which such persons shall have a direct right of action hereupon; and if the Principal shall pay or cause to be paid all sales and use taxes payable as a result of the performance of the Contract as well as payment of gasoline and special motor fuels taxes in the performance of the Contract and all motor vehicle fees required for commercial motor vehicles used in connection with the performance of the Contract, then this obligation shall be void; otherwise, it shall remain in full force and effect. No modification of the Contract or extension of the term thereof, nor any forbearance on the part of the City shall in any way release the Principal or the Surety from liability hereunder. Notice to the Surety of any such modification, extension, or forbearance is hereby waived.

IN WITNESS WHEREOF, the aforesaid Principal and Surety have executed this instrument and affixed their seals hereto, this _____ day of _____,20_____.

In the presence of:

WITNESS:

_____

_____(SEAL)
(Individual Principal)

_____
(Business Address)

_____
(City/State/Zip Code)

WITNESS:

_____

_____(SEAL)
(Corporate Principal)

_____
(Business Address)

_____
(City/State/Zip Code)

ATTEST:

_____

_____
(Corporate Principal) Affix Corporate Seal

_____
(Business Address)

_____
(City/State/Zip Code)

ATTEST:

_____ _____ Affix Corporate Seal
(Corporate Surety)

_____
(Business Address)

_____
(City/State/Zip Code)

The rate of premium on this bond is $_____ per thousand.

The total amount of premium charges is $_____..

(The above is to be filled in by Surety Company). (Power of Attorney of person signing for Surety Company must be attached).

(CERTIFICATE AS TO CORPORATE PRINCIPAL)

I,_____, certify that I am the _____ Secretary of the corporation named as Principal in the foregoing bond; that _____, who signed the said bond on behalf of the Principal, was then _____ of said corporation; that I know his signature, and that his signature thereto is genuine; and that said bond was duly signed, sealed, and attested to for and in behalf of said corporation by authority of its governing body.

_____ Affix Corporate Seal

DIRECTIONS FOR PREPARATION OF PERFORMANCE AND MATERIAL AND LABOR BOND

1. Individual sureties, partnerships, or corporations not in the surety business will not be acceptable.

2. The name of the Principal shall be shown exactly as it appears in the Contract.

3. The penal sum shall not be less than required by the Specifications.

4. If the Principals are partners or joint venturers, each member shall execute the bond as an individual and state his place of residence.

5. If the Principal is a corporation, the bond shall be executed under its corporate seal.
   If the corporation has no corporate seal, it shall so state and affix a scroll or adhesive seal following the corporate name.

6. The official character and authority of the person(s) executing the bond for the Principal, if a corporation, shall be certified by the Secretary or Assistant Secretary thereof under the corporate seal, or copies attached to such records of the corporation as will evidence the official character and authority of the officer signing, duly certified by the Secretary or Assistant Secretary, under the corporate seal, to be true copies.

7. The current power-of-attorney of the person signing for the surety company must be attached to the bond.

8. The date of the bond must not be prior to the date of the Contract.

9. The following information must be placed on the bond by the surety company:

   a. The rate of premium in dollars per thousand; and

   b. The total dollar amount of premium charged.

10. The signature of a witness shall appear in the appropriate place attending to the signature of each party of the bond.

11. Type or print the name underneath each signature appearing on the bond.

12. An executed copy of the bond must be attached to each copy of the Contract (original counterpart) intended for signing.

CITY OF UKIAH
Mendocino County, California

DEFECTIVE MATERIAL AND WORKMANSHIP (MAINTENANCE) BOND

KNOW ALL MEN BY THESE PRESENTS,

That we, _____

_____, as **PRINCIPAL**

and_____

_____, as **SURETY**,

are held and firmly bound unto the **City of Ukiah** as Obligee, in the penal sum of

_____

_____($_____),
(5 PERCENT OF THE FINAL CONTRACT AMOUNT)

to which payment well and truly to be made, we do bind ourselves, our and each of our heirs, executors, administrators successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal entered into a Contract with the City Of Ukiah
dated_____
for _____
_____

WHEREAS, said Contract has been completed, and was approved on the _____ day of _____, _____,

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall guarantee that the work will be free of any defective materials or workmanship which become apparent during the period of one (1) year following completion of the Contract, then this obligation shall be void, otherwise to remain in full force and effect, provided however, any additional warranty or guarantee whether expressed or implied is extended by the Principal or Manufacturer only, and the surety assumes no liability for such a guarantee.

Signed, sealed, and dated this _____ day of _____, 20_____.

_____(Seal)

BY:_____(Seal)

_____(Seal)
Principal

_____(Seal)

BY:_____(Seal)

_____(Seal)
Surety

Kristine Lawler

Subject: FW: Downtown Streetscape Improvement Project

From : Laura Fogg <Fogg.laura@gmail.com>
Subject : Downtown Streetscape Improvement Project
Message Body :

Mo- Can this statement be read at the WEdnesday meeting? I'm sorry to be unable to attend. To the members of the City Council: I would like to add my enthusiastic voice of support to the Downtown Streetscape Improvement Plan. I have walked and biked in our community for my entire adult life, and can see nothing but positive results once this plan is implemented. Specifically, I look forward to being able to cross State Street without feeling like it is a life-threatening experience. I believe that easier crossings will integrate more of the east side businesses into our increasingly pleasant and walkable downtown. I think wider sidewalks and room for attractive street furniture (and maybe even sculptures!!!) will benefit businesses and pedestrians alike by attracting more people to get out of their cars, walk farther and linger to chat, eat and visit our locally owned shops. I know that change and the disruption that comes with it is hard for many to embrace, but I hope you will be able to see this one through to a speedy completion. Laura Fogg 1143 W Church St Ukiah

Kristine Lawler

Subject: FW: Downtown Streetscape Improvement Project

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Subject : Downtown Streetscape Improvement Project
Message Body :

Mo- Can this statement be read at the WEdnesday meeting? I'm sorry to be unable to attend. To the members of the City Council: I would like to add my enthusiastic voice of support to the Downtown Streetscape Improvement Plan. I have walked and biked in our community for my entire adult life, and can see nothing but positive results once this plan is implemented. Specifically, I look forward to being able to cross State Street without feeling like it is a life-threatening experience. I believe that easier crossings will integrate more of the east side businesses into our increasingly pleasant and walkable downtown. I think wider sidewalks and room for attractive street furniture (and maybe even sculptures!!!) will benefit businesses and pedestrians alike by attracting more people to get out of their cars, walk farther and linger to chat, eat and visit our locally owned shops. I know that change and the disruption that comes with it is hard for many to embrace, but I hope you will be able to see this one through to a speedy completion. Laura Fogg 1143 W Church St Ukiah

Kristine Lawler

Subject: FW: Streetscape Project on 11/6 Council agenda

From: Todd Schapmire <toddschapmire@gmail.com>
Sent: Wednesday, November 06, 2019 1:21 PM
To: Shannon Riley <sriley@cityofukiah.com>
Subject: Re: Streetscape Project on 11/6 Council agenda

To Whom It May Concern,

My name is Todd Schapmire, Jr. and I am a partner in two local businesses, W Real Estate and 101 Property Management. I was born and raised in Ukiah and now I own several properties in town of which three or four will be directly affected by the streetscape project.

l had an office in Healdsburg when Healdsburg implemented their "road diet" a few years back. I witnessed first hand the resistance the community had to its implementation. Then I witnessed the remarkable improvements it made to both vehicle and pedestrian traffic. That downtown has continued to flourish and it is my opinion that the road diet played a major part in that success. I support this project for Downtown Ukiah and I cannot wait to see how our downtown will flourish in the future because of it.

Sincerely,
Todd Schapmire Jr.

Todd A. Schapmire
Team Leader, Todd Schapmire Team
W Real Estate
500 Bicentennial Way, Ste 310, Santa Rosa 95403
101 North State Street, Ukiah 95482
9240 Old Redwood Highway, Ste 114, Windsor 95492
Cell: (707) 570-9855
eFax: (707) 676-8687
Email: todd@wrealestate.net
toddschapmire.com
DRE License No. 01414195

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under the applicable law. If you are not the intended recipient, you are prohibited from disseminating, distributing or copying this message and/ or attachment(s).

Kristine Lawler

Subject: FW: Streetscape Project

From: D. E. {Rick} Johnson <exdurian@hotmail.com>
Sent: Wednesday, November 6, 2019 12:04 PM
To: Maureen Mulheren <mmulheren@cityofukiah.com>
Subject: Re: Streetscape Project

Hi Maureen,

Thanks for taking the time to read and respond. I teach a class to young people on Wednesday evenings, so apologize for not being able to attend. And yes, I would appreciate my comments being on the public record. I am in favor of improving safety and the appearance of our city. I just want to be sure that the City has the wherewithal to do a proper quality job that finishes on schedule and that there are no significant negative consequences. The main function of our streets is to move traffic!

Rick

Sent from my iPad

On Nov 6, 2019, at 09:24, Maureen Mulheren <mmulheren@cityofukiah.com> wrote:

> Hi Rick
> Thank you for your message.
> Did you want it included in the public record?
>
> The Mo You Know
> Maureen Mulheren
> 104 N School Street
> Ukiah, CA 95482
> 707-391-3664 c
> www.maureenmulheren.com
>
>> On Nov 6, 2019, at 9:19 AM, City of Ukiah Website <webmaster@cityofukiah.com> wrote:
>
>> City of Ukiah
>
>> Councilmember Mulheren,

Someone has sent you a message using the City of Ukiah's website. The details are below.

Regards,
City of Ukiah

From : Rick Johnson <exdurian@hotmail.com>
Subject : Streetscape Project
Message Body :

Good morning Shannon, Thanks for sending this to me. I want you to know that I am not opposed to this project as I agree it would increase safety on State Street and improve the visual appeal of the corridor. The city of Woodland seems to have done something similar on their main street when Hwy 16 was relocated. While Woodland is larger than Ukiah, it is a county seat and the surrounding area has similar rural character. Their set up seems to work well. My wife often take this route through Woodland instead of the Hwy 16 bypass because it is pretty and we sometimes stop for a meal. My concerns: -The funding doesn't seem to be any more certain than it was back in May. Having worked large capital projects for a major corporation during my career as an engineer, it is important to have a cost estimate that is +/- 10% and that full funding is secured beyond during front-end engineering. -Speaking of front-end engineering, it is important to have a well thought out Project Execution Plan. Since this proposed project will be executed while State Street is in operation, costs will be incurred to maintain use of State Street while construction is going on. These must be included in the estimate. -Again, I wish a trial could be conducted to make sure the flow would work. Councilperson Mulheren told me it couldn't be done because of the archaic traffic light system we have. After giving it some thought, I believe with current communication and sensor technologies available, traffic light controls could be put in place to conduct a test for probably less than $20K. Again, thanks for keeping me in the loop. Rick PS Unfortunately, due to prior commitments on Wednesday evenings, I won't be able to attend the City Council Meeting.

Agenda Item No: 12.b.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-157

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approve Plans and Specifications for the Downtown Water and Sanitary Sewer Replacement Project and Authorize Staff to Issue Bids for Specification Number 19-17

DEPARTMENT: Public Works **PREPARED BY:** Tim Eriksen, Public Works Director/City Engineer, Shannon Riley, Deputy City Manager

ATTACHMENTS:

1. 2019 10-30 City of Ukiah Water and Sanitary Sewer-att 1 (NOT FOR BID)
2. 100pc Pre final Special Provisions_Utilities (NOT FOR BID)-att2

Summary: Staff is requesting City Council Approval of Plans and Specifications for the Downtown Water and Sanitary Sewer Replacement Project and authorize staff to issue bids for Specification Number 19-17.

Background: City Staff and Design consultant GHD Inc. has completed plans (Attachment 1) and specifications (Attachment 2) No. 19-17 for this project. The line item construction estimate for this project is $3,782,291. Engineering staff and engineers at GHD are in agreement with using a very conservative contingency of 30% for this project. This is based on the age of the street, the fact that it was originally a CalTrans facility, and the experience staff has had with similar projects. This brings the Engineer's Estimate for the project to $4,916,979.

Discussion: This project is initiated by the overall Downtown Streetscape Project, which would make significant improvements to the surface of State Street, traffic signals, and pedestrian facilities. In this section of State Street, the underground water and sewer utilities need to be upgraded as they are, in part, over 100 years old. This portion of the project will be funded by the utilities.

As previously stated, this part of the City's street network was formerly owned by Caltrans as part of the US 101 Highway. It was very common along the 101 corridor to not locate utilities in the State Right of Way to avoid encroachments for regular maintenance. This created a situation where many of the utilities are under the sidewalk, leaving limited space for that infrastructure and creating challenges for repairs and maintenance. The proposed project will move those utilities into the street.

While most of the project area has already had the electric utilities undergrounded, the southern-most block still has overhead electric utilities. Plans to underground those utilities will come to the Council under separate cover from the Electric Utility Department and may be bid together with this project. This will be considered by the Council at the time of the approval of the Electric Department's Project.

Recommended Action: Approve Plans and Specifications for the Downtown Water and Sanitary Sewer Replacement Project and Authorize Staff to Issue Bids for Specification Number 19-17

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: Fund 820 Water, Fund 844 Sewer

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Finance Department

Approved: Sage Sangiacomo, City Manager

Attachment 1

DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

FOR

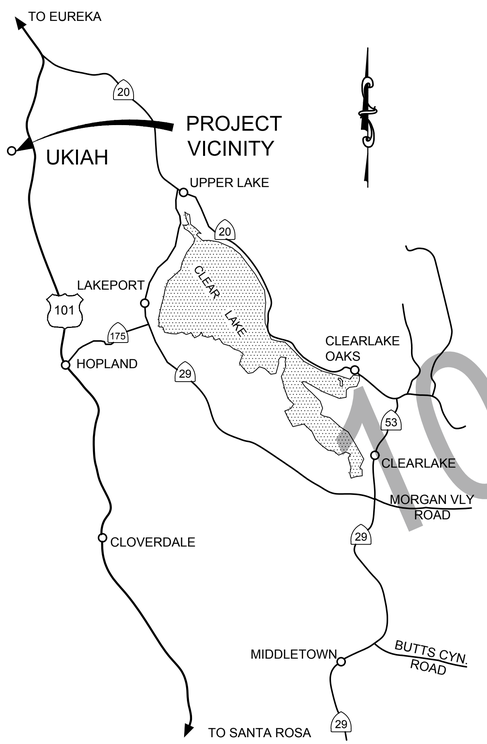
UKIAH, CALIFORNIA

SPECIFICATION NO. 2019-17

100% PRE-FINAL SUBMISSION

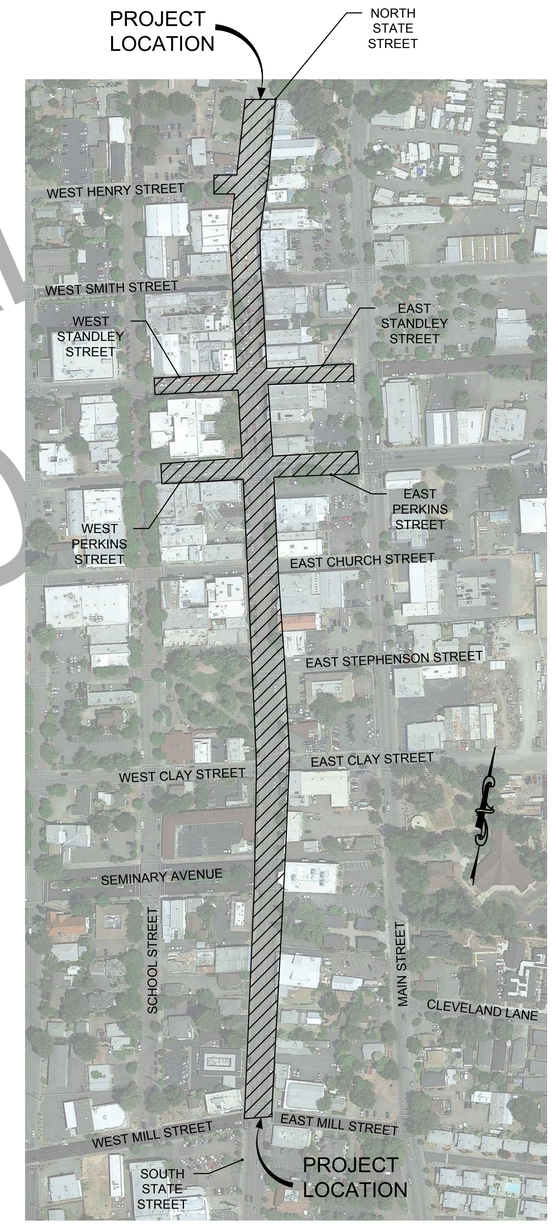
OCTOBER 2019

100% PRE-FINAL
NOT FOR BID



VICINITY MAP

NTS



LOCATION MAP

NTS

GHD Inc.
2235 Mercury Way, Suite 150
Santa Rosa, California 95407, USA
T 1 707 523 1010 F 1 707 527 8679
W www.ghd.com

REGISTERED PROFESSIONAL ENGINEER
GLEN KENNEDY
No. C68304
Exp. 9/30/19
CIVIL
STATE OF CALIFORNIA

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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MARK	DATE	DESCRIPTION

ISSUE

SPEC NO. 2019-17

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

TITLE SHEET

DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

PROJ NO: 11191705

DRWN: CP CHKD: MK

G-001

SHEET 1 OF 18

2019-10-30 6:10 PM BDEKALB
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SHEET INDEX:

SHEET NO.	DWG NO.	TITLE
GENERAL		
1	G-001	TITLE SHEET
2	G-002	SHEET INDEX AND KEY MAP
3	G-003	NOTES, LEGEND AND ABBREVIATIONS
4	G-004	SURVEY CONTROL DIAGRAM
5	G-005	POTHOLE SCHEDULE AND GEOTECHNICAL BORINGS
CIVIL		
6	C-101	PLAN & PROFILE - STATE STREET - STA 3+00 - STA 7+00
7	C-102	PLAN & PROFILE - STATE STREET - STA 7+00 - STA 11+50
8	C-103	PLAN & PROFILE - STATE STREET - STA 11+50 - STA 16+00
9	C-104	PLAN & PROFILE - STATE STREET - STA 16+00 - STA 21+00
10	C-105	PLAN & PROFILE - STATE STREET - STA 21+00 - STA 25+50
11	C-106	PLAN & PROFILE - STATE STREET - STA 25+50 - STA 30+00
12	C-107	PLAN & PROFILE - WEST PERKINS STREET - STA 50+00 - STA 54+00
13	C-108	PLAN & PROFILE - WEST STANDLEY STREET - STA 100+00 - STA 104+50
14	C-501	CIVIL DETAILS - 1
15	C-502	CIVIL DETAILS - 2
16	C-503	CIVIL DETAILS - 3
17	C-504	CIVIL DETAILS - 4
18	C-505	CIVIL DETAILS - 5

ALIGNMENT DATA

CONSTRUCTION CENTERLINE								
	STATION	NORTHING	EASTING	DISTANCE	DIRECTION	CURVE LENGTH	RADIUS	DELTA
BP	1+00	2180995.379	6219460.387					
				389.376'	N5-11-48W			
PI	4+89.38	2181383.154	6219425.119					
				727.268'	N5-11-48W			
PI	12+16.64	2182107.433	6219359.246					
				47.082'	N5-11-48W			
PI	12+63.73	2182154.322	6219354.982					
				1305.422'	N10-37-24W			
PC	25+69.15	2183437.369	6219114.325					
					N10-37-24W			
MID	26+37.45	2183504.504	6249101.732			136.35'	900'	8-40-49
					N1-56-35W			
PT	27+05.05	2183572.770	6219099.416					
				394.997'	N1-56-35W			
EP	31+00.49	2183967.54	6219086.024					

DRAWING DESIGNATION:

C - 1 0 1

DISCIPLINE — SHEET TYPE — INDIVIDUAL DRAWING NUMBER

LETTER	DISCIPLINE
G	GENERAL
C	CIVIL - UTILITY

NUMBER	SHEET TYPE
0	GENERAL
1	PLANS AND PROFILES
5	DETAILS

PROJECT SCOPE:

WORK TO BE PERFORMED IS WITHIN THE CITY OF UKIAH AND GENERALLY CONSISTS OF WATER AND SANITARY SEWER MAIN AND LATERAL REPLACEMENTS ON STATE STREET BETWEEN MILL STEET AND HENRY STREET. WORK INCLUDES DECOMMISSIONING AND REMOVAL OF EXISTING SANITARY SEWER MAINS, DECOMMISSIONING EXISTING WATER MAINS AND CONSTRUCTION OF NEW WATER MAINS, WATER LATERALS AND METER BOXES AND CONSTRUCTION OF NEW SANITARY SEWER MAINS, SANITARY SEWER MANHOLES AND SANITARY SEWER LATERALS AND CLEANOUTS.

GOVERNING AGENCIES:

DIVISION OF STATE ARCHITECT
ACCESS COMPLIANCE SECTION (DSA/ACS)
1515 CLAY STREET, SUITE 1201
OAKLAND, CA 94612
(510) 622-3127

CITY OF UKIAH
300 SEMINARY AVE
UKIAH, CA 95482
(707) 463-6200

CALTRANS
DIVISION OF LOCAL ASSISTANCE, DISTRICT 1
PO BOX 3700
EUREKA, CA 95502
(707) 441-3977

CALIFORNIA WATER BOARDS
NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD
5550 SKYLANE BLVD. SUITE A
SANTA ROSA, CA 95403

APPLICABLE CODES:

CITY OF UKIAH STANDARD PLANS

2018 STANDARD SPECIFICATIONS AND STANDARD PLANS
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

2014 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DESIGN REVISION 4 (CA MUTCD REVISION 4)

2018 POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS MANUAL

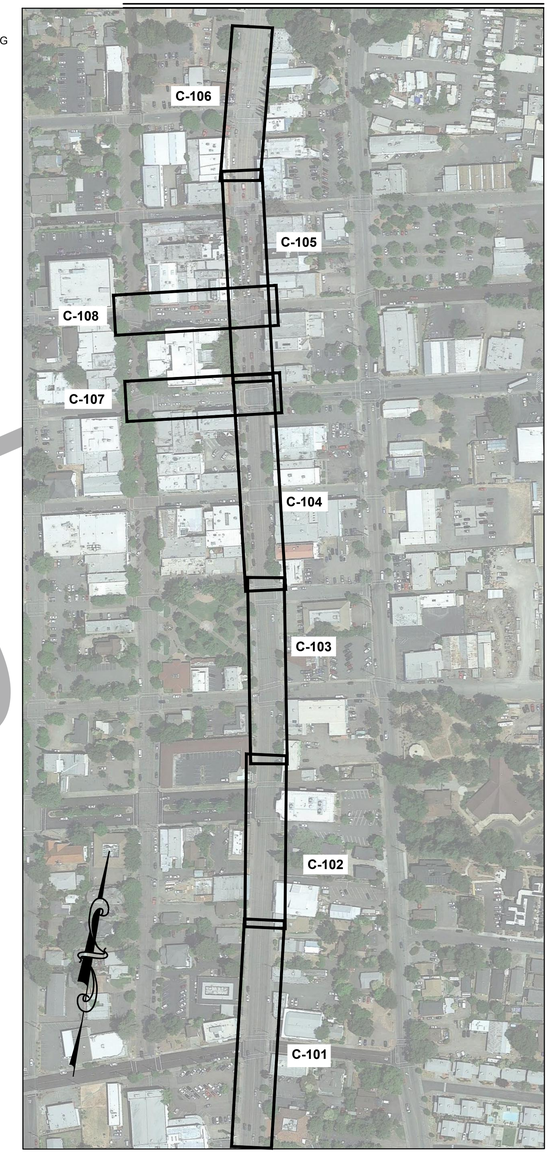
2016 CALIFORNIA BUILDING CODE (CBC)
CALIFORNIA CODE OF REGULATIONS
(CCR) TITLE 24, PART 2

2016 CALIFORNIA ELECTRICAL CODE (CEC)
CALIFORNIA CODE OF REGULATIONS
(CCR) TITLE 24, PART 3

2010 AMERICANS WITH DISABILITIES ACT (ADA)
STANDARDS FOR ACCESSIBLE DESIGN (ADAS)

2017 STORM WATER LOW IMPACT DEVELOPMENT
TECHNICAL DESIGN MANUAL

KEY MAP:



SECTION IDENTIFICATION:

SECTION IDENTIFIER — A-A
DWG ON WHICH SECTION APPEARS — C-101

DETAIL IDENTIFICATION:

DETAIL IDENTIFIER — A
DWG ON WHICH DETAIL APPEARS — C-101

SCALE
0' 300' 600' 900'
1" = 300'

CITY STANDARD IDENTIFICATION:

CITY STANDARD IDENTIFIER — 100
DWG ON WHICH DETAIL APPEARS — C-101

100% PRE-FINAL
NOT FOR BID

GHD Inc.
2235 Mercury Way, Suite 150
Santa Rosa, California 95407, USA
T 1 707 523 1010 F 1 707 527 8679
W www.ghd.com

REGISTERED PROFESSIONAL ENGINEER
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BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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MARK	DATE	ISSUE / DESCRIPTION

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

SHEET INDEX AND KEY MAP

PROJ NO: 11191705
DRWN: CP CHKD: CW

G-002

SHEET 2 OF 18

SPEC NO. 2019-17

DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

2019-10-30 6:24 PM BDEKALB
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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2018 CALTRANS STANDARD PLANS AND SPECIFICATIONS, CITY OF UKIAH SPECIFICATIONS, CITY OF UKIAH STANDARD DRAWINGS, AWWA STANDARDS AND THE PROJECT CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING ALL STANDARDS PERTAINING TO THIS PROJECT.
2. THE CONTRACTOR SHALL PROVIDE, PROCURE AND PAY FOR ALL PERMITS REQUIRED TO EXECUTE AND COMPLETE THE WORK. THESE INCLUDE, BUT ARE NOT LIMITED TO A CITY OF UKIAH ENCROACHMENT PERMITS, CURRENT CITY OF UKIAH BUSINESS LICENSE, AND A VALID AND PROPER CONTRACTOR'S LICENSE. ENCROACHMENT PERMITS MUST BE LOCATED ON THE JOB SITE DURING WHICH TIME CONTRACTOR IS WORKING THERE.
3. LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A) A MINIMUM OF TWO WORKING DAYS PRIOR TO LOCATE ALL UTILITIES IN ADVANCE OF ANY EXCAVATION. DIAL (TOLL FREE) 811 OR 1-800-227-2600.
4. CONTRACTOR SHALL POTHOLE AND PHYSICALLY LOCATE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UNDERGROUND UTILITIES A MINIMUM OF FIVE (5) WORKING DAYS IN ADVANCE OF ANY EXCAVATION TO DETERMINE THE LOCATION OF ANY POTENTIAL CONFLICTS. PROVIDE UTILITY TYPE, MATERIAL, HORIZONTAL LOCATION AND DEPTH BELOW EXISTING GROUND TO THE ENGINEER FOR REVIEW WITHIN ONE (1) WORKING DAY. IF UNMARKED UTILITIES ARE ENCOUNTERED, OR IF UNABLE TO LOCATE A MARKED UTILITY AFTER POTHOLING, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THAT UTILITY AND THE ENGINEER.
5. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO EXISTING UTILITY LINES UNLESS ENCROACHMENT PERMIT SPECIFIES OTHERWISE.
6. THE CONTRACTOR SHALL PROTECT AND PRESERVE CITY MONUMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER 10 WORKING DAYS IN ADVANCE FOR REFERENCING OF EXISTING MONUMENTS TO BE DISTURBED. THE CONTRACTOR SHALL RECONSTRUCT DISTURBED MONUMENTS IN ACCORDANCE WITH CITY STANDARD DRAWING NO. 140.
7. CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE NEW AND OF A QUALITY EQUAL TO THAT SPECIFIED OR APPROVED. WORK SHALL BE DONE AND COMPLETED IN A THOROUGH AND WORKMANLIKE MANNER.
8. WHENEVER ANY MATERIAL OR EQUIPMENT IS INDICATED OR SPECIFIED BY PATENT OR PROPRIETARY NAME OR BY THE NAME OF THE MANUFACTURER, SUCH SPECIFICATION SHALL BE CONSIDERED AS USED FOR DESCRIBING THE MATERIAL OR EQUIPMENT DESIRED AND SHALL BE CONSIDERED AS FOLLOWED BY THE WORDS "OR APPROVED EQUIVALENT". THE CONTRACTOR MAY OFFER A MATERIAL OR EQUIPMENT WHICH SHALL BE EQUIVALENT IN EVERY RESPECT TO THAT SPECIFIED; PROVIDED THAT WRITTEN APPROVAL FIRST IS OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS.
9. MATERIALS SHALL BE SO STORED TO ENSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK. THEY SHALL BE SO LOCATED AND DISPOSED THAT PROMPT AND PROPER INSPECTION THEREOF MAY BE MADE.
10. THE CITY SHALL HAVE THE RIGHT TO TAKE POSSESSION OF AND USE ANY COMPLETED OR PARTIALLY COMPLETED PORTIONS OF THE WORK. NOT WITHSTANDING THE TIME FOR COMPLETING THE ENTIRE WORK OF SUCH PORTIONS WHICH MAY NOT HAVE EXPIRED; BUT SUCH TAKING POSSESSION AND USE SHALL NOT BE DEEMED AN ACCEPTANCE OF ANY WORK NOT COMPLETED IN ACCORDANCE WITH THE PROJECT CONSTRUCTION DOCUMENTS. IF SUCH PRIOR USE INCREASES THE COST OF OR DELAYS THE WORK, THE CONTRACTOR SHALL BE ENTITLED TO SUCH EXTRA COMPENSATION, OR EXTENSION OF TIME OR BOTH, AS THE DIRECTOR OF PUBLIC WORKS MAY DETERMINE.
11. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY AND ITS REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL AND/OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF THIS PROJECT.
12. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF AS GENERATED AND AT NO TIME SHALL THE CONTRACTOR PLACE EXCAVATED MATERIAL AT THE WORK SITE.
13. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FEATURES, STRUCTURES AND UTILITIES DURING CONSTRUCTION. ALL DAMAGES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
14. ALL SEWER MANHOLES, MAINLINE CLEANOUTS AND WATER VALVES THAT ARE ON ACTIVE SYSTEMS SHALL BE ACCESSIBLE TO CITY PERSONNEL AT ALL TIMES AND SHALL BE BROUGHT TO FINISH GRADE WITHIN 48 HOURS OF PAVING. ANY DAMAGES TO THE CITY OR OTHER UTILITIES CAUSED BY CONTRACTOR OPERATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
15. CONTRACTOR SHALL VERIFY LOCATIONS, LEVELS, DISTANCES, AND FEATURES THAT MAY AFFECT THE WORK. SHOULD EXISTING CONDITIONS DIFFER FROM THOSE SHOWN OR INDICATED, OR IF IT APPEARS THAT THESE PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS DO NOT ADEQUATELY DETAIL THE WORK TO BE DONE, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WITH ANY RELATED WORK. NO ALLOWANCE WILL BE MADE IN HIS BEHALF FOR ANY EXTRA EXPENSE RESULTING FROM FAILURE OR NEGLECT IN DETERMINING THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
16. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
17. THE CONTRACTOR SHALL MAINTAIN ADA COMPLIANT ACCESS TO ALL BUSINESSES IN THE PROJECT AREA FOR THE DURATION OF THE PROJECT. CONTRACTOR SHALL PROVIDE MINIMUM TWO (2) WEEKS NOTICE PRIOR TO CONSTRUCTION ACTIVITIES ADJACENT TO ANY BUSINESSES. NOTICES SHALL BE PROVIDED TO BUSINESS OWNERS AND PROPERTY OWNERS AND COORDINATED WITH THE CITY. PROVIDE A DRAFT NOTICE TO THE CITY FOR REVIEW A MINIMUM OF THREE (3) WEEKS PRIOR TO CONSTRUCTION ACTIVITIES.
18. CONTRACTOR SHALL NOTIFY THE DIRECTOR OF PUBLIC WORKS AT LEAST 72 HOURS IN ADVANCE OF COMMENCEMENT OF ANY PART OF THE WORK.
19. CONTRACTOR SHALL MAINTAIN REASONABLE ACCESS TO ALL DRIVEWAYS DURING CONSTRUCTION PER SECTION 7-1.03 AND 7-1.04 OF THE STANDARD SPECIFICATIONS.
20. CAUTION SHALL BE EXERCISED WHEN EXCAVATING WITHIN THE DRIPLINE OF ANY TREE SHOWN ON THE PLANS TO BE PROTECTED. ROOTS LARGER THAN 2 INCHES SHALL NOT BE CUT WITHOUT PERMISSION FROM THE ENGINEER.
21. ALL LANDSCAPING AND IRRIGATION SYSTEMS OR OTHER PRIVATE OR PUBLIC IMPROVEMENTS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED IN KIND AS DIRECTED BY THE ENGINEER.
22. CONTRACTOR SHALL PROVIDE RECORD DRAWINGS AT THE COMPLETION OF CONSTRUCTION PER CITY REQUIREMENTS. RECORD DRAWINGS SHALL ACCURATELY REFLECT ALL APPROVED CHANGES MADE DURING CONSTRUCTION AND THE LOCATIONS AND DEPTHS OF ALL EXISTING ACTIVITIES ENCOUNTERED.
23. COMPACT FILL AREAS AND TOP 12" OF CUT AREAS TO 95% OF MAXIMUM DENSITY AS MEASURED BY ASTM D1557. CONTRACTOR SHALL IMPORT OR EXPORT ACCEPTABLE MATERIALS AS NECESSARY.
24. ALL GRADES SHOWN ARE FINISH GRADES. ALLOW FOR VARYING THICKNESS OF BASE, PAVING, AND CONCRETE IN PREPARING SUBGRADE.
25. THE CONTRACTOR SHALL HAVE A CLASS "A" LICENSE.

UTILITY CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL SHORE ALL TRENCHES 5 FEET IN DEPTH OR GREATER. SHORING SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ALL DAMAGED AREAS DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO ASPHALT, CONCRETE, CURB, GUTTER, SIDEWALK, LANDSCAPING, AND RESTORING TO ORIGINAL OR BETTER CONDITION.
3. SECURITY FENCES OR BARRICADES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN SECURE THROUGHOUT THE PROJECT DURATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONDITION OF ALL SUBSTRUCTURES (FOR EXAMPLE, TRENCH SETTLEMENT, DAMAGED SUBSTRUCTURES ETC) UNTIL ONE YEAR AFTER THE DATE OF CONSTRUCTION IS COMPLETED.
5. ALL CONCRETE SHALL BE SAW CUT AND REMOVED ALONG EXISTING SCORE LINES, UNLESS NOTED OTHERWISE. SAW CUTS SHALL BE STRAIGHT AND NEAT.
6. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF UKIAH SPECIFICATION, CITY OF UKIAH STANDARD DRAWINGS, CALIFORNIA PLUMBING CODE (LATEST EDITION) AND AWWA STANDARDS.
7. ALL PIPE LENGTHS ARE MEASURED HORIZONTALLY FROM CENTER OF STRUCTURES.
8. METER BOXES AND VAULTS SHALL BE LOCATED OUT OF TRAFFIC LOADING AREAS WHENEVER POSSIBLE AND SET SO THAT THE READING LIDS ARE ALIGNED OVER THE METER REGISTERS AS CLOSELY AS POSSIBLE.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE PROJECT WPCP, WATER POLLUTION CONTROL PROGRAM PREPARATION MANUAL (JUNE 2011), THE CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL AND THE CONSTRUCTION SITE MONITORING PROGRAM GUIDANCE MANUAL.
2. THE CONTRACTOR SHALL EXERCISE CARE DURING DEMOLITION AND EXCAVATION OPERATIONS TO MINIMIZE EROSION AND SEDIMENT TRANSPORT OFF SITE.
3. THE CONTRACTION SHALL CONDUCT ALL OPERATIONS SO AS TO PREVENT ANY UNNECESSARY DISTURBANCE OF SOIL OR EXISTING VEGETATION.
4. THE CITY IS RESPONSIBLE FOR COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. CAS000002 WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.

TRAFFIC NOTES:

1. CONTRACTOR SHALL SUBMIT CONSTRUCTION TRAFFIC CONTROL PLAN TO THE CITY OF UKIAH FOR REVIEW AND APPROVAL AT THE PRE-CONSTRUCTION MEETING AND A MINIMUM OF (2) WEEKS BEFORE BEGINNING ANY RELATED CONSTRUCTION ACTIVITY. THE TRAFFIC CONTROL PLAN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND PREPARED BY A LICENSED CIVIL OR TRAFFIC ENGINEER.
2. TRAFFIC SIGNAL(S) SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION.
3. ALL SIGNAL LOOP WIRING SHALL BE REPAIRED OR REPLACED IF SAWCUT OR DAMAGED.
4. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PERMITS AND REGULATIONS, INCLUDING CALTRANS ENCROACHMENT PERMIT, AS APPLICABLE

SEWER CONSTRUCTION NOTES:

1. ALL SEWER TAPS INTO LIVE MANHOLES OR MAINS SHALL BE MADE BY THE CITY, AT THE CONTRACTOR'S EXPENSE, UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED.
2. NEW SEWER MAINS ARE TO BE CLEANED AND FREE OF DEBRIS, BY MEANS OF AN APPROVED METHOD (E.G. RUBBER BALL WASHED THROUGH, HYDRO-CLEANER ETC.) PRIOR TO TESTS FOR LEAKAGE AND DEFLECTION.
3. PIPE DEFLECTION SHALL BE TESTED BY USE OF A STEEL MANDREL WITH MAXIMUM ALLOWABLE DEFLECTION OF 5%. CONTRACTOR SHALL PROVIDE A STEEL MANDREL AT THE JOBSITE FOR EVERY DIAMETER OF SEWER MAIN CONSTRUCTED.
4. SEWER MAINS SHALL BE TESTED FOR SOUNDNESS AND TIGHTNESS (LEAKAGE) BY THE USE OF LOW-PRESSURE AIR TEST OR A HYDROSTATIC TEST WITH A MINIMUM OF 10' OF HEAD AND ANY PORTION OF THE MAIN TO BE TESTED. CONTRACTOR SHALL HAVE ON-SITE, A MEANS BY WHICH TO TEST THE MAIN.
5. MANHOLES SHALL BE COATED INSIDE WITH ONE (1) COAT OF THORO-SEAL, XPEX, OR APPROVED EQUAL.
6. MANHOLES SHALL BE SUBJECT TO HYDROSTATIC TESTS, BY FILLING WITH WATER AND MEASURING THE DROP IN WATER LEVEL OVER A 30 MINUTE PERIOD. PRIOR TO THE 30 MINUTE TEST, MANHOLES SHALL BE FILLED WITH WATER FOR A MINIMUM OF 24 HOUR PERIOD.
7. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD DRAWING NO. 206, PRIOR TO TESTS FOR LEAKAGE AND DEFLECTION.

WATER CONSTRUCTION NOTES:

1. METER BOXES AND VAULTS SHALL BE SET SO THAT THE READING LIDS ARE ALIGNED OVER THE METER REGISTERS AS CLOSELY AS POSSIBLE.

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
AC	ASBESTOS CEMENT
BC	BEGIN CURVE
BFP	BACK FLOW PREVENTER
BOT	BOTTOM
BSW	BACK OF SIDEWALK
C	CONDUIT
CATV	CABLE TELEVISION
CB	CATCH BASIN
CHKD	CHECKED
CLSM	CONTROLLED LOW-STRENGTH MATERIAL
COM	COMMUNICATION
CR	CURB RETURN
D	DISTANCE, DEPTH
DI	DROP INLET
DEPT	DEPARTMENT
DRWN	DRAWN
DWG	DRAWING
DWY	DRIVEWAY
(E)	EXISTING
EB	ELECTRIC BOX
EC	END CURVE
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EQ	EQUIVALENT
E.V.	ELECTRICAL VAULT
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
FT	FOOT/FEET
FSW	FRONT OF SIDEWALK
G	GAS
GB	GRADE BREAK
HDPE	HIGH DESITY POLYETHYLENE
HMA	HOT MIX ASPHALT
HP	HINGE POINT
I.D.	INSIDE DIAMETER
IN	INCH/INCHES
INV	INVERT
IRR	IRRIGATION
IP	IRON PIPE
JP	JOINT POLE
JP W/UG	JOINT POLE WITH UNDERGROUND
JT	JOINT TRENCH
L	LEFT, LENGTH
LG	LIP OF GUTTER
MH	MANHOLE
MON	MONUMENT
(N)	NEW
O.C.	ON CENTER
OFF	OFFSET
OH	OVER HEAD ELECTRIC
PB	PULL BOX
PERF	PERFORATED
POLY	POLYETHYLENE
PROJ	PROJECT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYLCHLORIDE
R	RADIUS, RIGHT
R.C.	RELATIVE COMPACTION
R/W	RIGHT OF WAY
SL	STREET LIGHT
SS	SANITARY SEWER
STD.	STANDARD
STD. XX	CALTRANS STANDARD PLAN NUMBER
STA	STATION
STL	STEEL
TC	TOP OF CURB
TEL	TELEPHONE/TELECOMMUNICATION
TYP	TYPICAL
UG	UNDERGROUND
VAR	VARIES
VC	VITRIFIED CLAY
W	WATER
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER

NOTE:
1. SOME ABBREVIATIONS MAY BE USED IN COMBINATION.
2. REFER TO CURRENT CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ADDITIONAL ABBREVIATIONS NOT LISTED.

LEGEND:

EXISTING		NEW
	DRAIN INLET/CATCH BASIN	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEAN OUT	
	STORM DRAIN MANHOLE	
	CULVERT	
	WATER METER	
	WATER VALVE	
	MISC UTILITY	
	UTILITY BOX	
	FIRE HYDRANT	
	TRAFFIC SIGNAL POLE	
	POWER POLE	
	POLE WITH LIGHT	
	GUY WIRE	
	POST	
	TREE	
	MARSH	
	CITY MONUMENT	
	SIGN	
	TRAFFIC SIGNAL	
	TRANSFORMER	
	ELECTRICAL VAULT	
X	CHAINLINK FENCE	X
	ESA FENCE	
	STORM DRAIN SUBDRAIN	
	DECOMMISSION UTILITY	
8"W	WATER	12" W
W	WATER ABANDONED	
6"SS	SEWER	10" SS
SD	STORM DRAIN	
	STORM DRAIN INLET	
4"G	GAS	
JT	JOINT TRENCH	
COM	COMMUNICATION	
E	UNDERGROUND ELECTRIC	
OH	OVERHEAD UTILITY	
	SIDEWALK, CURB, AND GUTTER	
	GUTTER FLOW DIRECTION	
585	TOPOGRAPHIC CONTOUR	585
	RIGHT-OF-WAY	
	PUBLIC UTILITY EASEMENT	
	PUBLIC EASEMENT	
B1	BORING LOCATION	
PH1	POTHOLE LOCATION	
	REDUCER	
	TEMPORARY BLOWOFF	
	TEE	

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REGISTERED PROFESSIONAL ENGINEER GLEN KENNEDY No. C66304 Exp. 9/30/19 CIVIL STATE OF CALIFORNIA

SPEC NO. 2019-17

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MARK	DATE	ISSUE / DESCRIPTION

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

NOTES, LEGEND AND ABBREVIATIONS

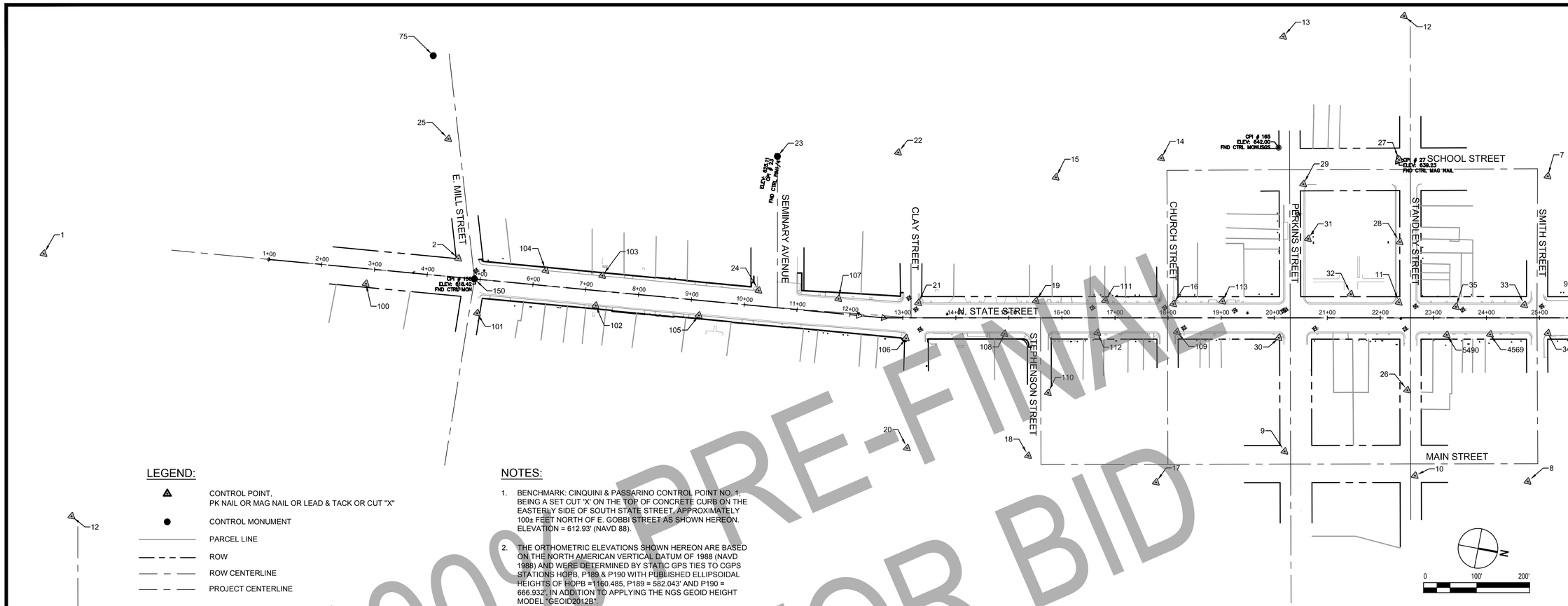
DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

PROJ NO: 11191705
DRWN: CP CHKD: CW

G-003

SHEET 3 OF 18

2019-10-30 6:10 PM BDEKALB
N:\US\SANTA ROSA\PROJECTS\56111191705\DIGITAL_DESIGN\ACAD 2018\UKIAH UTILITIES PROJECT\SHEETS\11191705 (U SET)_G-002 TO G-003.DWG

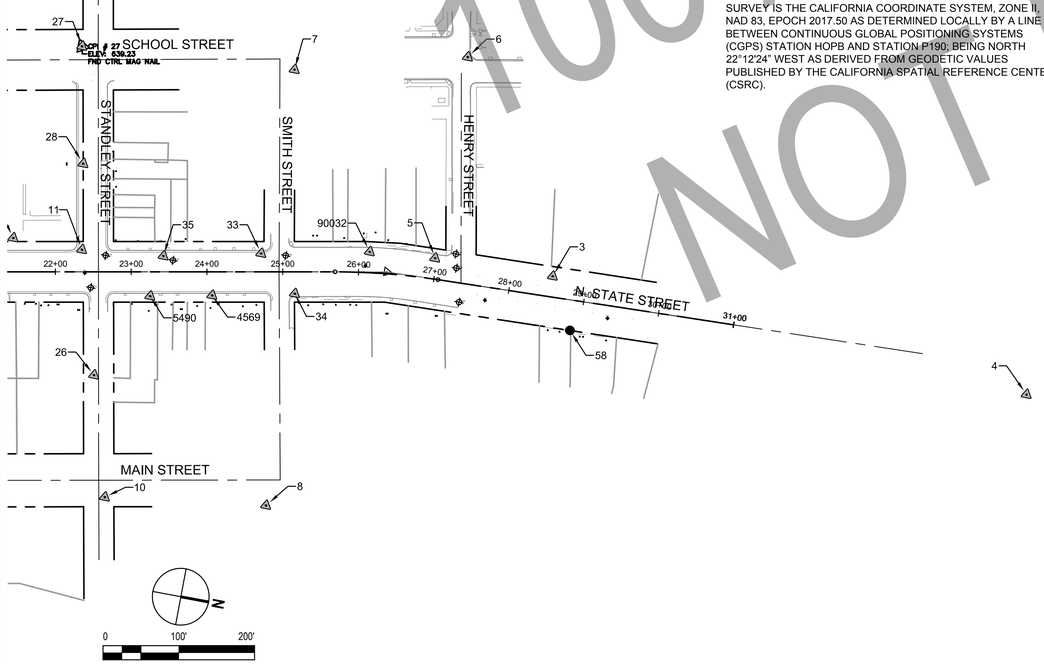


LEGEND:

- CONTROL POINT, PK NAIL OR MAG NAIL OR LEAD & TACK OR CUT "X"
- CONTROL MONUMENT
- PARCEL LINE
- ROW
- ROW CENTERLINE
- PROJECT CENTERLINE

NOTES:

1. BENCHMARK: CINQUINI & PASSARINO CONTROL POINT NO. 1 BEING A SET CUT 'X' ON THE TOP OF CONCRETE CURB ON THE EASTERLY SIDE OF SOUTH STATE STREET, APPROXIMATELY 100± FEET NORTH OF E. GOBBI STREET AS SHOWN HEREON. ELEVATION = 612.93' (NAVD 88).
2. THE ORTHOMETRIC ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DETERMINED BY STATIC GPS TIES TO CGPS STATIONS HOPB, P189 & P190 WITH PUBLISHED ELLIPSOIDAL HEIGHTS OF HOPB =1160.485, P189 = 582.043' AND P190 = 666.932', IN ADDITION TO APPLYING THE NGS GEOID HEIGHT MODEL "GEOID2012B".
3. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE II, NAD 83, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION HOPB AND STATION P190, BEING NORTH 22°12'24" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).



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POINT TABLE				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2180576.401	6219528.172	612.93	CUT 'X'
2	2181346.109	6219392.738	618.77	CUT 'X'
3	2183720.772	6219067.196	625.81	CUT 'X'
4	2184364.263	6219105.188	624.95	CUT 'X'
5	2183563.854	6219072.349	627.13	CUT 'X'
6	2183557.260	6218803.565	628.88	MAG NAIL
7	2183335.547	6218862.088	637.69	MAG NAIL
8	2183404.582	6219434.175	625.22	CUT 'X'
9	2182943.715	6219462.852	628.92	MAG NAIL
10	2183193.457	6219462.601	627.16	MAG NAIL
11	2183103.746	6219147.313	634.58	MAG NAIL
12	2183013.682	6218615.263	641.10	MAG NAIL
13	2182797.234	6218695.488	639.40	MAG NAIL
14	2182613.473	6218962.934	634.95	MAG NAIL
15	2182424.761	6219035.198	631.30	MAG NAIL
16	2182686.436	6219228.723	632.30	MAG NAIL
17	2182716.339	6219564.896	625.01	CUT 'X'
18	2182470.359	6219560.073	620.07	MAG NAIL
19	2182430.964	6219270.666	628.37	CUT 'X'
20	2182243.369	6219588.015	619.66	MAG NAIL

POINT TABLE				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
21	2182213.626	6219315.283	624.77	MAG NAIL
22	2182124.141	6219043.702	628.58	MAG NAIL
23	2181901.786	6219092.960	625.11	CONTROL MONUMENT
24	2181913.495	6219347.902	621.46	MAG NAIL
25	2181286.071	6219174.923	623.62	MAG NAIL
26	2183149.790	6219306.946	630.96	MAG NAIL
27	2183054.317	6218883.510	639.23	MAG NAIL
28	2183084.377	6219035.396	636.31	MAG NAIL
29	2182885.577	6218961.479	636.85	MAG NAIL
30	2182893.523	6219254.613	633.62	CUT 'X'
31	2182913.388	6219061.169	636.06	CUT 'X'
32	2183011.661	6219148.791	634.75	CUT 'X'
33	2183337.025	6219108.616	634.43	MAG NAIL
34	2183390.402	6219152.547	633.43	MAG NAIL
35	2183210.816	6219135.653	634.94	MAG NAIL
58	2183756.335	6219133.110	626.08	1/2" IRON PIPE
75	2181229.238	6219026.065	625.98	1/2" IRON PIPE
100	2181183.699	6219471.711	617.09	CUT 'X'
101	2181399.998	6219487.607	618.47	CUT 'X'
102	2181616.812	6219432.378	619.47	CUT 'X'

POINT TABLE				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
103	2181618.884	6219374.723	619.59	CUT 'X'
104	2181512.220	6219384.960	619.38	CUT 'X'
105	2181811.313	6219414.711	620.30	CUT 'X'
106	2182203.254	6219384.947	624.20	CUT 'X'
107	2182064.292	6219335.471	622.91	MAG NAIL
108	2182384.058	6219342.488	627.01	CUT 'X'
109	2182702.964	6219278.928	631.31	CUT 'X'
110	2182485.222	6219436.690	624.28	CUT 'X'
111	2182559.243	6219245.767	630.66	CUT 'X'
112	2182556.027	6219308.341	629.43	CUT 'X'
113	2182776.452	6219206.734	633.47	CUT 'X'
150	2181383.154	6219425.119	618.42	CONTROL MONUMENT
4569	2183283.748	6219174.860	634.29	MAG NAIL
5490	2183203.529	6219190.932	634.22	CUT 'X'
90032	2183477.463	6219079.986	631.18	CUT 'X'

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

SURVEY CONTROL DIAGRAM

DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

SPEC NO. 2019-17

PROJ NO: 11191705
DRWN: CP CHKD: CW

G-004

SHEET 4 OF 18

2019-10-30 6:21 PM BDEKALB
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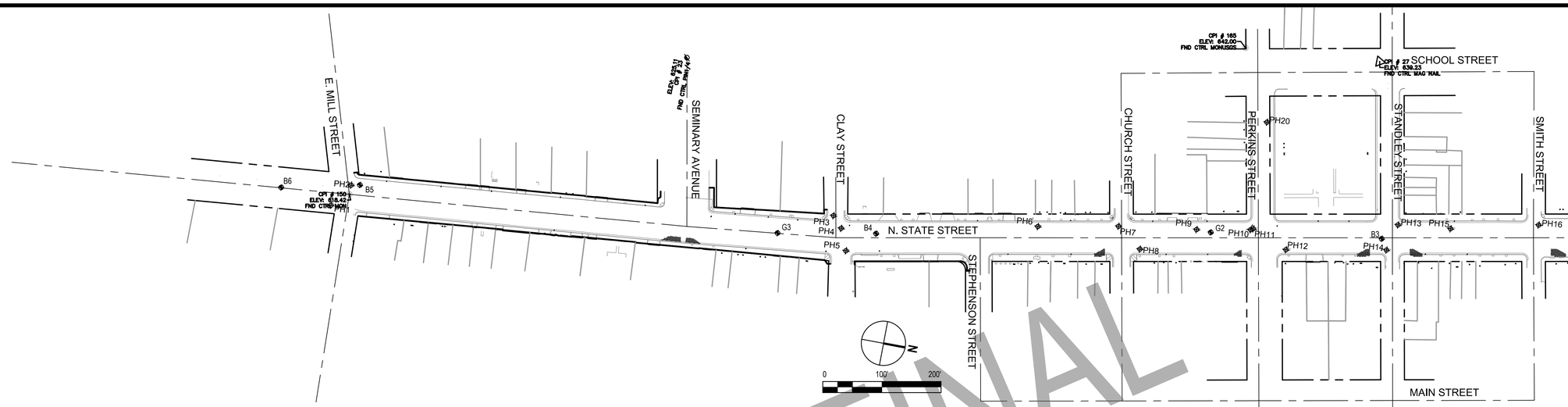
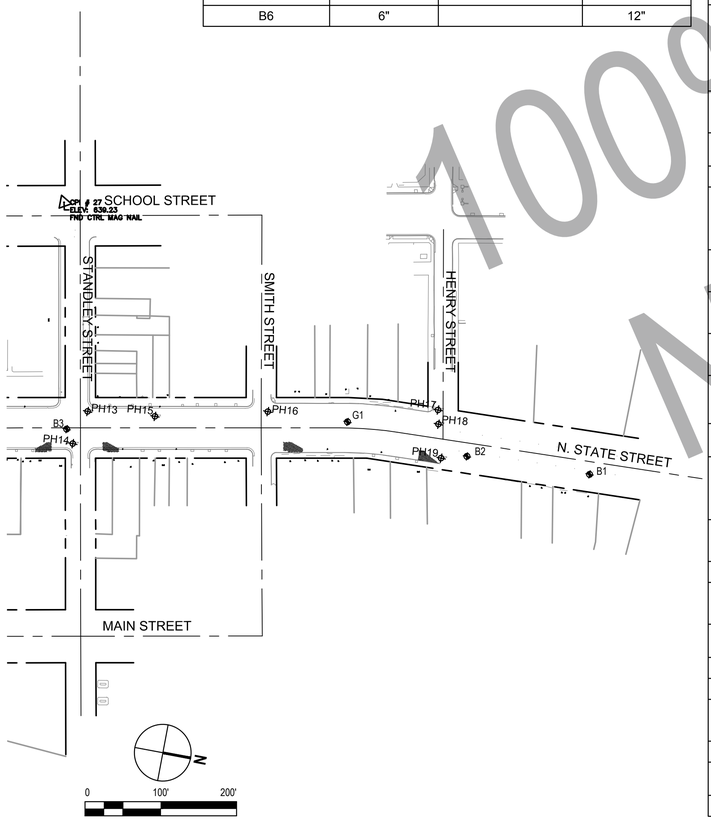


BORING SCHEDULE			
BORING	AC	CONCRETE	AB
B1		8"	8"
B2		8"	8"
G1		8"	10"
B3	2"	6"	10"
G2	2"	6"	12"
B4	6"		18"
G3	6"		12"
B5	4"		12"
B6	6"		12"



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POTHOLE SCHEDULE							
POTHOLE NO.	DATE	LOCATION (#, STREET/AREA)	UTILITY	DESCRIPTION OF UTILITY	DEPTH TO TOP OF PIPE	ASPHALT CONCRETE DEPTH	AB DEPTH
PH1	9/11/19	SOUTH EAST CORNER OF SOUTH STATE STREET AND WEST MILL STREET	GAS	2" BLACK TAR COATED STEEL	3'-4"	4" ASPHALT	SAND TO PIPE
			WATER	6" GREY ASBESTOS CONCRETE	2'-7"		
PH2		NORTH WEST CORNER SOUTH STATE STREET AND EAST MILL STREET	GAS	2" BLACK TAR COATED STEEL	3'-6"	7" ASPHALT 10" SLURRY	DIRT TO PIPE
PH3		SOUTH WEST CORNER OF SOUTH STATE STREET AND WEST CLAY STREET	WATER	8" GREY ASBESTOS CONCRETE	3'-2"	5" ASPHALT	AB TO PIPE
PH4		NORTH WEST CORNER OF SOUTH STATE STREET AND WEST CLAY STREET	COMMUNICATION	4" GREY ASBESTOS CONCRETE	2'-3"	5" ASPHALT	AB TO PIPE
			COMMUNICATION	4" GREY PLASTIC	2'-4"		
			GAS	8" BLACK STEEL	2'-10"		
PH5		NORTH EAST CORNER OF SOUTH STATE STREET AND EAST CLAY STREET	GAS	2" YELLOW PLASTIC COATED STEEL	2'-9"	5" ASPHALT 7" CONCRETE	DIRT AND SAND TO PIPE
			WATER	6" GREY ASBESTOS CONCRETE	3'-6"		
PH6		IN FRONT OF 210 SOUTH STATE STREET	GAS	¾" ORANGE PLASTIC	2'-1"	7" ASPHALT	AB TO PIPE
			WATER	12" GREY ASBESTOS CONCRETE	3'-8"		
PH7		SOUTH WEST CORNER OF SOUTH STATE STREET AND WEST CHURCH STREET	GAS	2" BLACK TAR COATED STEEL	3'-0"	7" ASPHALT	DIRT TO PIPE
			WATER	12" GREY ASBESTOS CONCRETE	4'-10"		
PH8		IN FRONT OF 115 SOUTH STATE STREET	GAS	3" BLACK TAR COATED STEEL	1'-9"	5" ASPHALT 7" CONCRETE 9" SLURRY	-
PH9		ACROSS FROM 107 SOUTH STATE STREET	GAS	¾" BLACK STEEL	2'-2.5"	5" ASPHALT 9" SLURRY	SAND TO PIPE
PH10		SOUTH WEST CORNER OF SOUTH STATE STREET AND PERKINS STREET	GAS	4" ORANGE PLASTIC COATED STEEL	2'-8"	5" ASPHALT	DIRT TO PIPE
			JOINT TRENCH	4" BLACK STEEL	1'-8"		
			JOINT TRENCH	2 X 2" WHITE PLASTIC	5'-7"		
PH11		SOUTH WEST CORNER OF SOUTH STATE STREET AND PERKINS STREET	JOINT TRENCH	6" GREY PLASTIC	5'-4"	5" ASPHALT	DIRT TO PIPE
			JOINT TRENCH	4" GREY PLASTIC	5'-0"		
PH12		NORTH EAST CORNER OF NORTH STATE STREET AND PERKINS STREET	GAS	4" BLACK STEEL	1'-6"	5" ASPHALT	AB TO PIPE
PH13		NORTH WEST CORNER OF NORTH STATE STREET AND WEST STANDLEY STREET	GAS	2" ORANGE PLASTIC	4'-5"	5" ASPHALT 12" CONCRETE	AB TO PIPE
			WATER	12" ASBESTOS CONCRETE	3'-6"		
PH14		SOUTH EAST CORNER OF NORTH STATE STREET AND EAST STANDLY STREET	GAS	4" BLACK STEEL	2'-4"	7" ASPHALT 5" SLURRY	ROCK AND DIRT TO PIPE
PH15		IN FRONT OF 246 NORTH STATE STREET	GAS	1" BLACK TAR COATED STEEL	2'-0"	5" ASPALT	AB TO PIPE
PH16		NORTH WEST CORNER OF NORTH STATE STREET AND WEST SMITH STREET	GAS	6" BLACK TAR COATED STEEL	3'-1"	10" CONCRETE	ROCK AND DIRT TO PIPE
PH17		SOUTH WEST CORNER OF NORTH STATE STREET AND WEST HENRY STREET	GAS	2" BLACK TAR COATED STEEL	2'-5"	2" ASPHALT	AB TO PIPE
			WATER	12" BLACK WRAPPED STEEL	2'-1"		
PH18		IN THE CENTER OF NORTH STATE STREET AND HENRY STREET	GAS	2" BLACK TAR COATED STEEL	2'-8"	10" CONCRETE	ROCK AND DIRT TO PIPE
PH19		EAST SIDE OF THE INTERSECTION OF NORTH STATE STREET AND WEST HENRY STREET	GAS	2" BLACK TAR COATED STEEL	2'-10"	9" CONCRETE	DIRT TO PIPE
PH20		IN FRONT OF 113 WEST PERKINS STREET	GAS	1¼" BLACK TAR COATED	2'-4"	6" ASPHALT	SAND TO PIPE

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MARK	DATE	DESCRIPTION

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

POTHOLE SCHEDULE
AND GEOTECHNICAL BORINGS

DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

SPEC NO. 2019-17

PROJ NO: 11191705
DRWN: CP CHKD: CW

G-005

SHEET 5 OF 18

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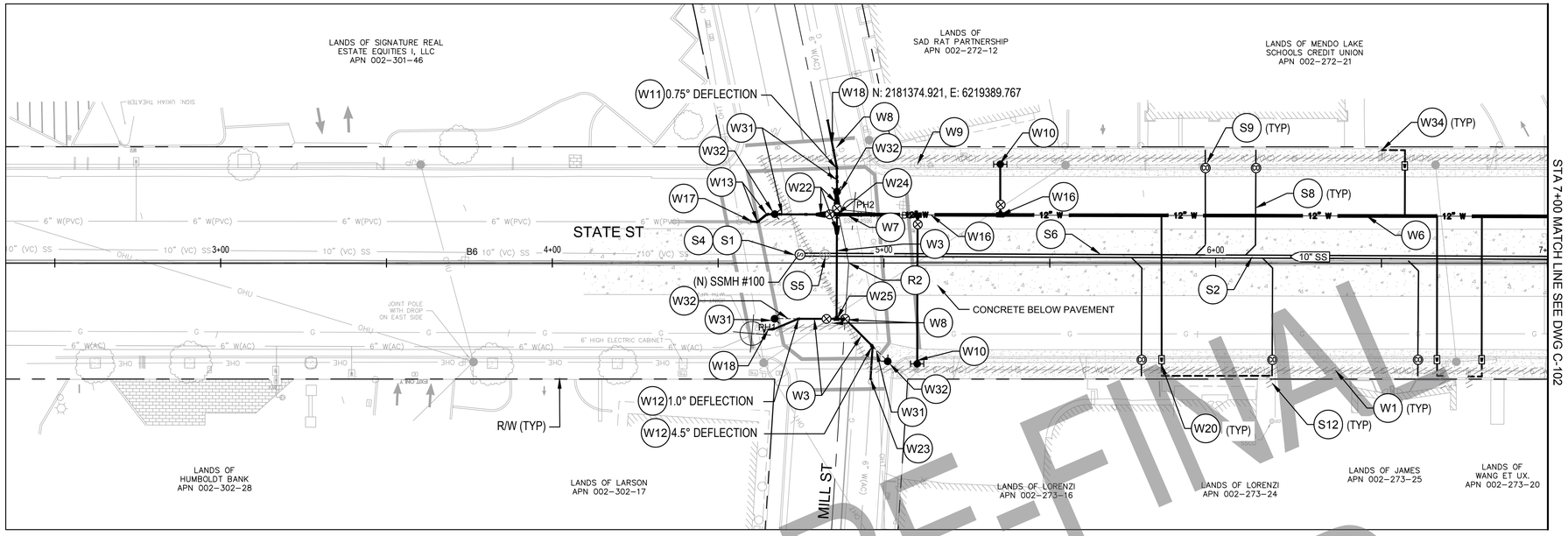
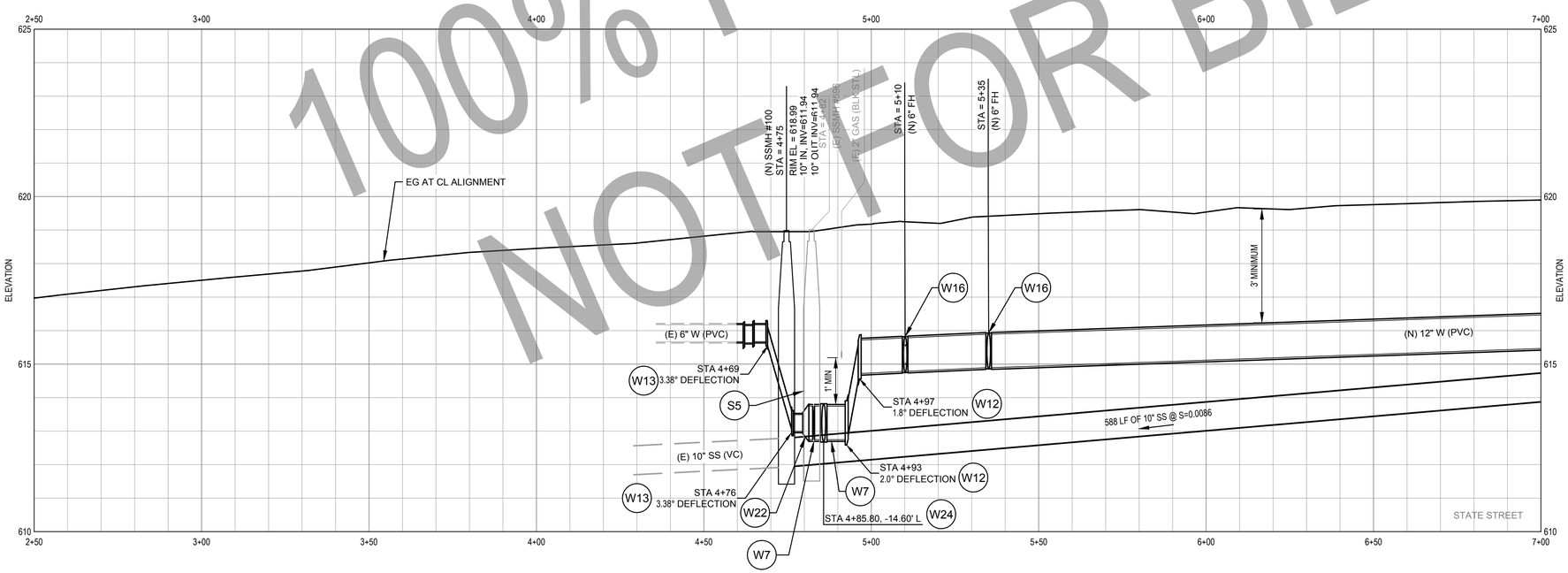


UTILITY PLAN STATE STREET

SCALE: 1" = 20'



UTILITY PROFILE STATE STREET

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

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SHEET GENERAL NOTES

1. LOCATION OF EXISTING UTILITIES, STRUCTURES AND OBSTACLES ARE APPROXIMATE IN PLAN AND PROFILE AND BASED ON BEST AVAILABLE INFORMATION. EXACT LOCATION AND COMPLETENESS ARE NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES TO SUCCESSFULLY COMPLETE THIS PROJECT. DAMAGE TO ANY EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) AT (800) 227-2600 OR 811 A MINIMUM OF TWO WORKING DAYS PRIOR TO ANY EXCAVATION OR PLANNED WORK OPERATIONS FOR MARK OUTS OF EXISTING UNDERGROUND FACILITIES.
3. CONTRACTOR IS ADVISED OF THE PRESENCE OF SHALLOW STORM DRAINS THROUGHOUT THE PROJECT AREA. STORM DRAINS SHALL BE PROTECTED IN PLACE DURING ALL CONTRACTOR WORK.
4. CONTRACTOR SHALL UNDERTAKE CCTV INSPECTION OF THE EXISTING SANITARY SEWER MAIN AND CONFIRM THE LOCATION OF ALL LIVE SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION.
5. NOT ALL EXISTING UTILITIES ARE SHOWN ON PROFILE. REFER TO PLAN AND POTHOLE INFORMATION FOR APPROXIMATE LOCATION AND DEPTH OF (E) UTILITIES.

SHEET KEYNOTES

S1. PROVIDE (N) 48" SANITARY MANHOLE PER CITY STD 201.
S2. PROVIDE (N) 10" SDR 26 PVC SEWER MAIN.
S4. CONNECT TO (E) SEWER MAIN WITH COUPLING. CONTRACTOR TO LOCATE (E) SEWER IN FIELD AND MATCH (E) GRADES.
S5. REMOVE (E) SANITARY SEWER MANHOLE.
S6. REMOVE (E) SANITARY SEWER MAIN.
S8. PROVIDE (N) 4" PVC SANITARY SEWER LATERAL PER CITY STD 213 REMOVE OR ABANDON (E) LATERAL.
S9. PROVIDE (N) SS CLEAN OUT.
S12. LOCATE AND CONNECT (E) SEWER LATERAL 1' FROM PROPERTY BOUNDARY PER SECTION 77 OF THE SPECIAL PROVISIONS PRIOR TO INSTALLING WYE FOR (N) LATERAL.
R2. RESTORE (E) MONUMENT AND RETURN TO CITY OF UKIAH.
W1. ABANDON (E) WATER MAIN. REMOVE WHERE IN CONFLICT WITH THE (N) WATER MAIN. FILL WITH CONTROLLED LOW STRENGTH MATERIAL WHERE (E) WATER IS LOCATED UNDER BUILDINGS AND ROADWAYS. REMOVE (E) VALVES.
W3. PROVIDE (N) 6" WATER MAIN.
W6. PROVIDE (N) 12" WATER MAIN.
W7. PROVIDE (N) 12" GATE VALVE PER CITY STD 307.
W8. PROVIDE (N) 6" GATE VALVE PER CITY STD 307.
W9. REMOVE (E) FIRE HYDRANT.
W10. PROVIDE (N) FIRE HYDRANT AND LATERAL PER CITY STD 305. MAINTAIN MINIMUM 3' CLEARANCE FROM (N) HYDRANT TO OTHER ABOVE GRADE OBSTRUCTIONS.
W11. PROVIDE (N) 11.25° BEND.
W12. PROVIDE (N) 22.5° BEND.
W13. PROVIDE (N) 45° BEND.
W16. PROVIDE (N) 12" X 6" TEE.
W17. CONNECT TO (E) CI, PVC OR DI PIPE WITH MECHANICAL JOINT SOLID SLEEVE .
W18. CONNECT TO (E) AC PIPE WITH "WIDE RANGE" STYLE COUPLING.
W20. PROVIDE SINGLE WATER SERVICE LATERAL PER CITY STD 301.
W22. PROVIDE (N) 12" TO 6" REDUCER.
W24. PROVIDE (N) 12" X 12" CROSS.
W25. PROVIDE (N) 6" TEE
W31. UPON SATISFACTORY COMPLETION OF NEW WATER MAIN TESTING, REMOVE EXISTING BLOCK AND ELBOW MAKE 6" OR 12" TIE-IN AS SINGLE OPERATION UNDER AUTHORIZED CITY INSPECTION.
W32. INSTALL TEMPORARY BLOWOFF.
W34. LOCATE AND CONNECT TO (E) SERVICE 1' FROM PROPERTY BOUNDARY.

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SPEC NO. 2019-17

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MARK	DATE	DESCRIPTION

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

PLAN & PROFILE
STATE STREET STA. 3+00 - STA. 7+00

DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

PROJ NO: 11191705

DRWN: CP CHKD: JS

C-101

SHEET 6 OF 18

2019-10-30 6:11 PM BDEKALB
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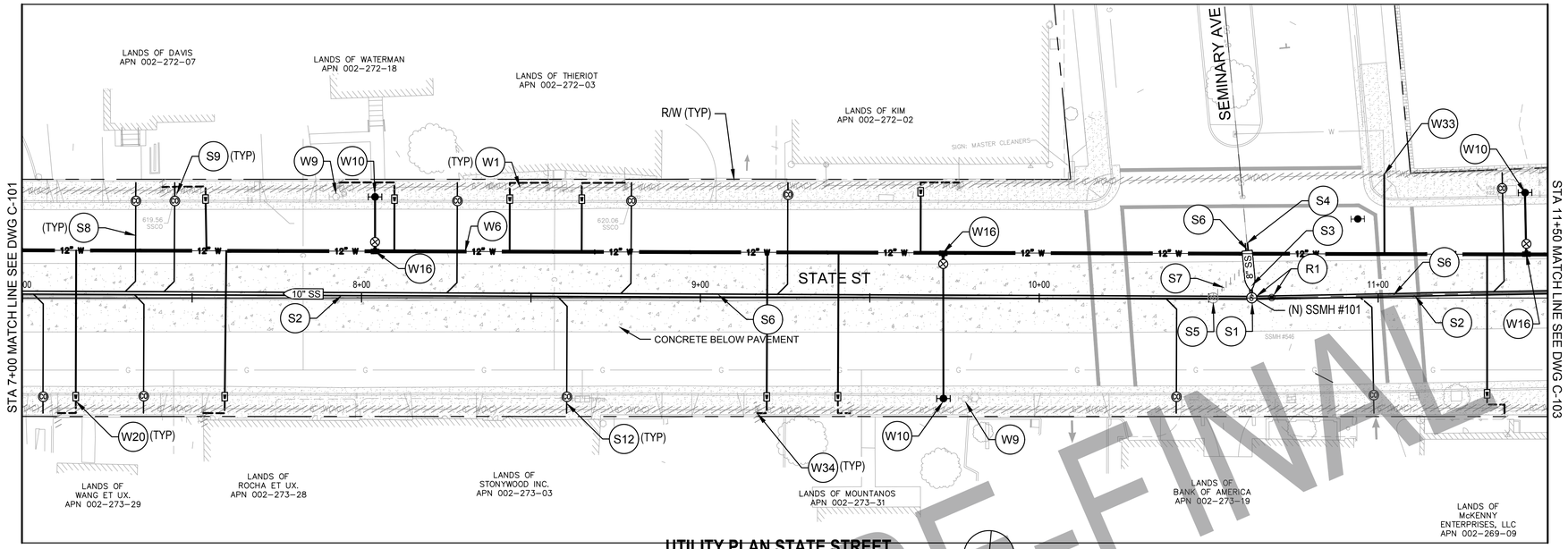
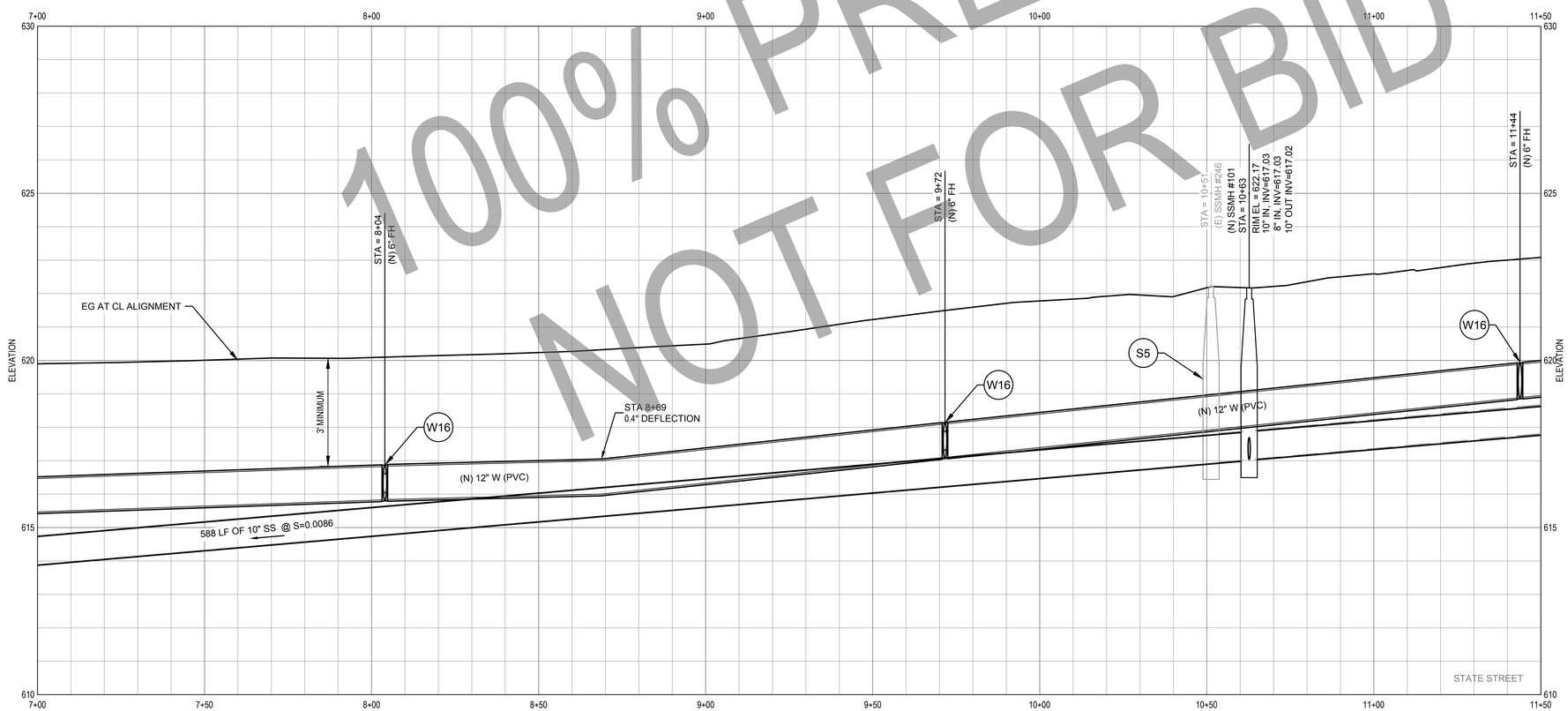


UTILITY PLAN STATE STREET

SCALE: 1" = 20'



UTILITY PROFILE STATE STREET

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

100% PRE-FINAL
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SHEET GENERAL NOTES

1. LOCATION OF EXISTING UTILITIES, STRUCTURES AND OBSTACLES ARE APPROXIMATE IN PLAN AND PROFILE AND BASED ON BEST AVAILABLE INFORMATION. EXACT LOCATION AND COMPLETENESS ARE NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES TO SUCCESSFULLY COMPLETE THIS PROJECT. DAMAGE TO ANY EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) AT (800) 227-2600 OR 811 A MINIMUM OF TWO WORKING DAYS PRIOR TO ANY EXCAVATION OR PLANNED WORK OPERATIONS FOR MARK OUTS OF EXISTING UNDERGROUND FACILITIES.
3. CONTRACTOR IS ADVISED OF THE PRESENCE OF SHALLOW STORM DRAINS THROUGHOUT THE PROJECT AREA. STORM DRAINS SHALL BE PROTECTED IN PLACE DURING ALL CONTRACTOR WORK.
4. CONTRACTOR SHALL UNDERTAKE CCTV INSPECTION OF THE EXISTING SANITARY SEWERMAIN AND CONFIRM THE LOCATION OF ALL LIVE SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION.
5. NOT ALL EXISTING UTILITIES ARE SHOWN ON PROFILE. REFER TO PLAN AND POTHOLE INFORMATION FOR APPROXIMATE LOCATION AND DEPTH OF (E) UTILITIES.

SHEET KEYNOTES

S1. PROVIDE (N) 48" SANITARY MANHOLE PER CITY STD 201.

S2. PROVIDE (N) 10" SDR 26 PVC SEWER MAIN.

S3. PROVIDE (N) 8" SDR 26 PVC SEWER MAIN.

S4. CONNECT TO (E) SEWER MAIN WITH COUPLING. CONTRACTOR TO LOCATE (E) SEWER IN FIELD AND MATCH (E) GRADES

S5. REMOVE (E) SANITARY SEWER MANHOLE

S6. REMOVE (E) SANITARY SEWER MAIN

S7. ABANDON (E) SANITARY SEWER MAIN.

S8. PROVIDE (N) 4" PVC SANITARY SEWER LATERAL PER CITY STD 213 AND REMOVE OR ABANDON (E) LATERAL.

S9. PROVIDE (N) SS CLEAN OUT.

S12. LOCATE AND CONNECT (E) SEWER LATERAL 1' FROM PROPERTY BOUNDARY PER SECTION 77 OF THE SPECIAL PROVISIONS PRIOR TO INSTALLING WYE FOR (N) LATERAL.

R1. RELOCATE (E) MONUMENT.

W1. ABANDON (E) WATER MAIN. REMOVE WHERE IN CONFLICT WITH THE (N) WATER MAIN. FILL WITH CONTROLLED LOW STRENGTH MATERIAL WHERE (E) WATER IS LOCATED UNDER BUILDINGS AND ROADWAYS. REMOVE (E) VALVES.

W6. PROVIDE (N) 12" WATER MAIN.

W8. PROVIDE (N) 6" GATE VALVE PER CITY STD 307.

W9. REMOVE (E) FIRE HYDRANT.

W10. PROVIDE (N) FIRE HYDRANT AND LATERAL PER CITY STD 305. MAINTAIN MINIMUM 3' CLEARANCE FROM (N) HYDRANT TO OTHER ABOVE GRADE OBSTRUCTIONS.

W16. PROVIDE (N) 12" X 6" TEE.

W20. PROVIDE SINGLE WATER SERVICE LATERAL PER CITY STD 301.

W33. PROVIDE 1" WATER SERVICE LATERAL AND CONNECT TO (E) WATER SERVICE LATERAL.

W34. LOCATE AND CONNECT TO (E) SERVICE 1' FROM PROPERTY BOUNDARY.

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REGISTERED PROFESSIONAL ENGINEER GLEN KENNEDY No. C68304 Exp. 9/30/19 CIVIL STATE OF CALIFORNIA

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CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

PLAN & PROFILE
STATE STREET STA. 7+00 - STA. 11+50

DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-102

SHEET 7 OF 18

2019-10-30 6:11 PM BDEKALB
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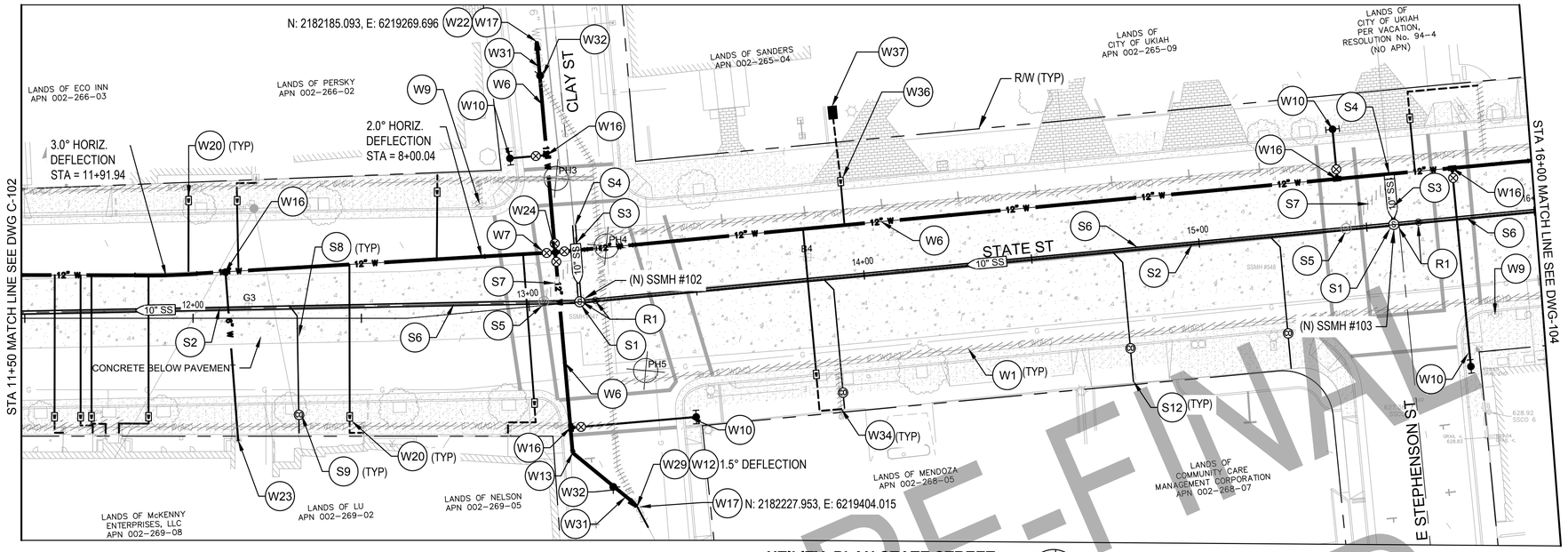
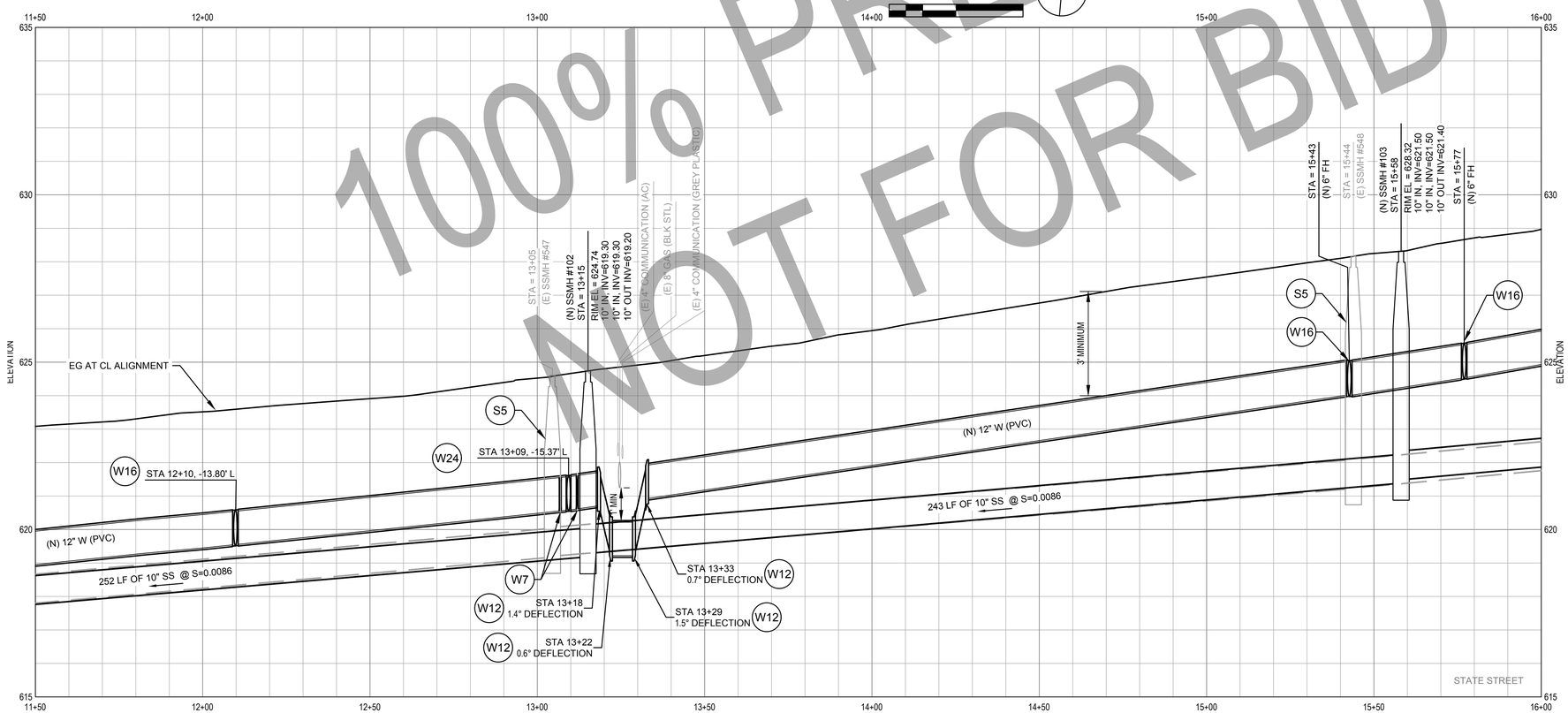


UTILITY PLAN STATE STREET

SCALE: 1" = 20'



UTILITY PROFILE STATE STREET

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

100% PRE-FINAL NOT FOR BID

SHEET GENERAL NOTES

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2. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) AT (800) 227-2600 OR 811 A MINIMUM OF TWO WORKING DAYS PRIOR TO ANY EXCAVATION OR PLANNED WORK OPERATIONS FOR MARK OUTS OF EXISTING UNDERGROUND FACILITIES.
3. CONTRACTOR IS ADVISED OF THE PRESENCE OF SHALLOW STORM DRAINS THROUGHOUT THE PROJECT AREA. STORM DRAINS SHALL BE PROTECTED IN PLACE DURING ALL CONTRACTOR WORK.
4. CONTRACTOR SHALL UNDERTAKE CCTV INSPECTION OF THE EXISTING SANITARY SEWERMAIN AND CONFIRM THE LOCATION OF ALL LIVE SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION.
5. NOT ALL EXISTING UTILITIES ARE SHOWN ON PROFILE. REFER TO PLAN AND POTHOLE INFORMATION FOR APPROXIMATE LOCATION AND DEPTH OF (E) UTILITIES.

SHEET KEYNOTES

S1. PROVIDE (N) 48" SANITARY MANHOLE PER CITY STD 201.

S2. PROVIDE (N) 10" SDR 26 PVC SEWER MAIN.

S3. PROVIDE (N) 8" SDR 26 PVC SEWER MAIN.

S4. CONNECT TO (E) SEWER MAIN WITH COUPLING. CONTRACTOR TO LOCATE (E) SEWER IN FIELD AND MATCH (E) GRADES

S5. REMOVE (E) SANITARY SEWER MANHOLE

S6. REMOVE (E) SANITARY SEWER MAIN

S7. ABANDON (E) SANITARY SEWER MAIN.

S8. PROVIDE (N) 4" PVC SANITARY SEWER LATERAL PER CITY STD 213 AND REMOVE OR ABANDON (E) LATERAL.

S9. PROVIDE (N) SS CLEAN OUT.

S12. LOCATE AND CONNECT (E) SEWER LATERAL 1' FROM PROPERTY BOUNDARY PER SECTION 77 OF THE SPECIAL PROVISIONS PRIOR TO INSTALLING WYE FOR (N) LATERAL.

R1. RELOCATE (E) MONUMENT.

W1. ABANDON (E) WATER MAIN. REMOVE WHERE IN CONFLICT WITH THE (N) WATER MAIN. FILL WITH CONTROLLED LOW STRENGTH MATERIALN WHERE (E) WATER IS LOCATED UNDER BUILDINGS AND ROADWAYS. REMOVE (E) VALVES.

W3. PROVIDE (N) 6" WATER MAIN.

W6. PROVIDE (N) 12" WATER MAIN.

W7. PROVIDE (N) 12" GATE VALVE PER CITY STD 307.

W8. PROVIDE (N) 6" GATE VALVE PER CITY STD 307.

W9. REMOVE (E) FIRE HYDRANT.

W10. PROVIDE (N) FIRE HYDRANT AND LATERAL PER CITY STD 305. MAINTAIN MINIMUM 3' CLEARANCE FROM (N) HYDRANT TO OTHER ABOVE GRADE OBSTRUCTIONS.

W12. PROVIDE (N) 22.5° BEND

W13. PROVIDE (N) 45 BEND

W16. PROVIDE (N) 12" X 6" TEE.

W17. CONNECT TO (E) CI, PVC OR DI PIPE WITH MECHANICAL JOINT SOLID SLEEVE.

W20. PROVIDE SINGLE WATER SERVICE LATERAL PER CITY STD 301.

W22. PROVIDE (N) 12" TO 6" REDUCER.

W23. CONNECT TO (E) WATER MAIN AT (E) VALVE. MATCH (E) GRADE.

W24. PROVIDE (N) 12" X 12" CROSS.

W29. PROVIDE (N) 12" TO 8" REDUCER.

W31. UPON SATISFACTORY COMPLETION OF NEW WATER MAIN TESTING, REMOVE EXISTING BLOCK AND ELBOW MAKE 6" or 12" TIE-IN AS SINGLE OPERATION UNDER AUTHORIZED CITY INSPECTION.

W32. INSTALL TEMPORARY BLOWOFF.

W34. LOCATE AND CONNECT TO (E) SERVICE 1' FROM PROPERTY BOUNDARY.

W36. PROVIDE 1" WATER METER WITH 2" SERVICE LINE FOR IRRIGATION.

W37. PROVIDE (N) WILKINS 975 XL, FEBCO 825 Y BACKFLOW PREVENTER OR APPROVED EQUIVALENT. REMOVE (E) HEDGE FOR BACKFLOW PREVENTER INSTALLATION

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WATER AND SANITAY SEWER

PLAN & PROFILE
STATE STREET STA. 11+50 - STA. 16+00

DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-103

SHEET 8 OF 18

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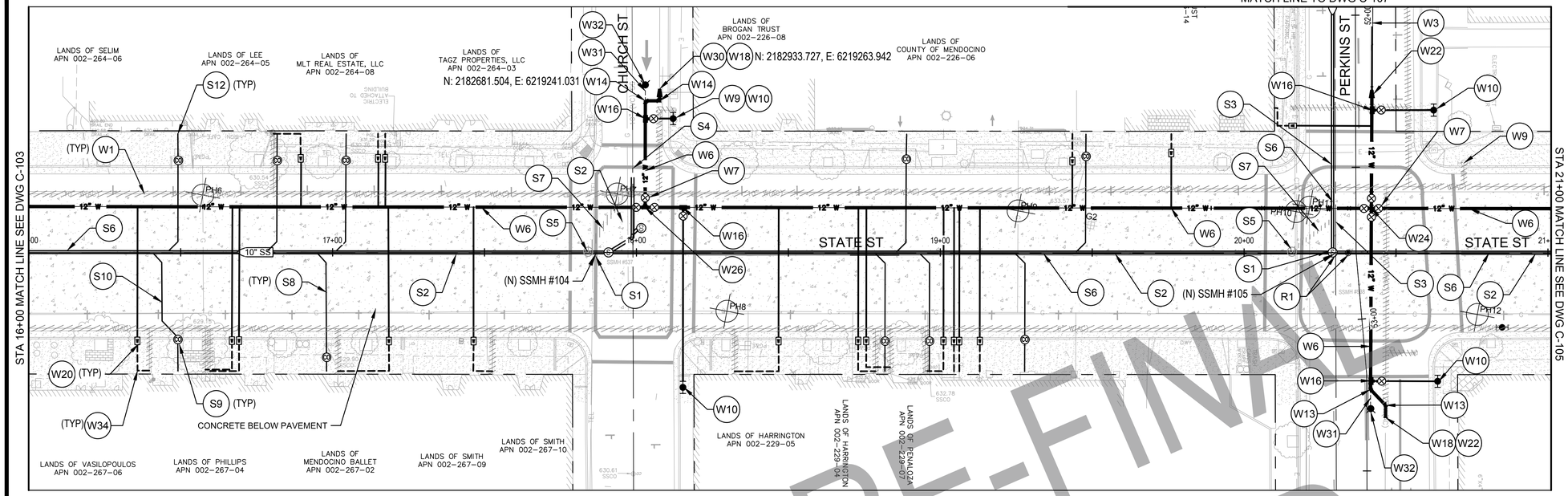
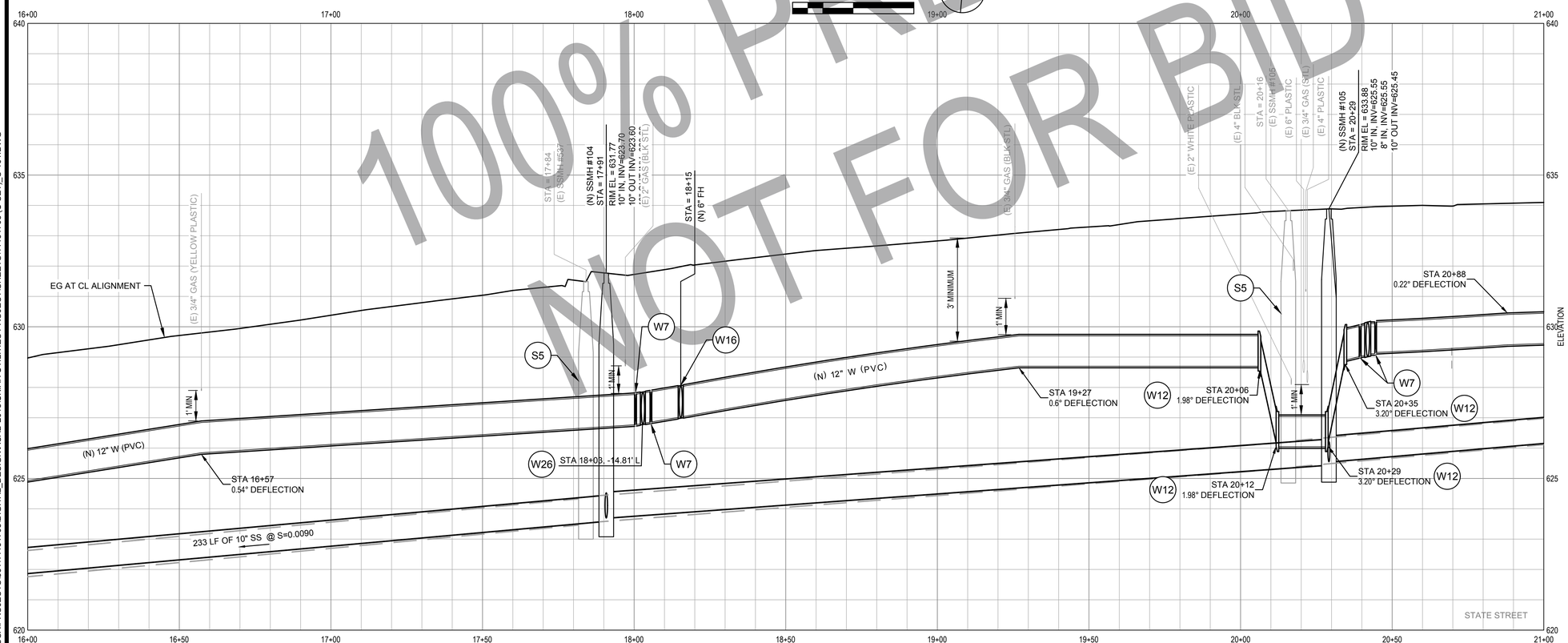


UTILITY PLAN STATE STREET

SCALE: 1" = 20'



UTILITY PROFILE STATE STREET

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

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SHEET KEYNOTES

S1. PROVIDE (N) 48" SANITARY MANHOLE PER CITY STD 201.
S2. PROVIDE (N) 10" SDR 26 PVC SEWER MAIN.
S3. PROVIDE (N) 8" SDR 26 PVC SEWER MAIN.
S4. CONNECT TO (E) SEWER MAIN WITH COUPLING. CONTRACTOR TO LOCATE (E) SEWER IN FIELD AND MATCH (E) GRADES
S5. REMOVE (E) SANITARY SEWER MANHOLE
S6. REMOVE (E) SANITARY SEWER MAIN
S7. ABANDON (E) SANITARY SEWER MAIN.
S8. PROVIDE (N) 4" PVC SANITARY SEWER LATERAL PER CITY STD 213 AND REMOVE OR ABANDON (E) LATERAL.
S9. PROVIDE (N) SS CLEAN OUT.
S10. PROVIDE TWO (2) 45° LONG RADIUS BENDS.
S12. LOCATE AND CONNECT (E) SEWER LATERAL 1' FROM PROPERTY BOUNDARY PER SECTION 77 OF THE SPECIAL PROVISIONS PRIOR TO INSTALLING WYE FOR (N) LATERAL.
R1. REMOVE (E) MONUMENT.
W1. ABANDON (E) WATER MAIN. REMOVE WHERE IN CONFLICT WITH THE (N) WATER MAIN. FILL WITH CONTROLLED LOW STRENGTH MATERIAL WHERE (E) WATER IS LOCATED UNDER BUILDINGS AND ROADWAYS. REMOVE (E) VALVES.
W3. PROVIDE (N) 6" WATER MAIN.
W6. PROVIDE (N) 12" WATER MAIN.
W7. PROVIDE (N) 12" GATE VALVE PER CITY STD 307.
W8. PROVIDE (N) 6" GATE VALVE PER CITY STD 307.
W9. REMOVE (E) FIRE HYDRANT.
W10. PROVIDE (N) FIRE HYDRANT AND LATERAL PER CITY STD 305. MAINTAIN MINIMUM 3' CLEARANCE FROM (N) HYDRANT TO OTHER ABOVE GRADE OBSTRUCTIONS.
W12. PROVIDE (N) 22.5° BEND
W13. PROVIDE (N) 45° BEND.
W14. PROVIDE (N) 90° BEND.
W16. PROVIDE (N) 12" X 6" TEE.
W18. CONNECT TO (E) AC PIPE WITH "WIDE RANGE" STYLE COUPLING.
W20. PROVIDE SINGLE WATER SERVICE LATERAL PER CITY STD 301.
W22. PROVIDE (N) 12" TO 6" REDUCER.
W24. PROVIDE (N) 12" X 12" CROSS
W26. PROVIDE (N) 12" TEE.
W30. PROVIDE (N) 12" TO 10" REDUCER.
W31. UPON SATISFACTORY COMPLETION OF NEW WATER MAIN TESTING, REMOVE EXISTING BLOCK AND ELBOW MAKE 6" OR 12" TIE-IN AS SINGLE OPERATION UNDER AUTHORIZED CITY INSPECTION.
W32. INSTALL TEMPORARY BLOWOFF.
W34. LOCATE AND CONNECT TO (E) SERVICE 1' FROM PROPERTY BOUNDARY.

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PLAN & PROFILE
STATE STREET STA. 16+00 - STA. 21+00

DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-104

SHEET 9 OF 18

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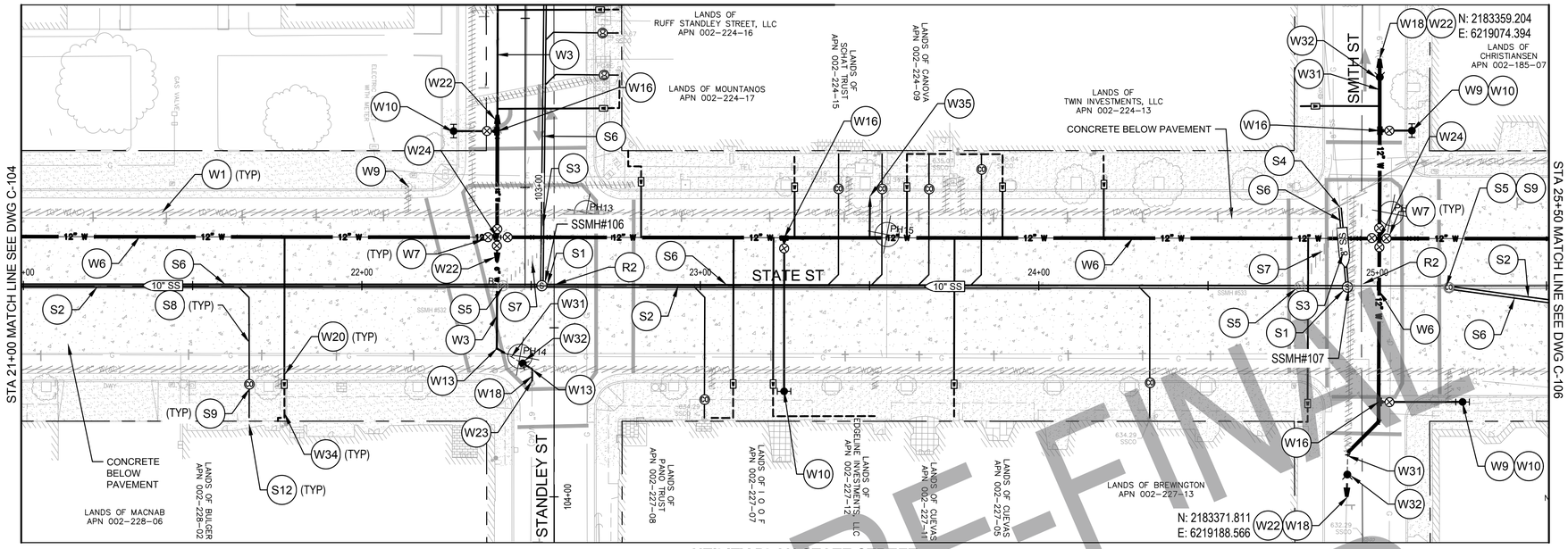
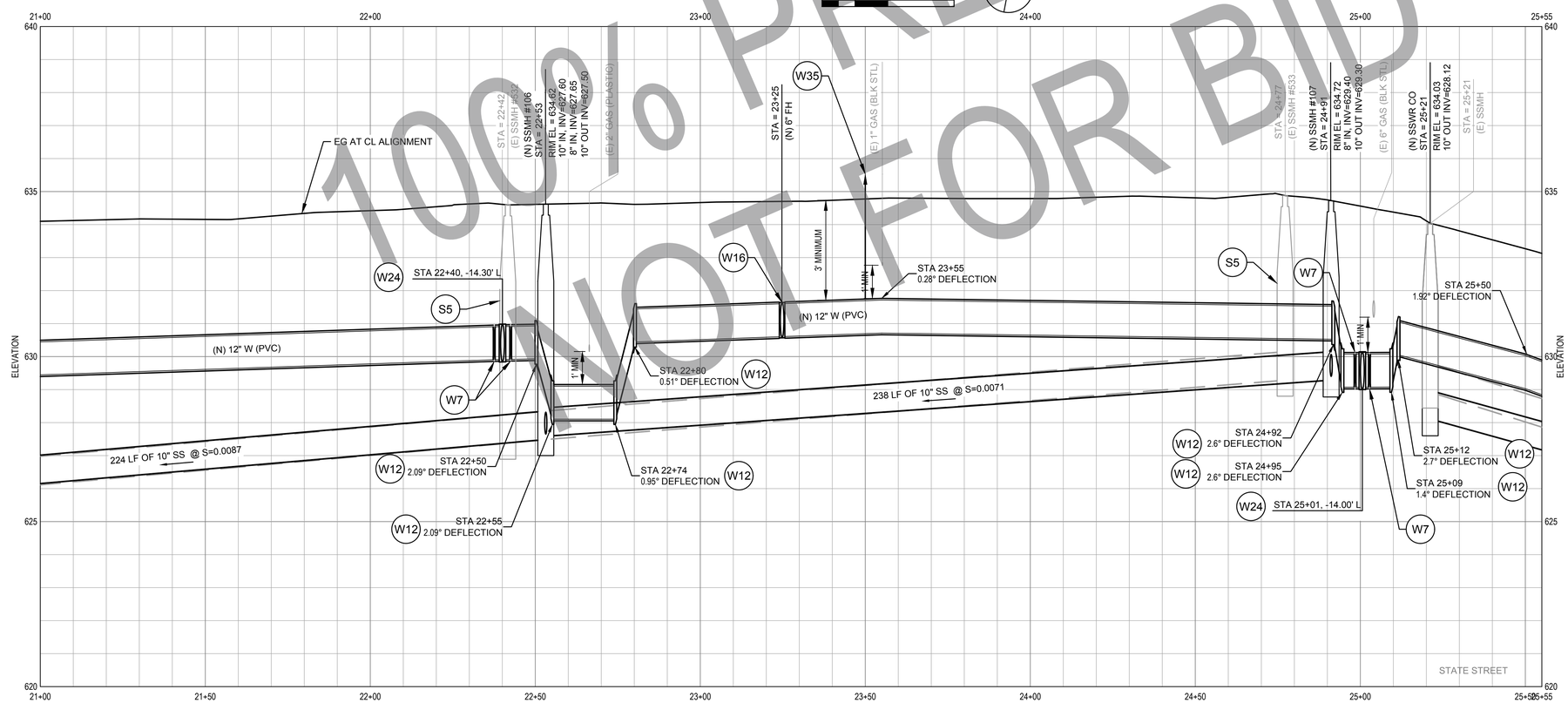


UTILITY PLAN STATE STREET

SCALE: 1" = 20'



UTILITY PROFILE STATE STREET

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

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SHEET KEYNOTES

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S5. REMOVE (E) SANITARY SEWER MANHOLE
S6. REMOVE (E) SANITARY SEWER MAIN
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S8. PROVIDE (N) 4" PVC SANITARY SEWER LATERAL PER CITY STD 213 AND REMOVE OR ABANDON (E) LATERAL.
S9. PROVIDE (N) SS CLEAN OUT.
S12. LOCATE (E) SEWER LATERAL 1 FT FROM PROPERTY BOUNDARY PER SECTION 77 OF THE SPECIAL PROVISIONS PRIOR TO INSTALLING WYE FOR (N) LATERAL.
R2. RESTORE (E) MONUMENT FOLLOWING THE CONSTRUCTION.
W1. ABANDON (E) WATER MAIN. REMOVE WHERE IN CONFLICT WITH THE (N) WATER MAIN. FILL WITH CONTROLLED LOW STRENGTH MATERIAL WHERE (E) WATER IS LOCATED UNDER BUILDINGS AND ROADWAYS. REMOVE (E) VALVES.
W3. PROVIDE (N) 6" WATER MAIN.
W6. PROVIDE (N) 12" WATER MAIN.
W7. PROVIDE (N) 12" GATE VALVE PER CITY STD 307.
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W10. PROVIDE (N) FIRE HYDRANT AND LATERAL PER CITY STD 305. MAINTAIN MINIMUM 3' CLEARANCE FROM (N) HYDRANT TO OTHER ABOVE GRADE OBSTRUCTIONS.
W12. PROVIDE (N) 22.5° BEND
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W20. PROVIDE SINGLE WATER SERVICE LATERAL PER CITY STD 301.
W22. PROVIDE (N) 12" TO 6" REDUCER.
W24. PROVIDE (N) 12" X 12" CROSS.
W31. UPON SATISFACTORY COMPLETION OF NEW WATER MAIN TESTING, REMOVE EXISTING BLOCK AND ELBOW MAKE 6" OR 12" TIE-IN AS SINGLE OPERATION UNDER AUTHORIZED CITY INSPECTION.
W32. INSTALL TEMPORARY BLOWOFF.
W34. LOCATE AND CONNECT TO (E) SERVICE 1' FROM PROPERTY BOUNDARY.
W35. PROVIDE (N) AIR RELIEF VALVE PER DETAIL 1/C-504.

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PLAN & PROFILE
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PROJ NO: 11191705
DRWN: CP CHKD: JS

C-105

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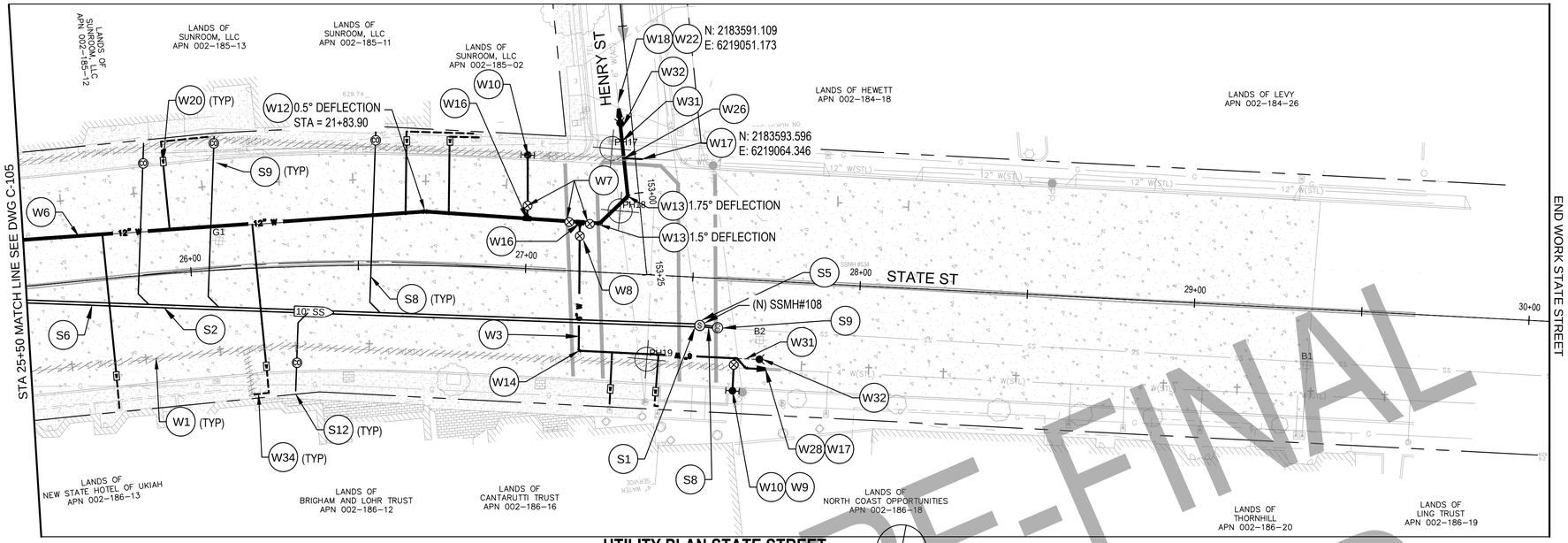
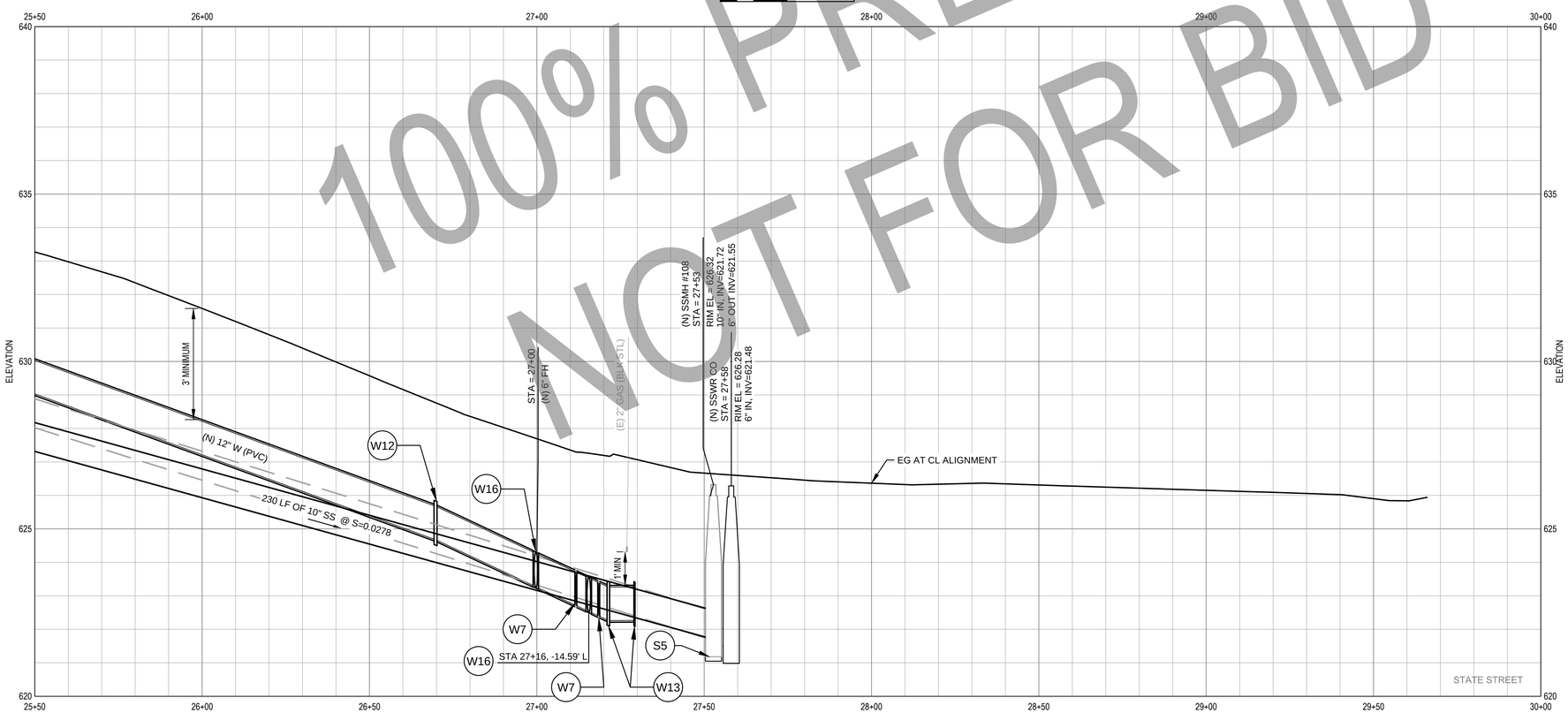


UTILITY PLAN STATE STREET

SCALE: 1" = 20'



UTILITY PROFILE STATE STREET

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		ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

PLAN & PROFILE
STATE STREET STA. 25+50 - STA. 30+00

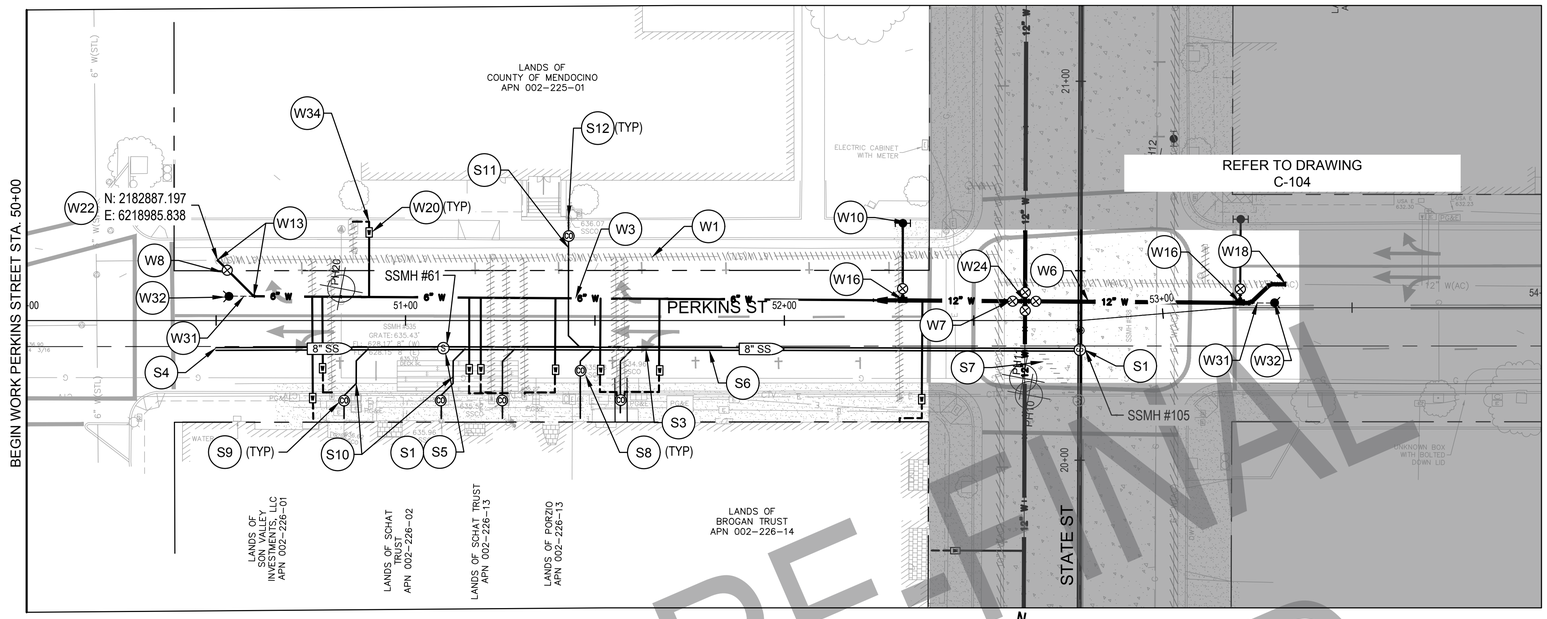
DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-106

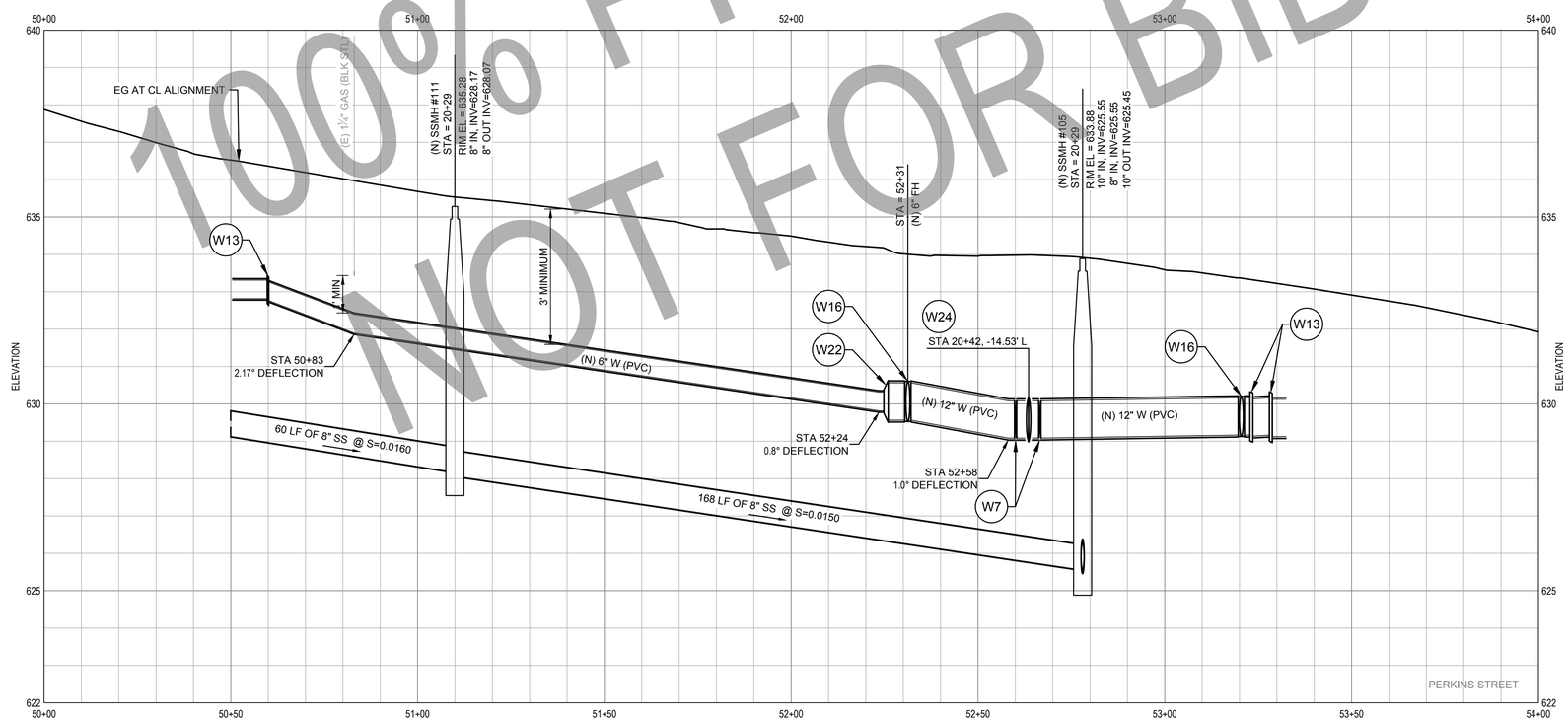
SHEET 11 OF 18

2019-10-30 6:26 PM BDEKALB
N:\US\SANTA ROSA\PROJECTS\561\11191705\DIGITAL_DESIGN\ACAD 2018\UKIAH UTILITIES PROJECT\SHEETS\11191705 (U SET)_C-101.DWG



UTILITY PLAN PERKINS STREET

SCALE: 1" = 20'



UTILITY PROFILE STATE STREET

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

100% PRE-FINAL NOT FOR BID

SHEET GENERAL NOTES

1. LOCATION OF EXISTING UTILITIES, STRUCTURES AND OBSTACLES ARE APPROXIMATE IN PLAN AND PROFILE AND BASED ON BEST AVAILABLE INFORMATION. EXACT LOCATION AND COMPLETENESS ARE NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES TO SUCCESSFULLY COMPLETE THIS PROJECT. DAMAGE TO ANY EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) AT (800) 227-2600 OR 811 A MINIMUM OF TWO WORKING DAYS PRIOR TO ANY EXCAVATION OR PLANNED WORK OPERATIONS FOR MARK OUTS OF EXISTING UNDERGROUND FACILITIES.
3. CONTRACTOR IS ADVISED OF THE PRESENCE OF SHALLOW STORM DRAINS THROUGHOUT THE PROJECT AREA. STORM DRAINS SHALL BE PROTECTED IN PLACE DURING ALL CONTRACTOR WORK.
4. CONTRACTOR SHALL UNDERTAKE CCTV INSPECTION OF THE EXISTING SANITARY SEWERMAIN AND CONFIRM THE LOCATION OF ALL LIVE SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION.
5. NOT ALL EXISTING UTILITIES ARE SHOWN ON PROFILE. REFER TO PLAN AND POTHOLE INFORMATION FOR APPROXIMATE LOCATION AND DEPTH OF (E) UTILITIES.

SHEET KEYNOTES

S1. PROVIDE (N) 48" SANITARY MANHOLE PER CITY STD 201.

S3. PROVIDE (N) 8" SDR 26 PVC SEWER MAIN.

S4. CONNECT TO (E) SEWER MAIN WITH COUPLING. CONTRACTOR TO LOCATE (E) SEWER IN FIELD AND MATCH (E) GRADES

S5. REMOVE (E) SANITARY SEWER MANHOLE

S6. REMOVE (E) SANITARY SEWER MAIN

S7. ABANDON (E) SANITARY SEWER MAIN.

S8. PROVIDE (N) 4" PVC SANITARY SEWER LATERAL PER CITY STD 213 AND REMOVE OR ABANDON (E) LATERAL.

S9. PROVIDE (N) SS CLEAN OUT.

S10. PROVIDE TWO (2) 45° LONG RADIUS BENDS.

S11. PROVIDE (N) 6" PVC SANITARY SEWER LATERAL PER CITY STD 213 AND REMOVE OR ABANDON (E) LATERAL.

S12. LOCATE AND CONNECT (E) SEWER LATERAL 1' FROM PROPERTY BOUNDARY PER SECTION 77 OF THE SPECIAL PROVISIONS PRIOR TO INSTALLING WYE FOR (N) LATERAL.

W1. ABANDON (E) WATER MAIN. REMOVE WHERE IN CONFLICT WITH THE (N) WATER MAIN. FILL WITH CONTROLLED LOW STRENGTH MATERIAL WHERE (E) WATER IS LOCATED UNDER BUILDINGS AND ROADWAYS. REMOVE (E) VALVES.

W3. PROVIDE (N) 6" WATER MAIN.

W6. PROVIDE (N) 12" WATER MAIN.

W7. PROVIDE (N) 12" GATE VALVE PER CITY STD 307.

W8. PROVIDE (N) 6" GATE VALVE PER CITY STD 307.

W10. PROVIDE (N) FIRE HYDRANT AND LATERAL PER CITY STD 305. MAINTAIN MINIMUM 3' CLEARANCE FROM (N) HYDRANT TO OTHER ABOVE GRADE OBSTRUCTIONS.

W13. PROVIDE (N) 45° BEND.

W16. PROVIDE (N) 12" X 6" TEE.

W17. CONNECT TO (E) CI, PVC OR DI PIPE WITH MECHANICAL JOINT SOLID SLEEVE.

W18. CONNECT TO (E) AC PIPE WITH "WIDE RANGE" STYLE COUPLING.

W20. PROVIDE SINGLE WATER SERVICE LATERAL PER CITY STD 301.

W22. PROVIDE 12" TO 6" REDUCER.

W24. PROVIDE (N) 12" X 12" CROSS.

W31. UPON SATISFACTORY COMPLETION OF NEW WATER MAIN TESTING, REMOVE EXISTING BLOCK AND ELBOW MAKE 8" TIE-IN AS SINGLE OPERATION UNDER AUTHORIZED CITY INSPECTION.

W32. INSTALL TEMPORARY BLOWOFF.

W34. LOCATE AND CONNECT TO (E) SERVICE 1' FROM PROPERTY BOUNDARY.

GHD Inc.
2235 Mercury Way, Suite 150
Santa Rosa, California 95407, USA
T 1 707 523 1010 F 1 707 527 8679
W www.ghd.com

REGISTERED PROFESSIONAL ENGINEER GLEN KENNEDY No. C68304 Ex. 9/30/19 CIVIL STATE OF CALIFORNIA

SPEC NO. 2019-17

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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MARK	DATE	DESCRIPTION

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

PLAN & PROFILE
PERKINS STREET STA. 50+00 - STA. 54+00

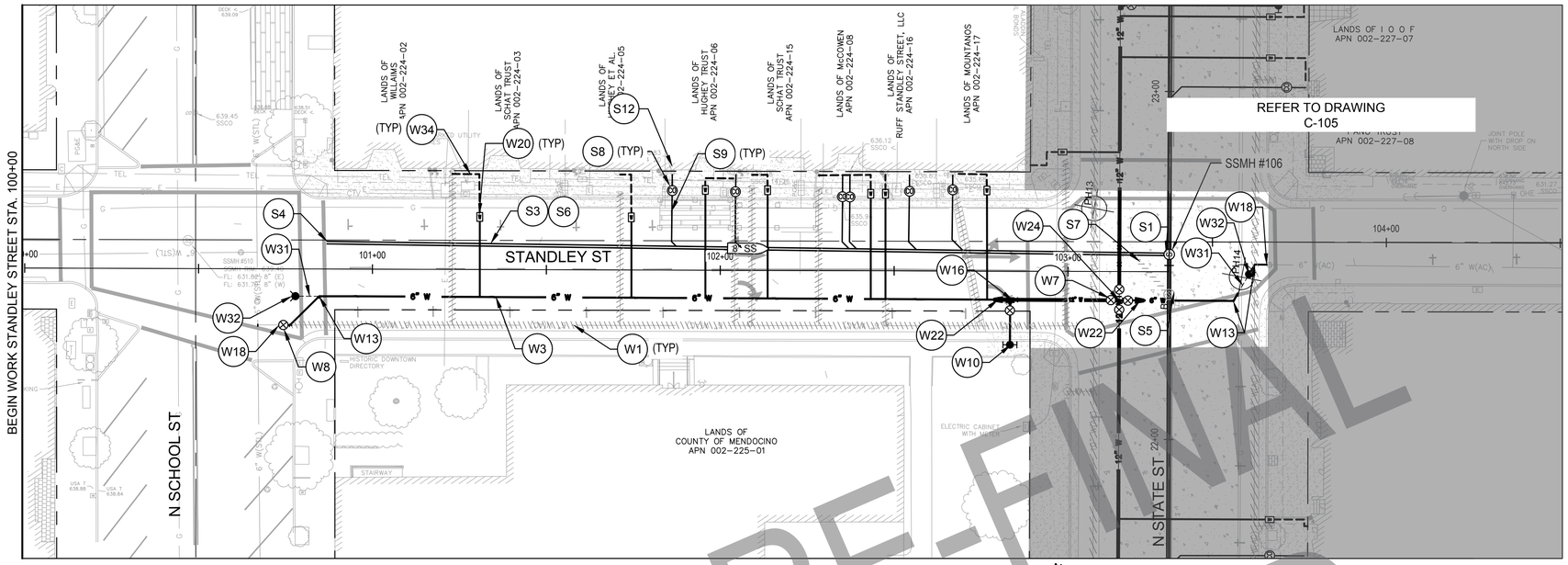
DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

PROJ NO: 11191705
DRWN: CP CHKD: JS

C-107

SHEET 12 OF 18

2019-10-30 6:12 PM BDEKALB
N:\US\SANTA ROSA\PROJECTS\61\11191705\DIGITAL_DESIGN\ACAD 2018\UKIAH UTILITIES PROJECT\SHEETS\11191705 (U SET)_C-101.DWG

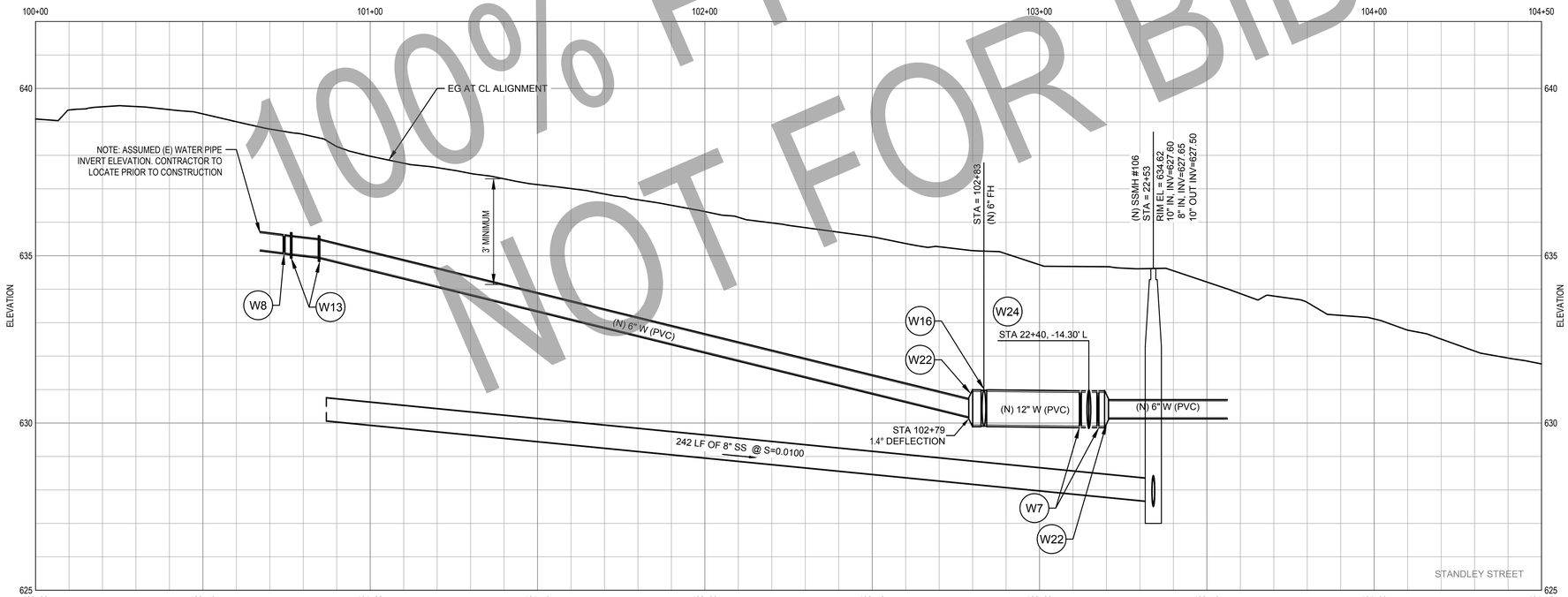


UTILITY PLAN STANDLEY STREET

SCALE: 1" = 20'

0 10' 20' 40'

N



UTILITY PROFILE STATE STREET

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

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SHEET KEYNOTES

S1. PROVIDE (N) 48" SANITARY MANHOLE PER CITY STD 201.

S3. PROVIDE (N) 8" SDR 26 PVC SEWER MAIN.

S4. CONNECT TO (E) SEWER MAIN WITH COUPLING. CONTRACTOR TO LOCATE (E) SEWER IN FIELD AND MATCH (E) GRADES

S5. REMOVE (E) SANITARY SEWER MANHOLE.

S6. REMOVE (E) SANITARY SEWER MAIN

S7. ABANDON (E) SANITARY SEWER MAIN.

S8. PROVIDE (N) 4" PVC SANITARY SEWER LATERAL PER CITY STD 213 AND REMOVE OR ABANDON (E) LATERAL.

S9. PROVIDE (N) SS CLEAN OUT.

S12. LOCATE (E) SEWER LATERAL 1 FT FROM PROPERTY BOUNDARY PER SECTION 77 OF THE SPECIAL PROVISIONS PRIOR TO INSTALLING WYE FOR (N) LATERAL.

W1. ABANDON (E) WATER MAIN. REMOVE WHERE IN CONFLICT WITH THE (N) WATER MAIN. FILL WITH CONTROLLED LOW STRENGTH MATERIAL WHERE (E) WATER IS LOCATED UNDER BUILDINGS AND ROADWAYS. REMOVE (E) VALVES.

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REGISTERED PROFESSIONAL ENGINEER GLEN KENNEDY No. C68304 Ex. 9/30/19 CIVIL STATE OF CALIFORNIA

SPEC NO. 2019-17

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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MARK	DATE	DESCRIPTION

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

PLAN & PROFILE
STANDLEY STREET STA. 100+00 - STA. 104+50

DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

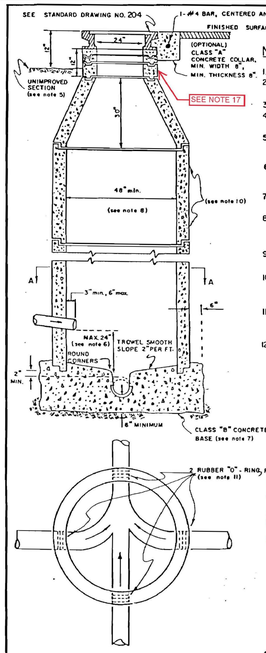
PROJ NO: 11191705

DRWN: CP CHKD: JS

C-108

SHEET 13 OF 18

2019-10-30 6:12 PM BDEKALB
N:\US\SANTA ROSA\PROJECTS\561\11191705\DIGITAL_DESIGN\ACAD 2018\UKIAH UTILITIES PROJECT\SHEETS\11191705 (U SET)_C-101.DWG

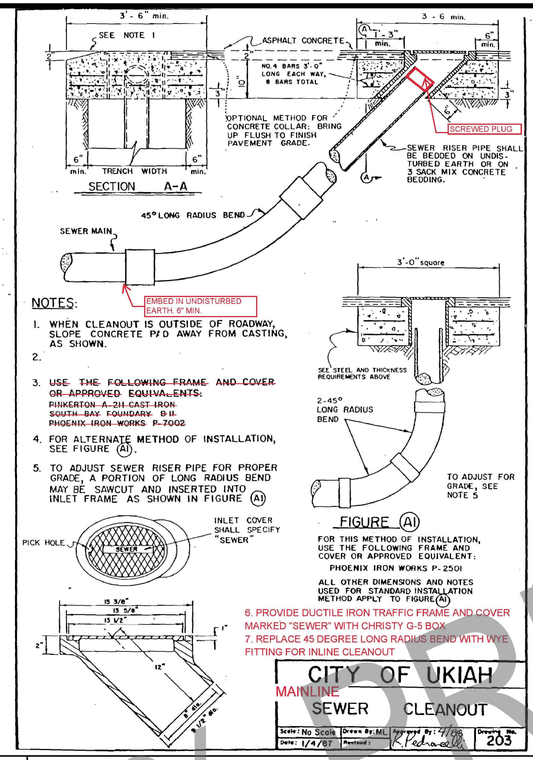


NOTES:

1. USE CEMENT MORTAR ON ADJUSTMENT RINGS.
2. MAXIMUM HEIGHT OF GRADE ADJUSTMENT RINGS SHALL BE 12".
3. STEPS NOT REQUIRED OR ACCEPTED.
4. CONE SECTIONS SHALL BE CONCENTRIC.
5. MANHOLES INSTALLED IN UNIMPROVED AREAS SHALL BE A MINIMUM 12" ABOVE GRADE, AS SHOWN.
6. LATERALS ENTERING MANHOLE SHALL BE NO MORE THAN 24" ABOVE LOW POINT OF INSIDE SHELVE.
7. BASE SHALL BE POURED FULL THICKNESS TO UNDISTURBED SIDES OF EXCAVATION OR SHALL BE FORMED.
8. STANDARD MANHOLE BARREL SECTION PER ASTM C 478. MINIMUM DIAMETER SHALL BE 48". HOWEVER, A LARGER DIAMETER MAY BE REQUIRED UNDER SPECIAL CIRCUMSTANCES.
9. DISTANCE BETWEEN TOP OF SEWER PIPE AND BOTTOM OF BARREL SECTION SHALL BE NO LESS THAN 2".
10. SET ALL BARREL SECTIONS AND TAPER SECTIONS IN PLASTIC GASKET, RAM-NECK, OR IN BUTYL RUBBER KENT-SEAL OR APPROVED EQUAL MORTAR ALL JOINT VOIDS, INSIDE AND OUTSIDE OF MANHOLE.
11. SET SEWER MAINS, LATERALS AND STUB OUTS WITH 2 RUBBER "O"RINGS, OR WATERSTOPS (See SECTION A-A), PER PIPE.
12. INSIDE WALLS OF MANHOLE SHALL RECEIVE ONE(1) COAT MINIMUM OF THOROSEAL, OR APPROVED EQUAL.
13. A FLEXIBLE COUPLING SHALL BE INSTALLED IN THE SEWER MAIN WITHIN 12" OF THE BASE OF THE MANHOLE (TYP.) NOT REQUIRED WHEN PRECAST BASES ARE MANUFACTURED WITH FLEX. CPLGS ALERADY INSTALLED
14. CONSTRUCT ALL FLOW CHANNELS OF PIPE WHEREVER POSSIBLE. AFTER LOWER RING SECTION IS SET, CUT OUT TOP HALF OF PIPE FLUSH WITH INSIDE FACE OF MH WALL AND CONSTRUCT SHELF AND U-SHAPED CHANNEL. MAKE ELEVATION CHANGES GRADUALLY AND DIRECTIONAL CHANGES WITH SMOOTH CURVES
15. ALL SECTIONS OF MANHOLE MUST BE OF IDENTICAL MAKE AND MANUFACTURER
16. WIRE BRUSH AND PRIME ALL BARREL & TAPER SECTION MATINGS SURFACES PER MFR INSTRUCTIONS.
17. MIN. OF ONE 3" AND ONE 6" GRADE ADJUSTMENT RINGS

CITY OF UKIAH
STANDARD SEWER MANHOLE
Scale: NO SCALE | Drawn By: ML | Approved By: R. Redwoodell | Drawing No. 201
Date: 12/17/86 | Revised:

201 SEWER MANHOLE — NOT TO SCALE

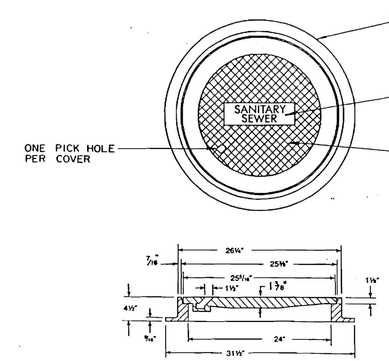


NOTES:

1. WHEN CLEANOUT IS OUTSIDE OF ROADWAY, SLOPE CONCRETE PAD AWAY FROM CASTING, AS SHOWN.
2.
3. ~~USE THE FOLLOWING FRAME AND COVER OR APPROVED EQUIVALENTS:~~
   ~~PINKERTON A-21 CAST IRON~~
   ~~SOUTH BAY FOUNDARY B-11~~
   ~~PHOENIX IRON WORKS P-7002~~
4. FOR ALTERNATE METHOD OF INSTALLATION, SEE FIGURE (A1).
5. TO ADJUST SEWER RISER PIPE FOR PROPER GRADE, A PORTION OF LONG RADIUS BEND MAY BE SAWCUT AND INSERTED INTO INLET FRAME AS SHOWN IN FIGURE (A1)
6. PROVIDE DUCTILE IRON TRAFFIC FRAME AND COVER MARKED "SEWER" WITH CHRISTY G-5 BOX
7. REPLACE 45 DEGREE LONG RADIUS BEND WITH WYE FITTING FOR INLINE CLEANOUT

CITY OF UKIAH
MAINLINE SEWER CLEANOUT
Scale: No Scale | Drawn By: ML | Approved By: R. Redwoodell | Drawing No. 203
Date: 1/4/87 | Revised:

203 SEWER CLEANOUT — NOT TO SCALE



NOTES:

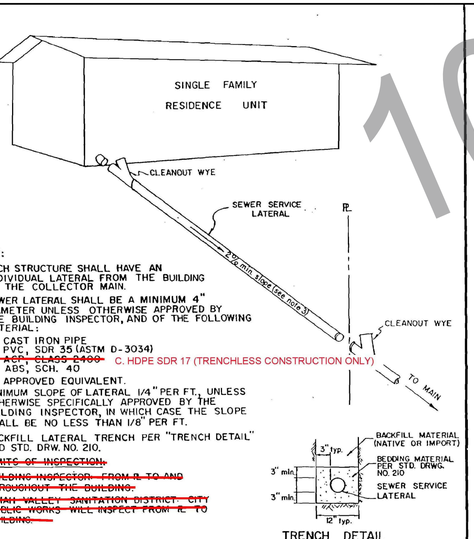
1. Specify "STORM DRAIN", "SANITARY SEWER" or "ELECTRICAL VAULT" when ordering; all castings shall be dipped in asphalt paint (black bituminous paint).
2. All material used in manufacturing shall conform to A.S.T.M. A-159-G3000 or to United States Government Specifications QQI-652b.
3. Minimum weight requirements: cover — 130 pounds; frame — 135 pounds
4. Approved manholes frame and cover assembloges:
   PHOENIX IRON WORKS P-1090
   PINKERTON FOUNDRY A-640
   SOUTH BAY FOUNDRY A-46
   VALLEY IRON AND STEEL 127

CITY OF UKIAH
MANHOLE FRAME AND COVER DETAIL
Scale: NO SCALE | Drawn By: ML | Approved By: R. Redwoodell | Drawing No. 204
Date: 1/30/87 | Revised:

204 SEWER MANHOLE FAME AND COVER — NOT TO SCALE

CITY OF UKIAH STANDARD DRAWING NO 301
ADDITIONAL NOTES:

8. SEWER LATERAL SHALL BE A MINIMUM 4" DIAMETER UNLESS SHOWN OTHERWISE ON THE DRAWINGS. SEWER LATERAL SHALL BE OF THE FOLLOWING MATERIAL:
   A. PVC, SDR 35 (ASTM D-3034) FOR OPEN TRENCH
   B. HDPE FOR PIPE BURSTING
   OR APPROVED EQUIVALENT.
9. MINIMUM SLOPE OF LATERAL 2% (1/4" PER FOOT) UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ENGINEER, IN WHICH CASE THE SLOPE SHALL BE NO LESS THAN 1/8" PER FT.
10. BACKFILL LATERAL TRENCH PER STD DRAWING No. 220.

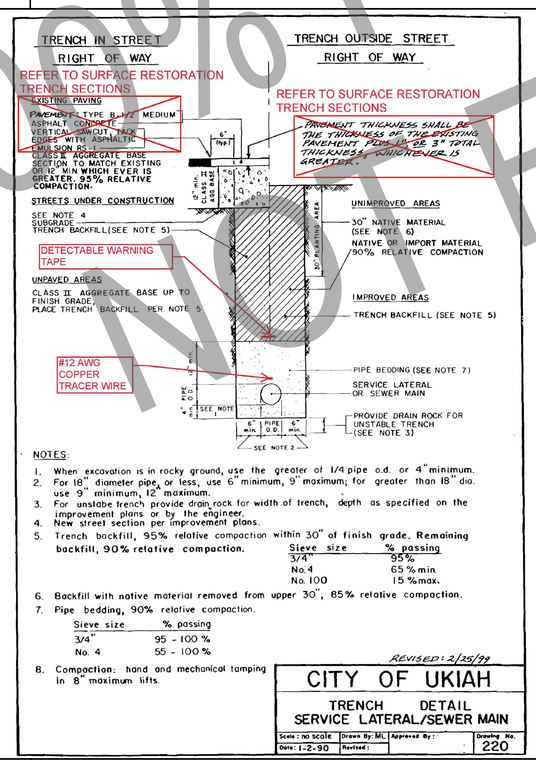


NOTES:

1. EACH STRUCTURE SHALL HAVE AN INDIVIDUAL LATERAL FROM THE BUILDING TO THE COLLECTOR MAIN.
2. SEWER LATERAL SHALL BE A MINIMUM 4" DIAMETER UNLESS OTHERWISE APPROVED BY THE BUILDING INSPECTOR, AND OF THE FOLLOWING MATERIAL:
   A. CAST IRON PIPE
   B. PVC, SDR 35 (ASTM D-3034)
   ~~C. ACP, CLASS 2400~~ C. HDPE SDR 17 (TRENCHLESS CONSTRUCTION ONLY)
   D. ABS, SCH. 40
   OR APPROVED EQUIVALENT.
3. MINIMUM SLOPE OF LATERAL 1/4" PER FT., UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE BUILDING INSPECTOR, IN WHICH CASE THE SLOPE SHALL BE NO LESS THAN 1/8" PER FT.
4. BACKFILL LATERAL TRENCH PER "TRENCH DETAIL" AND STD. DRW. NO. 210.
5. ~~LIMITS OF INSPECTION:~~
   ~~BUILDING INSPECTOR FROM R. TO AND THROUGHOUT THE BUILDING.~~
   ~~UKIAH VALLEY SANITATION DISTRICT, CITY PUBLIC WORKS WILL INSPECT FROM R. TO BUILDING.~~

CITY OF UKIAH
SEWER SERVICE LATERAL (PROPERTY LINE TO BUILDING)
Scale: No Scale | Drawn By: ML | Approved By: R. Redwoodell | Drawing No. 213
Date: 4/13/87 | Revised:

213 SEWER SERVICE LATERAL PL TO BUILDING — NOT TO SCALE



NOTES:

1. When excavation is in rocky ground, use the greater of 1/4 pipe o.d. or 4" minimum.
2. For 18" diameter pipe, or less, use 6" minimum, 9" maximum; for greater than 18" dia. use 9" minimum, 12" maximum.
3. For unstabe trench provide drain rock for width of trench, depth as specified on the improvement plans or by the engineer.
4. New street section per improvement plans.
5. Trench backfill, 95% relative compaction within 30" of finish grade. Remaining backfill, 90% relative compaction.

Sieve size	% passing
3/4"	95%
No. 4	65 % min
No. 100	15 % max.

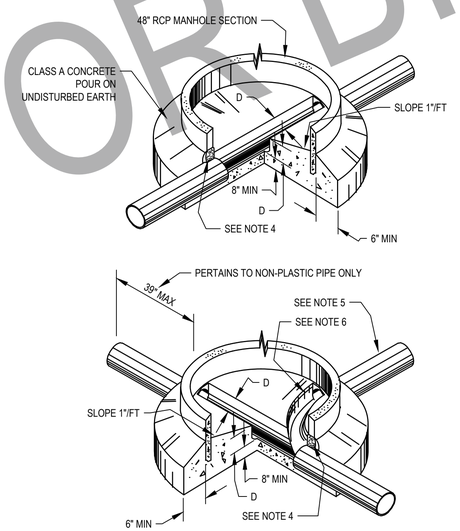
6. Backfill with native material removed from upper 30", 85% relative compaction.
7. Pipe bedding, 90% relative compaction.

Sieve size	% passing
3/4"	95 - 100 %
No. 4	55 - 100 %

8. Compaction: hand and mechanical tamping in 8" maximum lifts.

REVISED: 2/25/99
CITY OF UKIAH
TRENCH DETAIL SERVICE LATERAL/SEWER MAIN
Scale: no scale | Drawn By: ML | Approved By: | Drawing No. 220
Date: 1-2-90 | Revised:

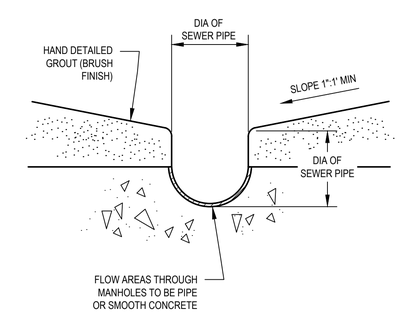
220 TRENCH DETAIL SERVICE LATERAL TO SEWER MAIN — NOT TO SCALE



NOTES:

1. THE FLOW CHANNEL SHALL BE OPEN FOR THE FULL WIDTH OF MANHOLE D = I.D. OF PIPE.
2. THE SHELF (SLOPED 1" PER FT.) SHALL HAVE LIGHT BROOM FINISH.
3. FOR APPROVED MANHOLE FRAMES AND COVERS SEE STD MANHOLE FRAME & COVER DETAIL.
4. ALL PIPES SHALL BE SEALED IN WITH A 4" MORTAR FILLET. FOR PLASTIC PIPE, ONE WATERSTOP SHALL BE ADDED AT EACH PIPE PENETRATION.
5. ANY SIDE INLET SHALL ENTER MANHOLE WITH INVERT AT LEAST 0.10' ABOVE INVERT OF OUTLET. IF PIPE SIZE INCREASES THRU MANHOLE, MATCH CROWNS, A DROP MANHOLE IS REQUIRED WHERE I.G. OF INLET IS OVER 6" ABOVE CROWN OF OUTLET.
6. MAINTAIN FULL PIPE DIAMETER AROUND SWEEP. DO NOT FAN-OUT. PROVIDE SMOOTH TRANSITION.

1 TYPICAL MANHOLE BASE DETAIL — NOT TO SCALE



2 GROUTING DETAIL — NOT TO SCALE

100% FINAL NOT FOR BID

GHD Inc.
2235 Mercury Way, Suite 150
Santa Rosa, California 95407, USA
T 1 707 523 1010 F 1 707 527 8679
W www.ghd.com

REGISTERED PROFESSIONAL ENGINEER — GLEN KENNEDY — No. C68304 — Ex. 9/30/19 — CIVIL — STATE OF CALIFORNIA

BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"

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ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

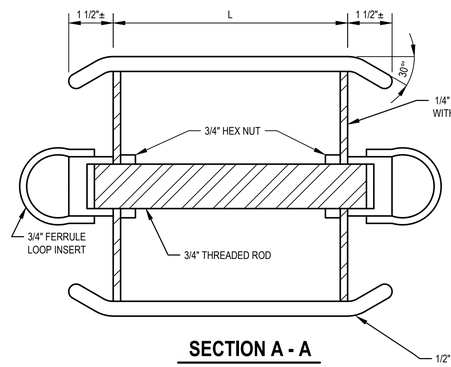
CIVIL DETAILS - 1

PROJ NO: 11191705
DRWN: SJD | CHKD: CW

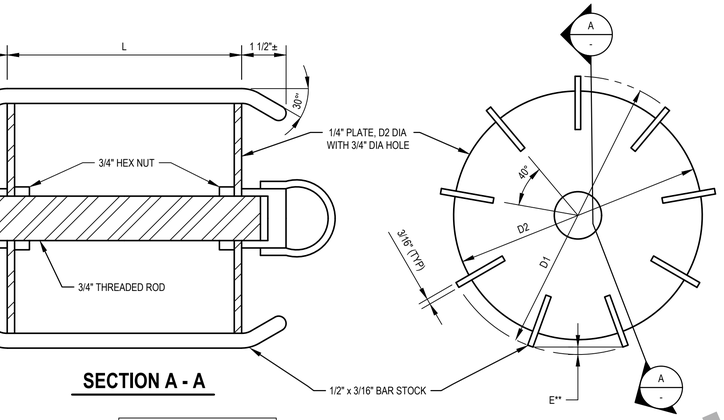
C-501

SHEET 14 OF 18

2019-10-30 6:14 PM BDEKALB
N:\US\SANTA ROSA\PROJECTS\61111191705\DIGITAL_DESIGN\ACAD 2018\UKIAH UTILITIES PROJECT\SHEETS\11191705 (U SET)_C-501-505.DWG



SECTION A - A



		5% DEFLECTION	
		ABS ASTM D 2751 PVC ASTM D 3034	
		SDR35	
NOM. DIA.	L	D1**	D2***
6"	6"	5.629	4.629
8"	8"	7.537	6.537
10"	10"	9.421	8.421
12"	12"	11.210	10.210
15"	15"	13.729	12.729

** 1. MANDREL DIA. HAS BEEN CALCULATED TO CORRECT CHORD LENGTH ERROR "E".

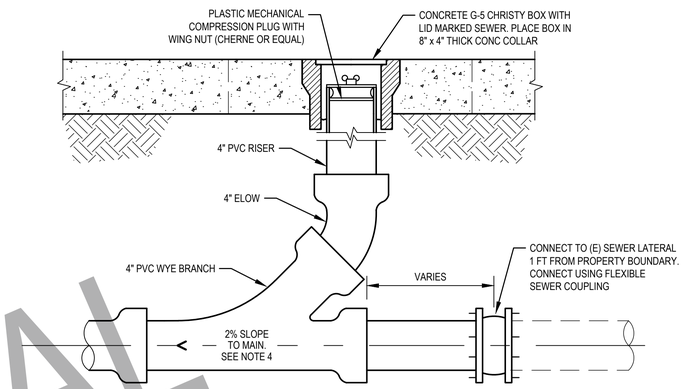
*** 2. MIN. PLATE DIAMETER

3. A PROVING RING OF THE SPECIFIED DIAMETER (D1) SHALL BE SUPPLIED WITH EACH DEFLECTION MANDREL.

NOTES:

1. MARK ALL MANDRELS WITH ASTM SPECIFICATION NUMBER, SDR NUMBER AND DEFLECTION.
2. THE 1/2" BAR STOCK ON EDGE PROVIDES CLEARANCE TO PASS SMALL AMOUNTS OF SOIL WHICH MAY BE IN PIPE.

1 PLASTIC SEWER PIPE DEFLECTION MANDREL NOT TO SCALE



NOTES:

1. THE SEWER SERVICE LATERAL SHALL BE OF SUFFICIENT DEPTH TO ADEQUATELY SERVE THE BUILDING SITE, AND IN NO CASE SHALL BE LESS THAN 3 FT. IN DEPTH AT THE BACK OF THE P.U.E. UNLESS OTHERWISE AUTHORIZED BY THE CITY.
2. WHERE PROBLEMS ARE ANTICIPATED IN PROVIDING SEWER SERVICE TO A GIVEN BUILDING SITE, THE LATERAL INVERT AT THE BACK OF THE P.U.E. SHALL BE STAKED BY THE OWNER'S ENGINEER.
3. WHERE SERVICE LATERAL IS LOCATED IN DRIVEWAY APPROACH, THE CLEANOUT IS TO BE LOCATED 18" BEHIND APRON.
4. MINIMUM 2% EXCEPT WHERE A VARIATION IS SPECIFICALLY APPROVED BY THE CITY.
5. LOCATE (E) SS LATERAL AT PROPERY BOUNDARY PRIOR TO INSTALLING WYE FOR NEW LATERAL.

2 SEWER SERVICE LATERAL CLEANOUT NOT TO SCALE

100% PRE-FINAL
NOT FOR BID

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Santa Rosa, California 95407, USA
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W www.ghd.com

REGISTERED PROFESSIONAL ENGINEER
GLEN KENNEDY
No. C66304
Exp. 9/30/19
CIVIL
STATE OF CALIFORNIA

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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MARK	DATE	DESCRIPTION

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

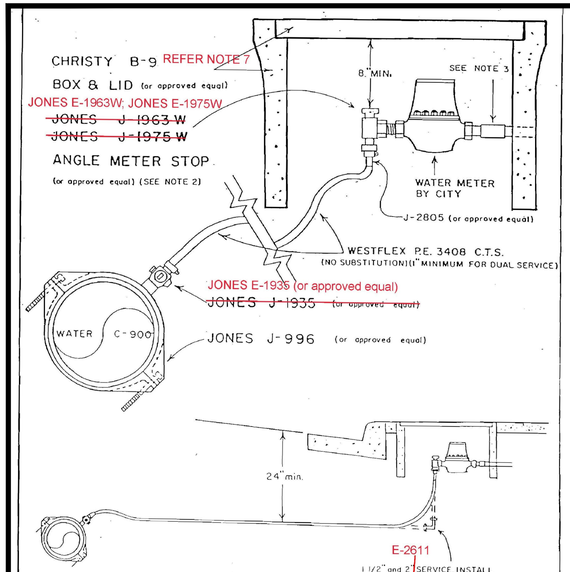
CIVIL DETAILS - 2

PROJ NO: 11191705
DRWN: SJD CHKD: CW

C-502

SHEET 15 OF 18

2019-10-30 6:14 PM BDEKALB
N:\US\SANTA ROSA\PROJECTS\561\11191705\DIGITAL_DESIGN\ACAD 2018\UKIAH UTILITIES PROJECT\SHEETS\11191705 (U SET)_C-501-505.DWG



NOTES

1. ALL WATER MATERIAL TO MEET OR EXCEED A.W.W.A. SPECIFICATIONS.
2. STAINLESS STEEL LINERS FOR USE WITH PLASTIC SERVICE PIPE ARE REQUIRED.
3. ~~CITY ORDINANCE NO. 478 REQUIRES HOMEOWNER TO PROVIDE A SUITABLE VALVE AS CLOSE TO THE METER AS POSSIBLE.~~

CITY OF UKIAH
TYPICAL WATER SERVICE
3/4 INCH MIN./2 INCH MAX.

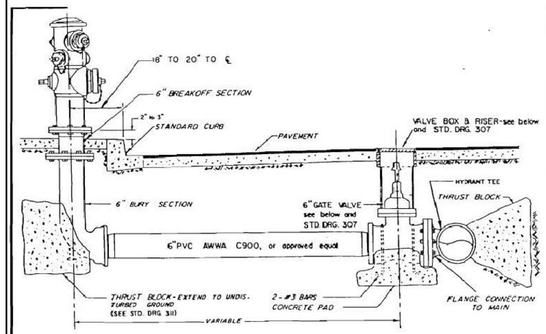
Scale: NONE | Drawn By: TM | Approved By: R.P. Radonelli | Drawing No. 301
Date: MAY '90 | Revised: 5-96

CITY OF UKIAH STANDARD DRAWING NO 301
ADDITIONAL NOTES:

4. MUELLER, FORD AND MCDONALD FITTINGS ARE ALSO ACCEPTABLE.
5. FITTINGS MAY BE EITHER PACK JOINT OR INSTAT-TITE.
6. MINIMUM COVER FOR SERVICE LINE IN STREET IS 24".
7. USE EITHER DOUBLE STRAP SERVICE CLAMP OR TAPPED COUPLING AT SERVICES.
8. P.E. FITTINGS MUST USE INSERTS FOR STIFFNESS.
9. PROVIDE 3/4" GRAVEL BEDDING 3" MIN. THKNESS FOR METER BOX.
10. CONTRACTOR TO LOCATE EXISTING WATER LATERAL IN THE FIELD AND CONNECT TO EXISTING WITHIN PUE.
11. WATER SERVICE LATERAL SHALL BE POLYETHELENE 3408M SDR 9 ASTM D-2737 200 PSI.
12. PROVIDE COPPER WIRE #10 OR LARGER. WRAP WIRE AROUND CORP, STOP AND MAIN LINE. LOCATE WIRE FOR CONTINUITY CONTACT.
14. PROVIDE CHRISTY METER BOX AND LID AS SPECIFIED BELOW OR APPROVED EQUIVALENT:

SERVICE	CHRISTY METER BOX	LID	
		TRAFFIC	NON-TRAFFIC
3/4"	B-9X	D-15X	61G15X
1"	B-16	G-30	61G15

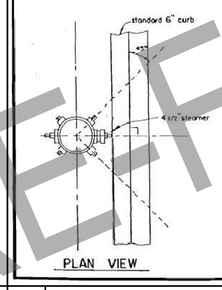
301 TYPICAL WATER SERVICE — NOT TO SCALE



GATE VALVE: AMERICAN DARLING CRS OR APPROVED EQUAL. REFER TO STD. DRG. 307 FOR CONSTRUCTION DETAILS.

VALVE BOX: CHRISTY G5, or approved equal.

FIRE HYDRANT: Specify two(2) 2-1/2" hose outlets and one(1) 4-1/2" steamer outlet when ordering. Use the following types: JONES J-3760, RICH NO. 76 or equals specifically approved.



NOTES

1. WHEN HYDRANT IS AT STREET CORNER, PLACE 14'-18" INSIDE CURB RETURN.
2. FOR LOCATION IN PLANTER STRIP, CENTER F.H. IN 4" CONCRETE SLAB, 48" L x WIDTH OF STRIP.
3. APPLY A SINGLE, FULL STRENGTH COAT OF PAINT TO ENTIRE HYDRANT, PREVENT PAINT FROM ENTERING THREADS AT OUTLET CAPS. USE GLOSS WHITE OIL BASE PAINT: FULLER OBRIEN (Stock #312-91), RUST-O-LEUM (Stock # 7692), STYLETONE (Stock #819-01P) OR EQUAL.
4. PROVIDE FIRE HYDRANT LOCATION MARKER SPECIFICATION 6.03.4 OF TRAFFIC MANUAL, STATE OF CALIFORNIA DOT.
5. DEADEND RUNS UP TO 200 FEET MAY BE 6" PIPE WITH APPROVAL OF FIRE DEPARTMENT; RUNS IN EXCESS OF 200' TO BE 8" PIPE.

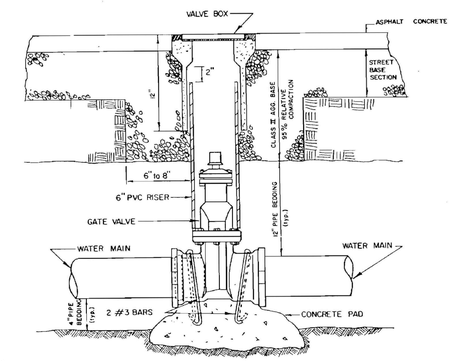
CITY OF UKIAH
FIRE HYDRANT LATERAL

SCALE: NO SCALE | DRAWN: ML | APPROVED: | DRAWING NO. 305
DATE: 3/98 | REVISED: L.N.

305 WATER - FIRE HYDRANT LATERAL — NOT TO SCALE

NOTES

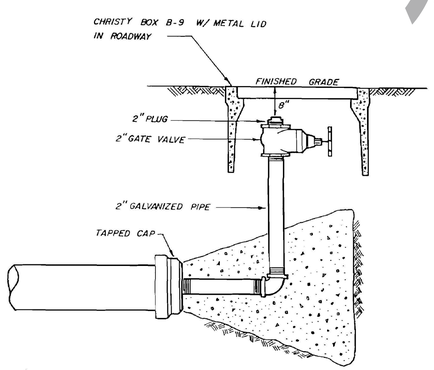
1. ~~GATE VALVES SHALL BE OF THE TYPE: RESILIENT SEAT WITH MODIFIED WEDGE AND SHALL MEET AWWA C509 OF STANDARD. USE AMERICAN DARLING CRS OR APPROVED EQUAL.~~
2. VALVE BOXES SHALL BE SET FLUSH WITH FINISH STREET GRADE. BOX COVER SHALL INDICATE "WATER" ON TOP. VALVE BOXES SHALL BE CHRISTY G-5, OR APPROVED EQUAL.
3. VALVE CONNECTIONS SHALL BE PUSH-ON WHEN USING AWWA C900 PVC PIPE. CONNECTIONS SHALL BE MECHANICAL JOINT FOR PIPE OTHER THAN PVC.
4. GATE VALVES SHALL CONFORM TO AWWA STD C509 OF LATEST REV AND SHALL BE RESILIENT SEAT WITH MODIFIED WEDGE TYPE W/ NON-RISING STEM OPENING COUNTER-CLOCKWISE W/ O-RING STEM SEAL AND SUITABLE ENDS FOR CONNECTIONS TO TYPE OF PIPE OR FITTING USED. USE AMERICAN DARLING CRS OR APPROVED EQUAL.
5. PVC RISER SHALL BE SDR 35 PVC SEWER PIPE CONFORMING TO ASTM 3034. RISER PIPE TO BE PLUMB AND CENTERED OVER VALVE STEM W/ NO
6. IF VALVE IS INSTALLED SO THAT TOP OF OPERATING NUT IS MORE THAN 30" BELOW FINISHED GRADE, INSTALL VALVE STEM RISER OF SUFFICIENT LENGTH TO RAISE NUT TO MAX 24" DEPTH



CITY OF UKIAH
GATE VALVE AND VALVE BOX DETAIL

SCALE: NO SCALE | DATE: 4/88 | R. Radonelli | 307

307 WATER - GATE VALVE AND VALVE BOX — NOT TO SCALE



1) TEMPORARY THRUST BLOCKING, AS APPROVED BY THE CITY SHALL BE ALLOWED ON TEMPORARY DEAD-ENDS.

2) PERMANENT DEAD-ENDS SHALL BE CONCRETE THRUST BLOCKED.

CITY OF UKIAH
WATER MAIN DEADEND-BLOWOFF

Scale: None | Drawn By: DWF | Approved By: R.P. Radonelli | Drawing No.: 309
Date: 2/27/86 | Revised:

309 WATER MAIN DEADEND BLOWOFF — NOT TO SCALE

REQUIRED AREA IN SQ. FT.

PIPE SIZE	TEE DEADENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4°* BEND	VALVE
4"	3	4	2	1	1	2
6"	6	9	5	2	2	4
8"	11	16	8	4	2	7
10"	18	26	14	6	3	11
12"	26	37	20	10	5	15

* For bends less than 11 1/4°, use thrust areas shown for 11 1/4°, unless otherwise approved by the engineer.

NOTES

Thrust Blocking Table calculated for soil bearing capicity of 1,000 lbs./sq.ft. and 175 lbs./sq.in. test pressure.

Any greater soil bearing capicity than 1,000 lbs./sq.ft., shall be determined by an engineer, and approved by the City.

Concrete blocking shall be Class B concrete 2,000 lbs./sq.in..

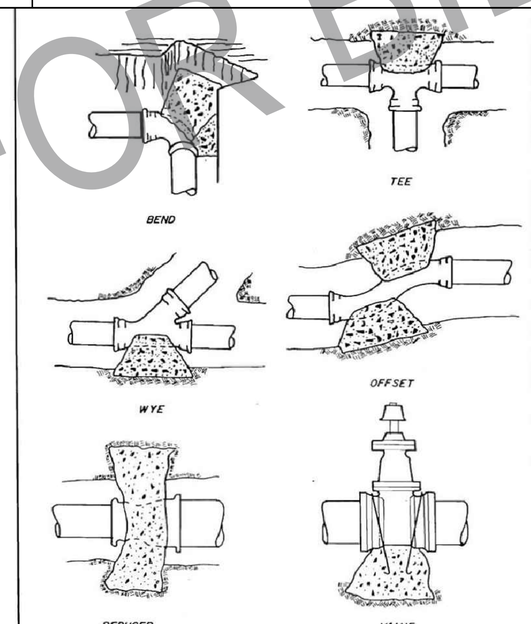
Concrete blocking, cast in place, to extend from bells of fittings to undisturbed ground.

For plugged leg(s) of tee or cross with 90° flow pattern, use data listed for 90° bend.

CITY OF UKIAH
THRUST BLOCK AREAS REQUIRED

Scale: None | Drawn By: DWF | Approved By: R.P. Radonelli | Drawing No. 311
Date: 4/21/78 | Revised:

311 WATER - THRUST BLOCK AREAS REQUIRED — NOT TO SCALE



CITY OF UKIAH
THRUST BLOCK LOCATIONS

Scale: None | Drawn By: DWF | Approved By: R. Radonelli | Drawing No. 312
Date: 9/26/78 | Revised:

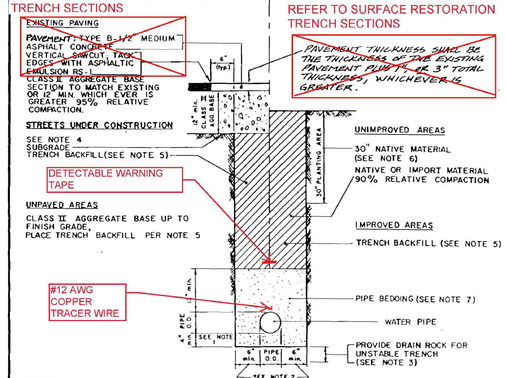
312 WATER - THRUST BLOCK LOCATIONS — NOT TO SCALE

TRENCH IN STREET RIGHT OF WAY

REFER TO SURFACE RESTORATION TRENCH SECTIONS

TRENCH OUTSIDE STREET RIGHT OF WAY

REFER TO SURFACE RESTORATION TRENCH SECTIONS



NOTES:

1. When excavation is in rocky ground, use the greater of 1/4 pipe o.d. or 4" minimum.
2. For 18" diameter pipe, or less, use 6" minimum, 9" maximum; for greater than 18" dia. use 9" minimum, 12" maximum.
3. For unstable trench provide drain rock for width of trench, depth as specified on the improvement plans or by the engineer.
4. New street section per improvement plans.
5. Trench backfill, 95% relative compaction. within 30" of finish grade. Remaining backfill, 90% relative compaction.

Sieve size	% passing
3/4"	95%
No. 4	65% min.
No. 100	15% max.

6. Backfill with native material removed from upper 30", 85% relative compaction.
7. Pipe bedding, 90% relative compaction.

Sieve size	% passing
3/4"	95 - 100 %
No. 4	55 - 100 %

8. Compaction: hand and mechanical tamping in 8" maximum lifts.

REVISED: 2/25/99

CITY OF UKIAH
TRENCH DETAIL FOR WATER LINE

Scale: NO SCALE | Drawn By: ML | Approved By: R. Radonelli | Drawing No. 320
Date: 2/20/87 | Revised:

320 TRENCH DETAIL FOR WATER LINE — NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER — GLEN KENNEDY — No. C68304 — Exp. 9/30/19 — CIVIL — STATE OF CALIFORNIA

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

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MARK	DATE	DESCRIPTION

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

CIVIL DETAILS - 3

PROJ NO: 11191705
DRWN: SJD | CHKD: CW

C-503

SHEET 16 OF 18

100% PREFINAL NOT FOR BID

2019-10-30 6:14 PM BDEKALB
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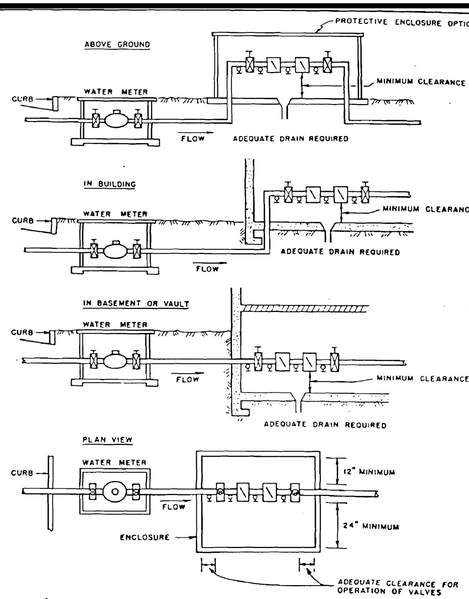
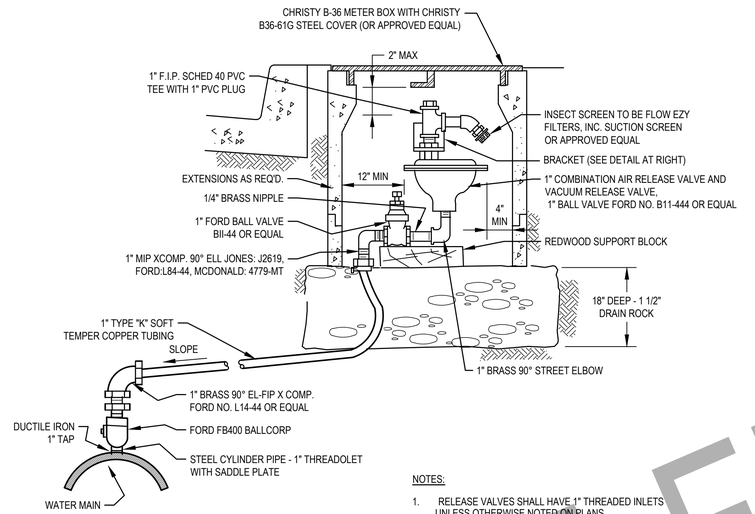


TYPICAL INSTALLATIONS WITH MINIMUM CLEARANCES
DOUBLE CHECK VALVE ASSEMBLIES

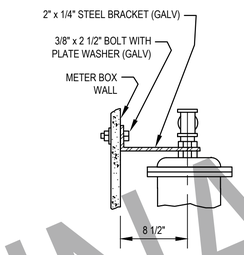
CITY OF UKIAH			
BACKFLOW PREVENTION DETAILS DOUBLE CHECK VALVE ASSEMBLIES			
Scale: None Date: June, 1987	Drawn By: JWT Revised:	Approved By: 4/88 R. Rodewald	Drawing No. 383

383 **BACKFLOW PREVENTION DETAILS** NOT TO SCALE



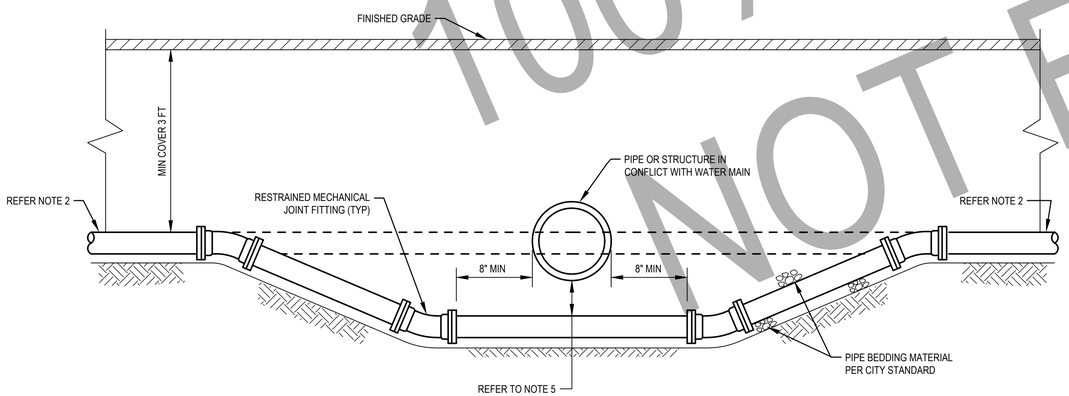
NOTES:

1. RELEASE VALVES SHALL HAVE 1" THREADED INLETS UNLESS OTHERWISE NOTED ON PLANS.
2. APPROVED COMBINATION VALVES: APCO NO.143C CRISPIN NO. U10.
3. AIR RELEASE AND VACUUM VALVE SHALL BE INSTALLED ON THE HIGH HIGH SIDE OF RIGHT-OF-WAY OR EASEMENT.



BRACKET DETAIL

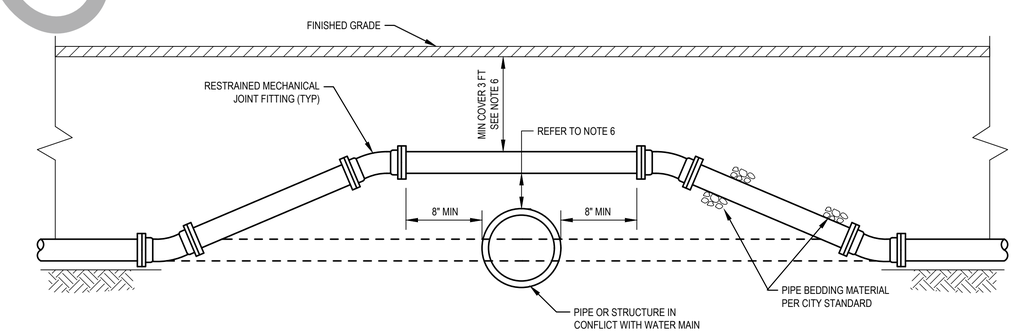
1 **TYPICAL INSTALLATION OF AIR RELEASE AND VACUUM VALVE** NOT TO SCALE



NOTES:

1. ALL PIPE SHALL BE PVC C900 CLASS 165 (DR25).
2. MINIMUM RESTRAINED LENGTH SHOWN ON DRAWINGS.
3. ALL BENDS SHALL BE 45° OR 22 1/2° FITTINGS.
4. ONLY RESTRAINED MECHANICAL JOINT FITTINGS MAY BE USED.
5. MINIMUM 12" CLEARANCE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.

2 **TYPICAL WATER MAIN LOWERING DETAIL** NOT TO SCALE



NOTES:

1. MINIMUM RESTRAINED LENGTH SHOWN ON DRAWINGS.
2. ONLY RESTRAINED MECHANICAL JOINT FITTINGS MAY BE USED.
3. ALL BENDS SHALL BE 45° OR 22 1/2° FITTINGS - NO 90° BENDS ALLOWED.
4. ONLY RESTRAINED MECHANICAL JOINT FITTINGS MAY BE USED.
5. TO BE USED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.
6. MINIMUM 12" CLEARANCE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
7. WHERE COVER IS LESS THAN MINIMUM 3 FT, BACKFILL WITH LOW STRENGTH CEMENT SLURRY.

3 **TYPICAL WATER MAIN INSTALLATION OVER STRUCTURE** NOT TO SCALE

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CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

CIVIL DETAILS - 4

PROJ NO: 11191705
DRWN: SJD CHKD: CW

C-504

SHEET 17 OF 18

2019-10-30 6:14 PM BDEKALB
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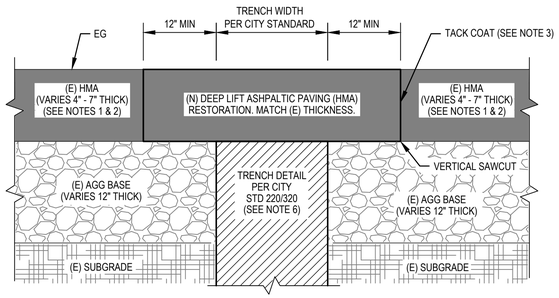
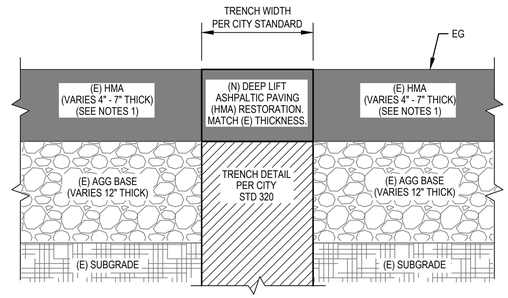


NOTES:

1. REFER TO DRAWINGS FOR LOCATION OF PERMANENT HMA PAVING EXTENTS.
2. REFER TO POTHOLE RESULTS FOR DEPTH OF (E) PAVING.
3. TACK COAT (ASPHALTIC EMULSION) SHALL BE APPLIED PRIOR TO PLACING HMA.
4. REMOVE ADDITIONAL PAVEMENT TO A PAINTED LINE STRIPE, A LIP OF GUTTER, A CURB, AN HMA SURFACE COURSE, AN (E) PAVEMENT PATCH, OR AN EDGE OF PAVEMENT, IF SUCH FEATURE IS WTHIN 3 FEET OF FINAL SAWCUT.
5. ALL MATERIALS, WORKMANSHIP, TESTING, AND INSPECTONS SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATIONS AND PROJECT-SPECIFIC SPECIAL PROVISIONS.
6. REFER TO STD DETAIL 220/C-501 FOR SEWER MAIN TRENCH. REFER TO STD DETAIL 320/C-503 FOR WATER MAIN TRENCH.

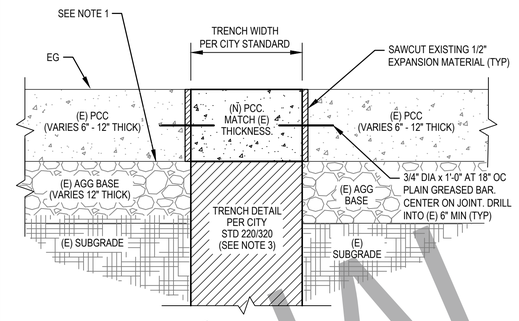
1 SANITARY SEWER / POTABLE WATER PERMANENT TRENCH RESTORATION DETAIL AT (E) HMA LOCATIONS NOT TO SCALE



NOTES:

1. REFER TO POTHOLE RESULTS FOR DEPTH OF (E) PAVING.

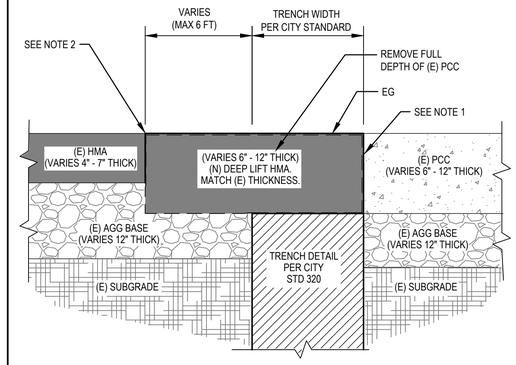
2 POTABLE WATER TRENCH RESTORATION DETAIL AT (E) HMA LOCATIONS & OUTSIDE PERMANENT TRENCH AREA NOT TO SCALE



NOTES:

1. REFER TO POTHOLE RESULTS FOR DEPTH OF (E) PAVING.
2. PROVIDE (N) JOINT ALONG TRENCH AT (E) JOINT LOCATIONS.
3. REFER TO STD DETAIL 220/C-501 FOR SEWER MAIN TRENCH.
   REFER TO STD DETAIL 32-/C-503 FOR WATER MAIN TRENCH.

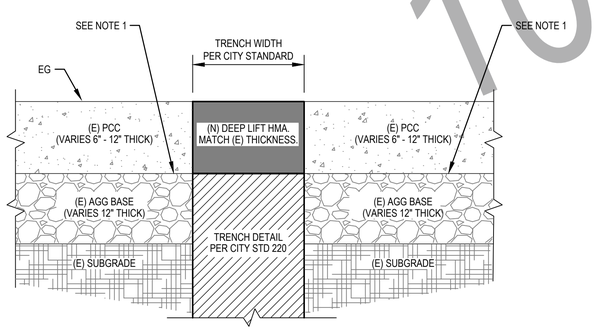
3 SANITARY SEWER AND WATER SERVICE LATERAL TRENCH RESTORATION DETAIL AT (E) PCC PAVEMENT NOT TO SCALE



NOTES:

1. REFER TO DRAWINGS FOR LOCATION OF PERMANENT HMA PAVING EXTENTS.
2. REMOVE (E) PCC TO EDGE OF (E) PCC/HMA. MATCH (E) DEPTH OF PCC AND RESTORE WITH DEEP LIFT HMA.

4 WATER MAIN TRENCH RESORATION DETAIL AT (E) PCC PAVEMENT NOT TO SCALE



NOTES:

1. REFER TO POTHOLE RESULTS FOR DEPTH OF (E) PAVING.

5 SANITARY SEWER TRENCH RESTORATION DETAIL AT (E) PCC LOCATIONS NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER
GLEN KENNEDY
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MARK	DATE	DESCRIPTION

ISSUE

CITY OF UKIAH
UKIAH DOWNTOWN
WATER AND SANITAY SEWER

CIVIL DETAILS - 5

PROJ NO: 11191705
DRWN: SJD CHKD: CW

C-505

SHEET 18 OF 18

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CITY OF UKIAH

MENDOCINO COUNTY, CALIFORNIA

SPECIAL PROVISIONS

FOR

DOWNTOWN WATER AND SANITARY SEWER REPLACEMENT PROJECT

SPECIFICATION NO. 2019-17

CITY OF UKIAH
DEPARTMENT OF PUBLIC WORKS
300 Seminary Avenue
Ukiah, California 95482-5400

Bids Open: _____,_____, _____
2:00 p.m.
Office of City Clerk

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CITY OF UKIAH

MENDOCINO COUNTY, CALIFORNIA

CITY COUNCIL:

MAUREEN MULHEREN – MAYOR

DOUGLAS CRANE – VICE-MAYOR

JIM BROWN – COUNCIL MEMBER

STEVE SCALMANINI – COUNCIL MEMBER

JUAN OROZCO – COUNCIL MEMBER

SAGE SANGIACOMO – CITY MANAGER

TIM ERIKSEN - DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

MARY HORGER – PROCUREMENT MANAGER

KRISTINE LAWLER – CITY CLERK

R. ALLEN CARTER - CITY TREASURER

CITY OF UKIAH
DEPARTMENT OF PUBLIC WORKS
OCTOBER 2019

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CITY OF UKIAH, MENDOCINO COUNTY, CALIFORNIA
NOTICE TO BIDDERS FOR
DOWNTOWN WATER AND SANITARY SEWER UTILITY PROJECT
SPECIFICATION NO. XXXX

NOTICE IS HEREBY GIVEN that sealed standard proposals for DOWNTOWN WATER AND SANITARY SEWER UTILITY PROJECT will be received at the Office of the City Clerk, Ukiah Civic Center, 300 Seminary Avenue, Ukiah California until 2:00 p.m. on _____, ____, 20___, at which time, or as soon thereafter as possible, they will be publicly opened and read. Bids shall be addressed to the City Clerk and shall be endorsed "DOWNTOWN WATER AND SANITARY SEWER UTILITY PROJECT." Bids are required for the entire work described herein. No fax bids will be accepted.

ENGINEER'S ESTIMATE OF QUANTITIES

Item No.	Description	Quantity	Unit of Measure
1	Mobilization, Demobilization and Final Cleanup	1	LS
2	Temporary Water Pollution Control Plan	1	LS
3	Progress Schedule (Critical Path Method)	1	LS
4	Construction Area Signs	1	LS
5	Traffic Control System	1	LS
6	Construction Survey	1	LS
7	Erosion Control	1	LS
8	Bypass Sewage Pumping	1	LS
9	Underground Fuel Storage Tank Removal	8	EA
10	Utility Conflict Resolution	1	FA
11	Demo and Dispose PCC Paving	19350	SF
12	Trench Bracing & Shoring - Water	1	LS
13	Abandon or Remove Water System Components (valves, pipelines, laterals)	1	LS
14	Remove & Salvage Existing Fire Hydrant	12	EA
15	12" Water Main	2656	LF
16	6" Water Main	1107	LF
17	1" Water Service	77	EA
18	Fire Hydrant and Lateral	20	EA
19	Air Release Valves	1	EA
20	Temporary Blow Off	14	EA
21	Back Flow Prevention	1	LS
22	Trench Bracing & Shoring - Sewer	1	EA
23	Remove Existing Sewer Main	2420	LF
24	Remove Existing Sewer Manhole	11	EA
25	8" Sewer Main	498	LF
26	10" Sewer Main	2954	LF
27	4" Sewer Lateral with Cleanout	73	EA
28	6" Sewer Lateral with Cleanout	1	EA
29	Inline Cleanout	2	EA
30	48" Precast Concrete Sanitary Sewer Manhole	10	EA
31	PCC Restoration for the Hydrant Lateral, Water & Sewer Service	78	CY

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Plans and Special Provisions may be inspected and/or copies obtained from the City's website at www.cityofukiah.com/purchasing. No bid will be considered unless it is made on the forms furnished by the City and is made in accordance with the details of the Special Provisions. Each bidder must be licensed as required by law. Further information regarding the work or these specifications can be obtained by calling Mary Horger, Procurement Manager at (707) 463-6233 or by email at mhorger@cityofukiah.com.

The City Council reserves the right to reject any or all bids and to determine which proposal is, in its opinion, the lowest responsive bid by a responsible bidder and which it deems in the best interest of the City to accept. The City Council also reserves the right, but not the obligation, to waive any irregularity or failure to strictly comply with the bidding requirements, that the City determines in the reasonable exercise of its discretion does not provide the bidder with a competitive advantage over other bidders.

This project is subject to the "Buy America" provisions of the Surface Transportation Assistance Act of 1982 as amended by the Intermodal Surface Transportation Efficiency Act of 1991.

The City of Ukiah affirms that in any contract entered into pursuant to this advertisement, Disadvantaged Business Enterprises (DBE) will be afforded full opportunity to submit bids in response to this invitation. Bidders are advised that, as required by federal law, the City of Ukiah is implementing DBE requirements for this Project. Section 16 "Federal Requirements for Federal-Aid Construction Projects" under subsection titled "Disadvantaged Business Enterprises (DBE) covers these requirements.

The DBE Contract goal is 10%

No contractor or subcontractor may be listed on a bid proposal for a public works unless registered with the Department of Industrial Relations ("DIR") pursuant to Labor Code section 1725.5 except as allowed. under Labor Code section 1771.1. The prime contractor shall be responsible for posting job site notices as prescribed by regulation. This project is subject to compliance monitoring and enforcement by the DIR.

Pursuant to provisions of Section 1770, including amendments thereof, of the Labor Code of the State of California, the DIR Director has ascertained the general prevailing rate of wages for straight time, overtime, Saturdays, Sundays and Holidays including employer payment for health and welfare, vacation, pension and similar purposes for the City of Ukiah. Copies of his General Prevailing Wage Determination are available on the Internet at web address: http://www.dir.ca.gov/DLSR/PWD/.

The Federal minimum wage rates for this project as predetermined by the United States Secretary of Labor are set forth in the Bid Book and in copies of this book that may be examined at the offices described above where project plans, special provisions, and bid forms may be seen. Addenda to modify the Federal minimum wage rates, if necessary, will be issued to holders of Bid book. Future effective general prevailing wage rates, which have been predetermined and are on file with the California Department of Industrial Relations are referenced but not printed in the general prevailing wage rates. Attention is directed to the Federal minimum wage rate requirements in the Bid book. If there is a difference between the minimum wage rates predetermined by the Secretary of Labor and the general prevailing wage rates determined by the Director of the California Department of Industrial Relations for similar classifications of labor, the Contractor and subcontractors shall pay not less than the higher wage rate. The Department will not accept lower State wage rates not specifically included in the Federal minimum wage determinations. This includes "helper" (or other classifications based on hours of experience) or any other classification not appearing in the Federal wage determinations. Where Federal wage determinations do not contain the State wage rate determination otherwise available for use by the Contractor and subcontractors, the Contractor and subcontractors shall pay not less than the Federal minimum wage rate, which most closely approximates the duties of the employees in question.

The prime contractor for the work herein shall possess a current, valid State of California, Class A (General Engineering) Contractor's License. Pursuant to California Public Contract Code §22300, this contract includes provisions that allow substitutions of certain types of securities in lieu of the City withholding a portion of the partial payments due the Contractor to insure performance under this contract.

By order of the City Council, City of Ukiah, County of Mendocino, State of California.

Dated:_____ _____

Kristine Lawler, City Clerk, City of Ukiah, California

PUBLISH TWO TIMES:

Preliminary Not For Bid

INSTRUCTIONS TO BIDDERS

DOWNTOWN WATER AND SANITARY SEWER UTILITY PROJECT shall be performed in accordance with the Plans and Special Provisions therefor adopted, to which special reference is hereby made.

Each bidder must supply all the information required by the bid documents and Special Provisions.

Minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award of any contract entered into pursuant to this advertisement. Women will be afforded equal opportunity in all areas of employment. However, the employment of women shall not diminish the standards or requirements for the employment of minorities.

All proposals or bids shall be accompanied by a cashier's check or certified check payable to the order of the City of Ukiah amounting to 10 percent of the bid, or by a bond in said amount and signed by the bidder and a corporate surety, payable to said City. Said check shall be forfeited, or said bond shall become payable to said City in case the bidder depositing the same does not, within fifteen (15) days after written notice that the contract has been awarded to him: (a) enter into a contract with the City and (b) furnish certificates of insurance and endorsements, a bond of faithful performance and a payment bond as described in the Special Provisions.

No bidder shall withdraw his or her bid for a period of thirty (30) calendar days after the date set by the City for the opening thereof.

The Contractor and any subcontractors shall each possess a valid City of Ukiah Business License prior to the start of any work.

The Contractor shall furnish a project schedule to the Engineer prior to the start of any work and start work as scheduled.

The work is to be completed within 250 working days. The Contractor will pay to the City the sum of five hundred ($500.00) dollars per day for each and every calendar day delay beyond the time prescribed.

The staff shall notify a bidder by telephone, email or fax, if it intends to recommend the rejection of the bidder's bid. Any bid protest must be filed with the City Clerk not more than five calendar days following the bid opening, or 2 calendar days following notice that staff is recommending the rejection of a bid. If any such timely written protest is filed, all bidders shall be provided a copy of the protest within 2 calendar days of its receipt, which may be delivered to the bidders as an email attachment or by fax. All such bidders may file with the City Manager a written objection or other response to the protest.

All objections or responses filed not more than 5 days after receipt of the written protest will be presented to the City Council at its next regular meeting occurring not less than 12 calendar days following the bid opening. The City Council will resolve the bid protest at that meeting based on the written protest, any staff recommendation and all timely written objections and responses. In accordance with the Brown Act, any person may address the City Council on this item during the meeting. The City Council action on the protest shall represent a final decision by the City on the protest.

The BIDDER is advised that this is a federal and state funded project, and as such subject to substantial special provisions and requirements. The BIDDER must ensure that all state and federal provisions are read, understood and complied with during the duration of the project, particularly regarding DBE (see definition, below) issues and related Good Faith effort. In the case of discrepancies between City of Ukiah and federal requirements, federal shall prevail.

Examination of Site, Drawings, Etc.

Each bidder shall visit the site of the proposed work and fully acquaint himself with local conditions, construction and labor required so that he or she may fully understand the facilities, difficulties and restrictions attending the execution of the work under the Contract. Bidders shall thoroughly examine and be familiar with the Plans and Special Provisions. The failure of any bidder to receive or examine any form, instrument, addendum, or other document, or to visit the site and acquaint himself with conditions there existing, shall in no way relieve the bidder from any obligation with respect to his or her

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proposal or to the contract. The drawings for the work show conditions as they are supposed or believed by the Engineer to exist; but, it is neither intended nor shall it be inferred that the conditions as shown thereon constitute a representation by the Engineer, the City or its officers that such conditions are actually existent, nor shall the City, the Engineer or any of their officers or representatives be liable for any loss sustained by the Contractor as a result of a variance between the conditions shown on the drawings and the conditions actually revealed during the progress of the work or otherwise.

The bidder's attention is directed to the possible existence of obstructions and public improvements within the limits of the work or adjacent thereto, which may or may not be shown on the Drawings. Any bid shall take into consideration that conditions may exist underground or otherwise that are not known to the City or easily detected during a site inspection that could impact the time or cost of completing the project. The City expects the bids to anticipate such conditions so that it can know for budgeting and other purposes the total cost to complete the project before accepting a bid and undertaking the legal obligation to construct the project. In awarding the contract the City relies on the contractor's representation that its bid anticipates differing site conditions and the additional time or cost that such conditions may necessitate.

The bidder shall investigate to his or her satisfaction the conditions to be encountered, the character, quality and quantities of work to be performed and materials to be furnished and the requirements of the Plans, Special Provisions, Standard Specifications, Standard Plans, and Contract Documents. The submission of a proposal shall be considered conclusive evidence that the bidder has made such examination and has accepted the project workplace as a safe workplace to perform the work of the Contract.

Bidder Inquiries and Questions

Inquiries and questions must be submitted in writing via fax or email to the following designated contact person:

Mary Horger, Procurement Manager
Fax: (707) 313-3621
Email: mhorger@cityofukiah.com

The City reserves the right to not respond to inquiries or questions submitted within 3 business days of the bid opening.

Location of the Work

All of the work to be performed is within the City of Ukiah on State Street from approximately 250 feet south of Mill Street to approximately 400 feet north of Henry Street, and including portions of West Henry Street, East Standley Street, West Standley Street, East Perkins Street and West Perkins Street.

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GENERAL CONDITIONS

SECTION 1. PROPOSAL REQUIREMENTS AND GENERAL CONDITIONS

1-01. Definitions. Whenever any word or expression defined in this section, or pronoun used in its stead, occurs in these contract documents, it shall have and is mutually understood to have the meaning given:

a. "City of Ukiah" or "City" shall mean the City of Ukiah, Mendocino County, California, acting through its City Council or any other board, body, official or officials to which or to whom the power belonging to the Council shall by virtue of any act or acts, hereafter pass or be held to appertain.

b. "Engineer" shall mean the Engineer duly and officially appointed by the City to supervise and direct the work of construction under this contract, acting personally or through agents or assistants duly authorized by him, such agents or assistants acting within the scope of the particular duties entrusted to them.

c. "Inspector" shall mean the engineering or technical inspector or inspectors duly authorized or appointed by the Engineer, limited to the particular duties entrusted to him or her or them.

d. "Contractor" shall mean the party entering into contract with the City of Ukiah for the performance of work covered by this contract and his or her authorized agents or legal representatives.

e. "Date of signing of contract" or words equivalent thereto, shall mean the date upon which this contract, with the signature of the Contractor affixed, together with the prescribed bonds, shall be or shall have been delivered to the City or its duly authorized representatives.

f. "Day" or "days", unless herein otherwise expressly defined, shall mean a calendar day or days of twenty-four hours each.

g. "The work" shall mean and include all the work specified, indicated, shown or contemplated in the contract to construct the improvement, including all alterations, amendments or extensions thereto made by contract change order or other written orders of the Engineer.

h. "Contract drawings", "drawings", "plans" shall mean and include 1) all drawings or plans which may have been prepared by or on behalf of the City, as a basis for proposals, when duly signed and made a part of this contract by incorporation or reference, 2) all drawings submitted in pursuance of the terms of this contract by the successful bidder with his or her proposal and by the Contractor to the City if and when approved by the Engineer and 3) all drawings submitted by the Engineer to the Contractor during the progress of the work as provided for herein.

i. Where "as shown", "as indicated", "as detailed" or words of similar import are used, it shall be understood that reference to the drawings accompanying these Special Provisions is made unless stated otherwise.

Where "as directed", "as permitted", "approved" or words of similar import are used, it shall be understood that the direction, requirements, permission, approval or acceptance of the Engineer is intended unless stated otherwise.

As used herein, "provide" or "install" shall be understood to mean "provide or install complete in place", that is, "furnish and install". "Shall" is mandatory; "may" is permissive.

1-02. Examination of Plans, Special Provisions and Site of Work. The bidder shall examine carefully the Proposal, Plans, Special Provisions, Contract forms and the site of the work contemplated therefor. It will be assumed that the bidder has investigated to his or her satisfaction the conditions to be encountered and the character, quality and requirements of all Plans, Special Provisions, Standard Specifications, and Standard Plans involved.

1-03. Proposal. Bids shall be made on the blank forms prepared by the City. All bids shall give the prices bid, both in writing and in figures and shall be signed by the bidder or his or her authorized representative, with his or her address. If the bid is made by an individual or partner, his or her name and the post office address of his or her business or partnership,

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along with his or her signature or the signature of one or more partners must be shown; if made by a corporation, the bid shall show the name of the state under the laws of which the corporation is chartered, the name of the corporation and the title of the person who signs on behalf of the corporation.

Each proposal shall be enclosed in a sealed envelope, endorsed as specified in the notice to bidders. Bidders are warned against making erasures or alterations of any kind and proposals which contain omissions, erasures, conditions, alterations, additions not called for, additional proposals or irregularities of any kind may be rejected.

1-04. Withdrawal of Bids. Any bid may be withdrawn at any time prior to the hour fixed in the notice to bidders for the openings of bids, provided that a request in writing, executed by the bidder or his or her duly authorized representative, for the withdrawal of such bid is filed with the City. The withdrawal of a bid will not prejudice the right of a bidder to file a new bid.

1-05. Public Opening of Bids. Bids will be opened and read publicly at the time and place indicated in the notice to bidders. Bidders or their agents are invited to be present.

1-06. Bid Guaranty. Each bid must be accompanied by a certified check, cashier's check or bidder's bond executed by an admitted surety insurer, payable to the order of the City of Ukiah in an amount not less than 10 percent of the bid as a guarantee that the bidder will enter into a contract, if awarded the work.

1-07. Qualification of Bidders. No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)]. No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. The prime contractor shall be responsible for posting job site notices as prescribed by regulation. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Each bidder shall be licensed under the provisions of Chapter 9, Division 3 of the Business and Professions Code and shall be skilled and regularly engaged in the general class or type of work called for under this contract. A statement setting forth this experience and business standing shall be submitted by each bidder on the form provided herewith. It is the intention of the City to award a contract only to a bidder who furnishes satisfactory evidence that he or she has the requisite experience and ability and that he or she has sufficient capital, facilities and equipment to enable him or her to prosecute the work successfully and promptly within the time and in the manner agreed.

In determining the degree of responsibility to be credited to a bidder, the City may weigh evidence that the bidder or his or her personnel charged with the responsibility in the work, has performed satisfactorily other contracts of like nature and magnitude or comparable difficulty at similar rates of progress.

1-08. Disqualification of Bidders. More than one bid from an individual business, partnership, corporation or association, under the same or different names, will not be considered. Reasonable grounds for believing that any bidder is financially interested in more than one bid for the work will cause the rejection of all bids in which he or she is so interested. If there is reason to believe that collusion exists among the bidders, none of the participants in such collusion will be considered. Bids in which the prices obviously are unbalanced may be rejected.

1-09. Identification of Subcontractors. All bids shall comply with the Subletting and Subcontracting Fair Practices Act (Public Contract Code Section 4100 and following) and shall set forth:

(a) The name and the location of the place of business of each subcontractor who will perform work or labor, or render service to the prime contractor in or about the construction of the work, or to a subcontractor licensed by the State of California who, under subcontract to the prime contractor, specially fabricates and installs a portion of the work according to detailed drawings contained in the plans and Special Provisions, in an amount in excess of one-half of 1 percent of the prime contractor's total bid.

(b) The portion of the work which will be done by each such subcontractor. The prime contractor shall list only one subcontractor for each such portion defined by the prime contractor in his or her bid.

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1-10. General Provisions of the Standard Specifications. All provisions of the General Provisions, Sections 1 through 11, of the Standard Specifications, shall be applicable to the contract except as modified by these Special Provisions. The Standard Specifications are set forth in Section 12-06 of these Special Provisions.

1-11. **Addenda**. If it becomes necessary to revise any part of these plans and specifications after they have been released, the City will issue an addendum containing the revision. All addenda will be posted on the City's website at www.cityofukiah.com/purchasing with the rest of the bid documents. Anyone who intends to submit a bid in response to this Request for Bid must check the website frequently for any posted addenda. Anyone submitting a bid will be deemed to have seen and agreed to be bound by the posted addenda.

SECTION 2. AWARD AND EXECUTION OF CONTRACT

2-01. Award of Contract. Award of the contract, if it be awarded, will be to the lowest responsible bidder whose bid complies with all the specified requirements. The award, if made, will be made within thirty (30) days after opening of the bids. The City reserves the right to reject any and all bids and to waive any irregularity in the proposal not pertaining to cost.

2-02. Return of Proposal Guaranties. All bid guaranties will be held until the contract has been fully executed, after which they will be returned upon request to the respective bidders whose bids they accompany.

2-03. Execution of Contract. The contract agreement shall be executed in duplicate by the successful bidder and returned, together with the contract bonds, insurance certificates and endorsements, within fifteen (15) days after written notice of the award of the contract. After execution by the City; one copy shall be filed with the City and one copy shall be returned to the Contractor. If the bidder fails or refuses to enter into the contract agreement within the required time, then the bid guaranty accompanying the bid shall be forfeited to the City.

SECTION 3. SCOPE AND INTENT OF CONTRACT

3-01. Effect of Inspection and Payments. Neither the inspection by the Engineer or an inspector, nor any order, measurement or approved modification, nor certificate or payment of money, nor acceptance of any part or whole of the work, nor any extension of time, nor any possession by the City or its agents, shall operate as a waiver of any provision of this contract or of any power reserved therein to the City, or of any right to damages thereunder; nor shall any breach of this contract be held to be a waiver of any subsequent breach. All remedies shall be construed as cumulative.

3-02. Effect of Extension of Time. The granting of any extension of time on account of delays which, in the judgement of the City, are avoidable delays shall in no way operate as a waiver on the part of the City of its rights under this contract.

3-03. Extra Work. If extra work orders are given in accordance with provisions of this contract, such work shall be considered a part hereof and shall be subject to each and all of its terms and requirements.

3-04. Assignment of Contract. The contract may be assigned or sublet in whole or in part only upon the written consent of the City acting through its authorized agents. Consent will not be given to any proposed assignment which would relieve the original contractor or its surety of their responsibilities under the contract nor will the Engineer consent to any assignment of a part of the work under the contract.

3-05. Subcontractors. The Contractor shall be as fully responsible for the acts and omissions of his or her subcontractors and of persons either directly or indirectly employed by them, as he or she is for the acts and omissions of persons directly employed by him.

The Contractor shall cause appropriate provisions to be inserted in all subcontracts relative to the work to bind subcontractors to the terms of this Contract which are applicable to the work of subcontractors.

Nothing contained in this contract shall be construed to create or shall be relied upon to create any contractual relationship between any subcontractor and the City and no action may be brought by any subcontractor against the City based on this contract.

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3-06. Interpretation of Special Provisions and Drawings. The Special Provisions and the Contract Drawings are intended to be explanatory of each other. Any work indicated in the Contract Drawings and not in the Special Provisions, or vice versa, is to be executed as if indicated in both. In case of a discrepancy or conflict between the Technical Specifications and Contract Plans, the Technical Specifications shall govern. All work shown on the Contract Drawings, the dimensions of which are not figured, shall be accurately followed to the scale to which the drawings are made, but figured dimensions are in all cases to be followed, where given, though they differ from scaled measurements. Large scale drawings shall be followed in preference to small scale drawings. Should it appear that the work to be done, or any of the matters relative thereto, are not sufficiently detailed or explained in these contract documents, including the contract drawings, the Contractor shall apply to the Engineer for such further explanations as may be necessary and shall conform thereto as part of this contract, so far as may be consistent with the terms of this contract. In the event of any doubt or questions arising respecting the true meaning of the Special Provisions, reference shall be made to the Engineer and his or her decision thereon shall be final. If the Contractor believes that a clarification or interpretation justifies an increase in the contract price or contract time, the Contractor must comply with the written notice provisions of Sections 9-05 and 10-07 of these Special Provisions. Contractor's attention is directed to Section 12-06 of the Technical Specifications regarding the Standard Specifications and Standard Plans.

3-07. **Addenda.** If it becomes necessary to revise any part of these plans and specifications after they have been released, the City will issue an addendum containing the revision. All addenda will be posted on the City's website at www.cityofukiah.com/purchasing with the rest of the bid documents. Anyone who intends to submit a bid in response to this Request for Bid much check the website frequently for any posted addenda. Anyone submitting a bid will be deemed to have seen and agreed to be bound by the posted addenda.

3-08. Liability of City Officials. No city official, nor the Engineer, nor any authorized assistant of any of them, shall be personally responsible for any liability arising under this contract.

3-09. Dispute Resolution. Claims of $375,000 or less by the Contractor that arise under this Contract are subject to the mandatory dispute resolutions provisions in Public Contract Code Sections 20104-20104.6.

SECTION 4. BONDS

4-01. Faithful Performance Bond. As a part of the execution of this contract, the Contractor shall furnish a bond of a surety company or other securities providing equivalent protection such as cash, letter of credit, or certificates of deposit, acceptable to the City, conditioned upon the faithful performance of all covenants and stipulations under this contract. The amount of the bond shall be 100 percent of the total contract price, as this sum is set forth in the agreement.

4-02. Material and Labor Bond. As a part of the execution of this contract, the Contractor shall furnish a bond of a surety company or other securities providing equivalent protection such as cash, letter of credit or certificates of deposit acceptable to the City in a sum not less than 50 percent of the total contract price, as this sum is set forth in the agreement for the payment in full of all persons, companies or corporations who perform labor upon or furnish materials to be used in the work under this contract, in accordance with the provisions of Sections 3247 through 3252 inclusive of the Civil Code of the State of California and any acts amendatory thereof.

4-03. Defective Material and Workmanship Bond. As a condition precedent to the completion of this contract, the Contractor shall furnish a bond of a surety company acceptable to the City in an amount not less than 5 percent (5%) of the final contract price, to hold good for a period of one (1) year after the completion and acceptance of the work, to protect the City against the results of defective materials, workmanship and equipment during that time. This bond shall be delivered to the City before the final payment under this contract will be made.

4-04. Notification of Surety Companies. The surety companies shall familiarize themselves with all of the conditions and provisions of this contract and they waive the right of special notification of any change or modification of this contract or of extension of time, or decreased or increased work, or of the cancellation of the contract, or of any other act or acts by the City or its authorized agents, under the terms of this contract; and failure to so notify the aforesaid surety companies of changes shall in no way relieve the surety companies of their obligation under this contract.

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SECTION 5. INSURANCE REQUIREMENTS FOR CONTRACTORS (WITH CONSTRUCTION RISKS)

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

5-01. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial Liability Coverage (occurrence form CG 0001).
2. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).
3. Worker's Compensation insurance as required by the State of California and Employer's Liability Insurance.
4. Course of Construction insurance covering for “all risks” of loss.

5-02. Minimum Limits of Insurance

Contractor shall maintain limits no less than:

1. General Liability: $1,000,000 per occurrence for bodily injury, personal injury and property damage including operations, products and completed operations. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

3. Employer's Liability: $1,000,000 per accident for bodily injury and property damage.

4. Course of Construction: Completed value of the project with no co-insurance penalty provisions.

5-03. Deductibles and Self-insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

5-04. Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its officers, officials, employees and volunteers are to be covered as Additional Insured with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

2. The workers’ compensation policy is to be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses paid under the terms of this policy which arises from the work performed by the named insured for the City.

3. For any claims related to this project, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees or volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

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4. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

5. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of Civil Code.

6. Course of Construction policies shall contain the following provisions:
   a.) The City shall be named as loss payee.
   b.) The insurer shall waive all rights of subrogation against the City.

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5-05. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than the following:

A++ VII	A- VIII
A+ VII	B++ X
A VII	B+ X

5-06. Verification of Coverage. Contractor shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements shall be on forms provided by the City or on other than the City's forms, provided those endorsements or policies conform to the requirements. All certificates and endorsements are to be received within 15 days from written notice of contract award, and the work shall not commence until the certificates and endorsements have been approved by the City. The City reserves the right to require complete certified copies of all required insurance policies, including endorsements affecting the coverage required by these Special Provisions at any time.

5-07. Subcontractors. Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

SECTION 6. RESPONSIBILITIES AND RIGHTS OF CONTRACTOR

6-01. Legal Address of Contractor. Both the address given in the proposal and the Contractor's office in the vicinity of the work are hereby designated as places to either of which drawings, samples, notices, letters or other articles or communications to the Contractor may be mailed or delivered. The delivery at either of these places of any such thing from the City or its agents to the Contractor shall be deemed sufficient service thereof upon the Contractor and the date of such service shall be the date of such delivery. The address named in the proposal may be changed at any time by notice in writing from the Contractor to the City. Nothing herein contained shall be deemed to preclude or render inoperative the service of any drawing, sample, notice, letter or other article or communication to or upon the Contractor personally.

6-02. Office of Contractor at Site. During the performance of this contract, the Contractor shall maintain a suitable office at the site of the work which shall be the headquarters of a representative authorized to receive drawings and any such thing given to the said representatives or delivered at the Contractor's office at the site of work in his or her absence shall be deemed to have been given to the Contractor.

6-03. Attention to Work. The Contractor shall give his or her personal attention to and shall supervise the work to the end that it shall be prosecuted faithfully and when he or she is not personally present on the work, he or she shall at all reasonable times be represented by a competent superintendent or foreman who shall receive and obey all instructions or orders given under this contract and who shall have full authority to execute the same and to supply materials, tools and labor without delay and who shall be the legal representative of the Contractor. The Contractor shall be liable for the faithful observance of any instructions delivered to him or her or to his or her authorized representative.

6-04. Liability of Contractor. The Contractor shall do all of the work and furnish all labor, materials, tools and appliances, except as otherwise herein expressly stipulated, necessary or proper for performing and completing the work herein required in the manner and within the time herein specified. The mention of any specific duty or liability imposed upon the Contractor shall not be construed as a limitation or restriction of any general liability or duty imposed upon the Contractor by this contract, said reference to any specific duty or liability being made herein merely for the purpose of explanation.

The right of general supervision by the City shall not make the Contractor an agent of the City and the liability of the Contractor for all damages to persons or to public or private property, arising from the Contractor's execution of the work, shall not be lessened because of such general supervision.

Until the completion and final acceptance by the City of all the work under and implied by this contract, the work shall be under the Contractor's responsible care and charge. The Contractor shall rebuild, repair, restore and make good all injuries, damages, re-erections and repairs, occasioned or rendered necessary by causes of any nature whatsoever, excepting only acts of God and none other, to all or any portions of the work, except as otherwise stipulated.

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To the fullest extent permitted by law, Contractor shall indemnify and hold harmless the City and its officers, directors, agents and employees from and against all claims, damages, losses and expenses including but not limited to attorneys' fees, costs of suit, expert witness fees and expenses and fees and costs of any necessary private investigators arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, other than the work itself, including the loss of use resulting therefrom and (2) is caused in whole or in part by any act or omission of the Contractor, any subcontractor, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder, or by the negligence or omission of a party indemnified herein.

In any and all claims against the City or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under workers' or workmen's compensation acts, disability benefit acts, or other employee benefit acts. The obligation to indemnify shall extend to and include acts of the indemnified party which may be negligent or omissions which may cause negligence.

The City shall have the right to estimate the amount of such damage and to cause the City to pay the same and the amount so paid for such damage shall be deducted from the money due the Contractor under this contract; or the whole or so much of the money due or to become due the Contractor under this contract as may be considered necessary by the City, shall be retained by the City until such suits or claims for damages shall have been settled or otherwise disposed of and satisfactory evidence to that effect furnished to the City.

6-05. Protection of Persons and Property. The Contractor shall furnish such watchman, guards, fences, warning signs, walks and lights as shall be necessary and shall take all other necessary precautions to prevent damage or injury to persons or property.

All property line fences and improvements in the vicinity of the work shall be protected by the Contractor and, if they are injured or destroyed, they and any other property injured by the Contractor, his or her employees or agents, shall be restored to a condition as good as when he or she entered upon the work.

6-06. Protection of City Against Patent Claims. All fees, royalties or claims for any patented invention, article or method that may be used upon or in any manner connected with the work under this contract shall be included in the price bid for the work and the Contractor and his or her sureties shall protect and hold the City, together with all of its officers, agents, servants and employees, harmless against any and all demands made for such fees or claims brought or made on account of this contract. The Contractor shall, if requested by the Engineer, furnish acceptable proof of a proper release from all such fees or classes.

Should the Contractor, his or her agents, servants or employees, or any of them be enjoined from furnishing or using any invention, article, material or appliance supplied or required to be supplied or used under this contract, the Contractor shall promptly substitute other articles, materials or appliance, in lieu thereof, of equal efficiency, quality, finish, suitability and market value and satisfactory in all respects to the Engineer. Or, in the event that the Engineer elects, in lieu of such substitution, to have supplied and to retain and use, any such invention, article, material or appliance, as may by this contract be required to be supplied, in that event the Contractor shall pay such royalties and secure such valid licenses as may be requisite and necessary for the City, its officers, agents, servants and employees, or any of them, to use such invention, article, material or appliance without being disturbed or in any way interfered with by any proceeding in law or equity on account thereof. Should the Contractor neglect or refuse to make the substitution promptly, or to pay such royalties and secure such licenses as may be necessary, then in that event the Engineer shall have the right to make such substitution, or the City may pay such royalties and secure such licenses and charge the cost thereof against any money due to the Contractor from the City or recover the amount thereof from him or her and his or her sureties notwithstanding final payment under this contract may have been made.

6-07. Protection of Contractor's Work Property. The Contractor shall protect his or her work, supplies and materials from damage due to the nature of the work, the action of the elements, trespassers, or any cause whatsoever under his or her control, until the completion and acceptance of the work. Neither the City nor any of its agents assumes any responsibility for collecting indemnity from any person or persons causing damage to the work of the Contractor.

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6-08. Regulations and Permits. The Contractor shall secure and pay for all permits, give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the work as drawn and specified. If the Contractor observes that the Plans and Special Provisions are at variance therewith, he or she shall promptly notify the Engineer in writing and any necessary changes shall be adjusted as provided in the contract for changes in the work. The contractor and any subcontractors shall each secure and maintain a valid City of Ukiah Business License. The City of Ukiah will issue a no fee encroachment permit to the Contractor allowing him or her to perform work within City right of way or within City property after the Contract Documents have been executed and insurance certificates and endorsements have been approved by the City.

6-09. Construction Utilities. The Contractor shall be responsible for providing for and in behalf of his or her work under this contract, all necessary utilities, such as special connection to water supply, telephones, power lines, fences, roads, watchmen, suitable storage places, etc.

6-10. Approval of Contractor's Plans. The approval by the Engineer of any drawing or any method of work proposed by the Contractor in accordance with paragraph 8-06 shall not relieve the Contractor of any of his or her responsibility for his or her errors therein and shall not be regarded as any assumption of risk or liability by the City or any officer or employee thereof and the Contractor shall have no claim under this contract on account of the failure or partial failure or inefficiency of any plan or method so approved. Such approval shall be considered to mean merely that the Engineer has no objection to the Contractor's using, upon his or her own full responsibility the plan or method approved.

6-11. Suggestions to the Contractor. Any plan or method of work suggested by the Engineer to the Contractor, but not specified or required, if adopted or followed by the Contractor in whole or in part, shall be used at the risk and responsibility of the Contractor; and the Engineer and the City shall assume no responsibility thereof.

6-12. Termination of Unsatisfactory Subcontracts. Should any subcontractor fail to perform in a satisfactory manner the work undertaken by him, such subcontract shall be terminated immediately by the Contractor upon notice from the Engineer.

6-13. Preservation of Stakes and Marks. The Contractor shall preserve carefully bench marks, reference points and stakes and in case of destruction he or she shall replace his or her stakes, reference points and bench marks and shall be responsible for any mistakes that may be caused by their unnecessary loss or disturbance. Contractor’s attention is directed to Section 7-03 of these Special Provisions.

6-14. Assistance to Engineer. At the request of the Engineer the Contractor shall provide men from his or her force and tools, stakes and other materials to assist the Engineer temporarily in making measurements and surveys and in establishing temporary or permanent reference marks. Payment for such materials and assistance will be made as provided for under the caption "Extra Work," provided, however, that the cost of setting stakes and marks carelessly lost or destroyed by the Contractor's employees will be assessed to the Contractor.

6-15. Removal of Condemned Materials and Structures. The Contractor shall remove from the site of the work, without delay, all rejected and condemned materials or structures of any kind brought to or incorporated in the work and upon his or her failure to do so, or to make satisfactory progress in so doing, within forty-eight (48) hours after the service of a written notice from the Engineer, the condemned material or work may be removed by the City and the cost of such removal shall be taken out of the money that may be due or may become due the Contractor on account of or by virtue of this contract. No such rejected or condemned material shall again be offered for use by the Contractor under this Contract.

6-16. Proof of Compliance with Contract. In order that the Engineer may determine whether the Contractor has complied with the requirements of this contract, not readily enforceable through inspection and tests of the work and materials, the Contractor shall, at any time when requested, submit to the Engineer properly authenticated documents or other satisfactory proofs as to his or her compliance with such requirements.

6-17. Errors and Omissions. If the Contractor, in the course of the work, finds any errors or omissions in plans or in the layout as given by survey points and instruction, or if he or she finds any discrepancy between the plans and the physical conditions of the locality, he or she shall immediately inform the Engineer, in writing and the Engineer shall promptly verify the same. Any work done after such discovery, until authorized, will be done at the Contractor's risk.

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6-18. Cooperation. The Contractor shall cooperate with all other contractors who may be performing work in behalf of the City and workmen who may be employed by the City on any work in the vicinity of the work to be done under this contract with the work of such contractors or workmen. he or she shall make good promptly, at his or her own expense, any injury or damage that may be sustained by other contractors or employees of the City at his or her hands.

Any difference or conflict which may arise between the Contractor and other contractors, or between the contractor and workmen of the City in regard to their work shall be adjusted and determined by the Engineer. If the work of the Contractor is delayed because of any acts or omissions of any other contractor or of the City, the Contractor shall on that account have no claim against the City other than for an extension of time.

6-19. Right of Contractor to Stop Work. Under the following conditions the Contractor shall have the right, if he or she so desires, to stop the work and terminate the contract upon ten (10) days written notice to the Engineer and recover from the City payment for all work actually performed and for all satisfactory materials actually delivered to the site of the work for permanent incorporation therein, all as may be shown by the estimate of the Engineer.

(1) If the work is stopped under an order of any court or other competent public authority for a period of time of three (3) months through no act or fault of the Contractor or of anyone employed by him.

(2) If the Engineer fails to issue the monthly certificate for payment in accordance with the terms of this contract.

(3) If the City fails to pay the Contractor within sixty (60) days after it shall have become due, as provided by the terms of this contract, any sum certified by the Engineer or awarded by the City.

All provided that if such action to terminate the contract be not instituted by the Contractor within ten (10) days after the alleged existence of such condition and if written notice of such action be not at that time delivered to the City and the Engineer, then such right shall lapse until another occasion arises according to this section.

6-20. Hiring and Dismissal of Employees. The Contractor shall employ only such foremen, mechanics and laborers as are competent and skilled in their respective lines of work and whenever the Engineer shall notify the Contractor that any person on the work is, in his or her opinion, incompetent, unfaithful, intemperate or disorderly, or refuses to carry out the provisions of this contract, or uses threatening or abusive language to any person on the work representing the City, or is otherwise unsatisfactory, such person shall be discharged im
mediately from the work and shall not be re-employed upon it except with the consent of the Engineer.

6-21. Wage Rates.

1. Contractor shall pay all mechanics and laborers employed or working upon the site of the work unconditionally and without subsequent deductions or rebate on any account the full amounts due at the time of payment at wage rates not less than those contained in the applicable prevailing wage determination, regardless of any contractual relationship which may be alleged to exist between the Contractor and subcontractors and such laborers and mechanics.

2. Contractor shall comply with the California Labor Code Section 1775. In accordance with said Section 1775, Contractor shall forfeit as a penalty to the Owner, $50.00 (or the higher minimum penalty as provided in Section 1775(B)(ii) – (iii)) for each calendar day or portion thereof, for each workman paid less than the stipulated prevailing rates for such work or craft in which such workman is employed for any work done under the Contract by him or her or by any subcontractor under him or her in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each workman for each calendar day or portion thereof for which each workman was paid less than the stipulated prevailing wage rate shall be paid to each workman by the Contractor.

3. Pursuant to the provision of Section 1770 of the Labor Code of the State of California, Owner has ascertained the general prevailing rate of wages (which rate includes employer payments for health and welfare, vacation, pension and similar purposes) applicable to the work to be done, for straight time work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or

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type of workmen concerned. Copies of the General Prevailing Wage Determination are available on the Internet at web address: http://www.dir.ca.gov/DLSR/PWD The Contractor shall post the wage determination at the site of work in a prominent place where it can easily be seen by the workers.

4. City will not recognize any claim for additional compensation because the Contractor has paid any rate in excess of the prevailing wage rate obtained by the Contractor. The possibility of wage increases is one of the elements to be considered by the Contractor in determining his or her bid and will not in any circumstances be considered as the basis for a claim against the City.

5. The Labor Commissioner through the Division of Labor Standards Enforcement (DLSE) may at any time require contractors and subcontractors to furnish electronic certified payroll records directly to DLSE. Commencing with contracts awarded or after April 1, 2015, all contractors and subcontractors must furnish electronic certified payroll records directly to the DLSE.

6. Travel and Subsistence Payments.

   Contractor shall make travel and subsistence payments to each workman needed to execute the work in accordance with the requirements in Section 1773.8 of the Labor Code (Chapter 880, Statutes of 1968).

7. Apprentices.

   Attention is directed to the provisions in Sections 1777.5 (Chapter 1411, Statutes of 1968) and 1777.6 of the California Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under him. Contractor and any subcontractor under him or her shall comply with the requirements of said sections in the employment of apprentices.

   Information relative to apprenticeship standards, wage schedules and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

6-22. Cleaning Up. The Contractor shall not allow the site of the work to become littered with trash and waste material, but shall maintain the same in a neat and orderly condition throughout the construction period. The Engineer shall have the right to determine what is or is not waste material or rubbish and the place and manner of disposal.

On or before the completion of the work, the Contractor shall without charge therefore carefully clean out all pits, pipes, chambers or conduits and shall tear down and remove all temporary structures built by him or her and shall remove rubbish of all kind from any of the grounds which he or she has occupied and leave them in first class condition.

6-23. Guaranty. All work shall be guarantied for a period of one year from the date of acceptance by the City. The Contractor shall promptly make all needed repairs arising out of defective materials, workmanship and equipment.

The City is hereby authorized to make such repairs if within ten days after the mailing of a notice in writing to the Contractor or his or her agent, the Contractor shall neglect to make or undertake with due diligence the aforesaid repairs, provided, however, that in case of an emergency where, in the opinion of the City delay would cause serious loss or damage, repairs may be made without notice being sent to the Contractor and the Contractor shall pay the costs thereof.

Pursuant to the provisions of Section 4-03 of these Special Provisions, the Contractor shall furnish a Defective Material and Workmanship Bond in an amount not less than 5 percent of the final contract price, which shall be effective for a period of one (1) year after the completion and acceptance of the work.

SECTION 7. RESPONSIBILITIES AND RIGHTS OF CITY

7-01. Authority of the Engineer. All work done under this contract shall be done in a workmanlike manner and shall be performed to the reasonable satisfaction of the Engineer, who shall have general supervision of all work included hereunder. To prevent disputes and litigation, the Engineer (1) shall in all cases determine the amount, quality, acceptability and fitness of the several kinds of work and materials which are to be paid for under this contract, (2) shall decide all questions relative

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to the true construction, meaning and intent of the Special Provisions and Drawings, (3) shall decide all questions which may arise relative to the classifications and measurements of quantities and materials and the fulfillment of this contract and (4) shall have the power to reject or condemn all work or material which does not conform to the terms of this contract. his or her estimate and decision in all matters shall be a condition precedent to an appeal for arbitration, or the right of the Contractor to receive, demand, or claim any money or other compensation under this agreement and a condition precedent to any liability on the part of the City to the Contractor on account of this contract. Whenever the Engineer shall be unable to act, in consequence of absence or other cause, then such engineer as the Engineer or the City shall designate, shall perform any and all of the duties and be vested with any or all of the powers herein given to the Engineer.

7-02. Inspection. The City will provide engineering personnel for the inspection of the work.

The Engineer and his or her representatives shall at all times have access to the work whenever it is in preparation or progress and the Contractor shall provide proper facilities for such access and inspection.

If the Special Provisions, the Engineer's instruction, laws, ordinances, or any public authority require any work to be specially tested or approved, the Contractor shall give the Engineer timely notice of its readiness for inspection and, if the inspection is by an authority other than the Engineer, of the date fixed for such inspection. Inspections by the Engineer shall be promptly made at the source of supply where practicable. If any work shall be covered up without approval or consent of the Engineer, it must, if required by the Engineer, be uncovered for examination and properly restored at the Contractor's expense.

Re-examination of any work may be ordered by the Engineer and, if so ordered, the work must be uncovered by the Contractor. If such work is found to be in accordance with the contract documents, the City shall pay the cost of re-examination and replacement. If such work is not in accordance with the contract documents, the Contractor shall pay such cost.

Properly authorized and accredited inspectors shall be considered to be the representatives of the City limited to the duties and powers entrusted to them. It will be their duty to inspect materials and workmanship of those portions of the work to which they are assigned, either individually or collectively, under instructions of the Engineer and to report any and all deviations from the Drawings, Special Provisions and other contract provisions which may come to their notice. Any inspector may be considered to have the right to order the work entrusted to his or her supervision stopped, if in his or her opinion such action becomes necessary, until the Engineer is notified and has determined and ordered that the work may proceed in due fulfillment of all contract requirements.

7-03. Surveys. Contractor shall furnish all land surveys, establish all base lines and benchmarks and make sufficient detailed surveys needed for working points, lines and elevations. The Contractor shall develop all slope stakes and batter boards. Contractor shall also develop all additional working points, lines and elevations as he or she may desire to facilitate his or her methods and sequence of construction.

7-04. Rights-of-Way. The City will provide all necessary rights-of-way and easements in or beneath which work will be performed by the Contractor under this contract.

7-05. Retention of Imperfect Work. If any portion of the work done or material furnished under this contract shall prove defective and not in accordance with the Plans and Special Provisions, and if the imperfection in the same shall not be of sufficient magnitude or importance to make the work dangerous or undesirable, the Engineer shall have the right and authority to retain such work instead of requiring the imperfect work to be removed and reconstructed, but he or she shall make such deductions therefor in the payments due or to become due the Contractor as may be just and reasonable.

7-06. Changes in the Work. The Engineer shall have the right, in writing, to order additions to, omissions from, or corrections, alterations and modifications in the line, grade, form, dimensions, plan, or kind or amount of work or materials herein contemplated, or any part thereof, either before or after the beginning of construction. However, the arithmetical sum of the cost to the City of additions and subtractions from the work under this contract shall not exceed 10 percent of original contract amount or $5,000, whichever is the greater, unless based upon a supplementary agreement to be made therefore.

The order of such additions, omissions, corrections, alterations and modifications shall be in writing and signed by the Engineer and, in order, shall then be binding upon the Contractor. The Contractor shall proceed with the work as changed and the value of such change shall be determined as provided for in section 10-07 of these Special Provisions.

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Such alterations shall in no way affect, vitiate, or make void this contract or any part thereof, except that which is necessarily affected by such alterations and is clearly the evident intention of the parties to this contract.

7-07. Additional Drawings by City. The drawings made a part of this contract at the time of its execution are intended to be fairly comprehensive and to indicate in more or less detail the scope of the work. In addition to these drawings, however, the Engineer shall furnish such additional drawings from time to time during the progress of the work as are necessary to make clear or to define in greater detail the intent of the Special Provisions and the contract drawings and the Contractor shall make his or her work conform to all such drawings.

7-08. Additional and Emergency Protection. Whenever, in the opinion of the Engineer, the Contractor has not taken sufficient precautions for the safety of the public or the protection of the works to be constructed under this contract, or of adjacent structures or property which may be injured by the processes of construction on account of such neglect and whenever, in the opinion of the Engineer, an emergency shall arise and immediate action shall be considered necessary in order to protect public or private, personal or property interest, then and in that event, the Engineer, with or without notice to the Contractor may provide suitable protection to the said interests by causing such work to be done and such material to be furnished as shall provide such protection as the Engineer may consider necessary and adequate.

The cost and expense of such work and material so furnished shall be borne by the Contractor and, if the same shall not be paid on presentation of the bills therefor, then such costs shall be deducted from any amounts due or to become due the Contractor.

The performance of such emergency work under the direction of the Engineer shall in no way relieve the Contractor from any damages which may occur during or after such precaution has been taken by the Engineer.

7-09. Suspension of Work. The City may at any time suspend the work or any part thereof by giving five (5) days written notice to the Contractor. The work shall be resumed by the Contractor within ten (10) days after the date fixed in the written notice from the City to the Contractor so to do. The City shall reimburse the Contractor for expense incurred by the Contractor in connection with the work under this contract as a result of such suspension.

If the work, or any part thereof, shall be stopped by the notice in writing aforesaid and if the City does not give notice in writing to the Contractor to resume work at a date within ten (10) days of the date fixed in the written notice to suspend, then the Contractor may abandon that portion of the work so suspended and he or she will be entitled to the estimates and payments for all work done on the portions so abandoned, if any, plus 5 percent of the value of the work so abandoned, to compensate for loss of overhead, plant expense and anticipated profit.

7-10. Right of City to Terminate Contract. If the Contractor should be adjudged a bankrupt, or if he or she should make a general assignment for the benefit of his or her creditors, or if a receiver should be appointed on account of his or her insolvency, or if he or she should persistently or repeatedly refuse or should fail, except in cases for which extension of time is provided, to supply sufficient properly skilled workmen or proper materials, or if he or she should fail to make prompt payments to subcontractors or for material or labor, or persistently disregard laws, ordinances or the instructions of the Engineer, or otherwise be guilty of a substantial violation of any provision of the contract, then the City, upon the certificate of the Engineer that sufficient cause exists to justify such action, may, without prejudice to any other right or remedy and after giving the Contractor seven days written notice, terminate the employment of the Contractor and take possession of the premises and of all materials, tools and appliances and finish the work by whatever method the City may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the contract price shall exceed the expense of finishing the work, including compensation for additional managerial and administrative services, such excess shall be paid to the Contractor. If such expense shall exceed such unpaid balance, the Contractor shall pay the difference to the City. The expense incurred by the City as herein provided and the damage incurred through the Contractor's default, shall be certified by the Engineer.

7-11. Use of Completed Portions. The City shall have the right to take possession of and use any completed or partially completed portions of the work, notwithstanding the time for completing the entire work or such portions which may not have expired; but such taking possession and using shall not be deemed an acceptance of any work not completed in accordance with the contract documents. If such prior use increases the cost of or delays the work, the Contractor shall be entitled to such extra compensation, or extension of time or both, as the Engineer may determine.

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SECTION 8. WORKMANSHIP, MATERIALS AND EQUIPMENT

8-01. General Quality. Materials and equipment shall be new and of a quality equal to that specified or approved. Work shall be done and completed in a thorough and workmanlike manner.

8-02. Quality in Absence of Detailed Specifications. Whenever under this contract it is provided that the Contractor shall furnish materials or manufactured articles or shall do work for which no detailed specifications are set forth, the materials or manufactured articles shall be of the best grade in quality and workmanship obtainable in the market from firms of established good reputation, or, if not ordinarily carried in stock, shall conform to the usual standards for first-class materials or articles of the kind required, with due consideration of the use to which they are to be put. In general, the work performed shall be in full conformity and harmony with the intent to secure the best standard of construction and equipment of the work as a whole or in part.

8-03. Materials and Equipment Specified by Name. Whenever any material or equipment is indicated or specified by patent or proprietary name or by the name of the manufacturer, such specification shall be considered as used for the purpose of describing the material or equipment desired and shall be considered as followed by the words "or approved equal". The Contractor may offer any material or equipment which shall be equal in every respect to that specified, provided that written approval first is obtained from the Engineer.

8-04. Source of Materials. Price, fitness and quality being equal, preference shall be given by the Contractor for supplies grown, manufactured or produced in the State of California and, next, for such products partially produced in this State in accordance with Government Code Section 4332.

8-05. Storage of Materials. Materials shall be so stored to ensure the preservation of their quality and fitness for the work. They shall be so located and disposed that prompt and proper inspection thereof may be made.

8-06. Drawings, Samples and Tests. As soon as possible after execution of the contract, the Contractor shall submit to the Engineer, in quintuplicate, sufficient information including, if necessary, assembly and detail drawings to demonstrate fully that the equipment and materials to be furnished comply with the provisions and intent of these Special Provisions and Drawings. If the information thus submitted indicates the equipment or materials is acceptable, the Engineer will return one copy stamped with his or her approval; otherwise, one copy will be returned with an explanation of why the equipment or material is unsatisfactory. The Contractor shall have no claims for damages or for extension of time on account of any delay due to the revision of drawings or rejection of material. Fabrication or other work performed in advance of approval shall be done entirely at the Contractor's risk. After approval of equipment or material, the Contractor shall not deviate in any way from the design and specifications given without the written consent of the Engineer.

When requested by the Engineer, a sample or test specimens of the materials to be used or offered for use in connection with the work shall be prepared at the expense of the Contractor and furnished by him or her in such quantities and sizes as may be required for proper examination and tests, with all freight charges prepaid and with information as to their sources.

All samples shall be submitted before shipment and in ample time to permit the making of proper tests, analyses, or examination before the time at which it is desired to incorporate the material into the work. All tests of materials furnished by the Contractor shall be made by the Engineer. Samples shall be secured and tested whenever necessary to determine the quality of the material.

SECTION 9. PROSECUTION OF WORK

9-01. Equipment and Methods. The work under this contract shall be prosecuted with all materials, tools, machinery, apparatus and labor and by such methods as are necessary to the complete execution of everything described, shown, or reasonably implied. If at any time before the beginning or during the progress of the work, any part of the Contractor's plant or equipment, or any of his or her methods of execution of the work, appear to the Engineer to be unsafe, inefficient, or inadequate to insure the required quality or the rate of progress of the work, he or she may order the Contractor to increase or improve his or her facilities or methods and the Contractor shall comply promptly with such orders; but, neither compliance with such orders nor failure of the Engineer to issue such orders shall relieve the Contractor from his or her

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obligation to secure the degree of safety, the quality of the work and the rate of progress required of the Contractor. The Contractor alone shall be responsible for the safety, adequacy and efficiency of his or her plant, equipment and methods.

9-02. Time of Completion. The Contractor shall promptly begin the work under this contract and shall complete and make ready for full use all portions of the project made the subject of this contract within the time set forth in the agreement bound herewith.

9-03. Avoidable Delays. Avoidable delays in the prosecution or completion of the work shall include all delays which might have been avoided by the exercise of care, prudence, foresight and diligence on the part of the Contractor. The City will consider as avoidable delays within the meaning of this contract (1) delays in the prosecution of parts of the work, which may in themselves be unavoidable, but do not necessarily prevent or delay the prosecution of other parts of the work nor the completion of the whole work within the time herein specified, (2) reasonable loss of time resulting from the necessity of submitting plans to the Engineer for approval and from the making of surveys, measurements, inspections, and testing and (3) such interruptions as may occur in the prosecution of the work on account of the reasonable interference of other contractors employed by the City which do not necessarily prevent the completion of the whole work within the time herein specified.

9-04. Unavoidable Delays. Unavoidable delays in the prosecution or completion of the work under this contract shall include all delays which may result, through cause beyond the control of the Contractor and which he or she could not have provided against by the exercise of care, prudence, foresight and diligence. Orders issued by the City changing the amount of work to be done, the quantity of material to be furnished or the manner in which the work is to be prosecuted and unforeseen delays in the completion of the work of other contractors under contract with the City will be considered unavoidable delays, so far as they necessarily interfere with the Contractor's completion of the whole of the work. Delays due to normally adverse weather conditions will not be regarded as unavoidable delays. However, truly abnormal amounts of rainfall, temperatures or other weather conditions for the location of the work and time of year may be considered as unavoidable delays if those conditions necessarily cause a delay in the completion of the work.

9-05. Notice of Delays. Whenever the Contractor foresees any delay in the prosecution of the work and, in any event, immediately upon the occurrence of any delay which the contractor regards as an unavoidable delay, he or she shall notify the Engineer in writing of the probability of the occurrence of such delay and its cause, in order that the Engineer may take immediate steps to prevent, if possible, the occurrence or continuance of the delay, or, if this cannot be done, may determine whether the delay is to be considered avoidable or unavoidable, how long it continues and to what extent the prosecution and completion of the work are to be delayed thereby.

9-06. Extension of Time. Should any delays occur which the Engineer may consider unavoidable, as herein defined, the Contractor shall, pursuant to his or her application, be allowed an extension of time proportional to said delay or delays, beyond the time herein set forth, in which to complete this contract; and liquidated damages for delay shall not be charged against the Contractor by the City during an extension of time granted because of unavoidable delay or delays.

Any claim by Contractor for a time extension based on unavoidable delays shall be based on written notice delivered to the Engineer within 15 days of the occurrence of the event giving rise to the claim. Failure to file said written notice within the time specified shall constitute a waiver of said claim. Notice of the full extent of the claim and all supporting data must be delivered to the Engineer within 45 days of the occurrence unless the Engineer specifies in writing a longer period. All claims for a time extension must be approved by the Engineer and incorporated into a written change order.

9-07. Unfavorable Weather and Other Conditions. During unfavorable weather and other conditions, the Contractor shall pursue only such portions of the work as shall not be damaged thereby. No portions of the work whose satisfactory quality or efficiency will be affected by any unfavorable conditions shall be constructed while these conditions remain, unless, by special means or precautions approved by the Engineer, the Contractor shall be able to overcome them.

The Contractor shall be granted a time extension of one day for each unfavorable weather day which prevents him or her from placing concrete forms or placing and finishing concrete or asphalt concrete. Such unfavorable weather day is defined as a rain day where precipitation prevents the contractor from performing the work more than four (4) continuous hours within the authorized work period or a temperature day where the ambient temperature is below that specified for the placement of materials associated with the controlling work item for more than four (4) continuous work hours of the authorized work period.

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9-08. Saturday, Sunday, Holiday and Night Work. No work shall be done between the hours of 6 p.m. and 7 a.m., nor on Saturdays, Sundays or legal holidays except such work as is necessary for the proper care and protection of work already performed, or except in cases of absolute necessity and in any case only with the permission of the Engineer.

It is understood, however, that night work may be established as a regular procedure by the Contractor if he or she first obtains the written permission of the Engineer and that such permission may be revoked at any time by the Engineer if the Contractor fails to maintain at night adequate force and equipment for reasonable prosecution and to justify inspection of the work.

9-09. Hours of Labor. Eight (8) hours of labor shall constitute a legal day's work and the Contractor or any subcontractor shall not require or permit more than eight hours of labor in a day from any person employed by him or her in the performance of the work under this contract, unless paying compensation for all hours worked in excess of eight (8) hours per day at not less than 1½ times the basic rate of pay. The Contractor shall forfeit to the City, as a penalty, the sum of twenty-five dollars ($25.00) for each workman employed in the execution of the contract by him or her or by any subcontractor, for each calendar day during which such laborer, workman, or mechanic is required or permitted to labor more than eight hours in violation of the provisions of Section 1810 to 1816, inclusive, (Article 3, Chapter 1, Part 7, Division 2) of the Labor Code of the State of California and any acts amendatory thereof.

SECTION 10. PAYMENT

10-01. Certification by Engineer. All payments under this contract shall be made upon the presentation of certificates in writing from the Engineer and shall show that the work covered by the payments has been done and the payments thereof are due in accordance with this contract.

10-02. Progress Estimates and Payment. The Engineer shall, within the first seven (7) days of each month, make an estimate of the value of the work performed in accordance with this contract during the previous calendar month.

The first estimate shall be of the value of the work satisfactorily completed in place and meeting the requirements of the contract. And every subsequent estimate, except the final estimate, shall be of the value of the work satisfactorily completed in place since the last preceding estimate was made; provided, however, that should the Contractor fail to adhere to the program of completion fixed in this contract, the Engineer shall deduct from the next and all subsequent estimates the full calculated accruing amount of the liquidated damages to the date of said estimate, until such time as the compliance with the program has been restored.

The estimate shall be signed by the Engineer and, after approval, the City shall pay or cause to be paid to the Contractor in the manner provided by law, an amount equal to 95 percent of the estimated value of the work satisfactorily performed and complete in place.

10-03. Substitution of Securities.

1. At such times that Pubic Contract Code Section 22300 is in effect Contractor may propose the substitution of securities of at least equal market value for any moneys to be withheld to ensure performance under the Contract. Market value shall be determined as of the day prior to the date such substitution is to take place. Such substitution shall be made at the request and expense of the Contractor. The securities shall be one or more of the following types:

(a) Bonds or interest-bearing notes or obligations of the United States, or those for which the faith and credit of the United States are pledged for the payment of principal and interest.

(b) Bonds or interest-bearing notes on obligations that are guaranteed as to principal and interest by a federal agency of the United States.

(c) Bonds of the State of California, or those for which the faith and credit of the State of California are pledged for the payment of principal and interest.

(d) Bonds or warrants, including, but not limited to, revenue warrants, of any county, city, metropolitan water district, California water district, California water storage district, irrigation district in the State of California, municipal

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utility district, or school district of the State of California, which are rated by Moody's or Standard and Poor as A or better.

(e) Bonds, consolidated bonds, collateral trust debentures, consolidated debentures, or other obligations issued by federal land banks or federal intermediate credit banks established under the Federal Farm Loan Act, as amended; debentures and consolidated debentures issued by the Central Bank for Cooperatives and banks for cooperatives established under the Farm Credit Act of 1933, as amended; bonds, or debentures of the Federal Home Loan Bank Board established under the Federal Home Loan Bank Act; and stock, bonds, debentures and other obligations of the Federal National Mortgage Association established under the National Housing Act as amended and bonds of any Federal Home Loan Mortgage Corporation.

(f) Commercial paper of "prime" quality as defined by a nationally recognized organization which rates such securities. Eligible paper is further limited to issuing corporations: (1) organized and operating within the United States; (2) having total assets in excess of five hundred million dollars ($500,000,000); and (3) approved by the Pooled Money Investment Board of the State of California. Purchases of eligible commercial paper may not exceed 180 days' maturity, nor represent more than 10 percent of the outstanding paper of an issuing corporation.

(g) Bills of exchange or time drafts on and accepted by a commercial bank, otherwise known as bankers acceptances, which are eligible for purchase by the Federal Reserve System.

(h) Certificates of deposits issued by a nationally or state-chartered bank or savings and loan association.

(i) The portion of bank loans and obligations guaranteed by the United States Small Business Administration or the United States Farmers Home Administration.

(j) Student loan notes insured under the Guaranteed Student Loan Program established pursuant to the Higher Education Act of 1965, as amended (20 U.S.C. 1001, et seq.) and eligible for resale to the Student Loan Marketing Association established pursuant to Section 133 of the Education Amendments of 1972, as amended (20 U.S.C. 1087-2).

(k) Obligations issued, assumed or guaranteed by International Bank for Reconstruction and Development, the Inter-American Development Bank, the Asian Development Bank, or the Government Development Bank of Puerto Rico.

(l) Bonds, debentures and notes issued by corporations organized and operating within the United States. Such securities eligible for substitution shall be within the top three ratings of a nationally recognized rating service.

2. The securities shall be deposited with City or with any commercial bank as escrow agent, who shall arrange for transfer of such securities to the Contractor upon satisfactory completion of the contract. Any interest accrued or paid on such securities shall belong to the Contractor and shall be paid upon satisfactory completion of the contract.

The market value of the securities deposited shall at all times be maintained in an amount at least equal, in the sole judgment of City, to the moneys to be withheld pursuant to the Contract Documents to ensure performance of the Contract. In order to comply with this condition, Contractor shall deposit additional securities as necessary upon request by City or the escrow agent.

3. Upon acceptance of any Proposal that includes substituting securities for amounts withheld to ensure performance, a separate escrow agreement satisfactory in form and substance to City shall be prepared and executed by City, the Contractor and the escrow agent, which may be City. The escrow agreement shall specify, among other matters, value of securities to be deposited; procedures for valuing the securities and for adding or withdrawing securities to maintain the market value of the deposited securities at least equal to the amount of moneys which would otherwise be withheld; the terms and conditions of conversion to cash in case of the default by the Contractor; and terms, conditions and procedure for termination of the escrow. City shall have no obligation to enter any such Agreement that does not provide the City with the unilateral right to convert securities to cash and to gain immediate possession of the cash.

10-04. Acceptance. The work must be accepted by vote of the City Council of the City of Ukiah when the whole shall have been completed satisfactorily. The Contractor shall notify the Engineer, in writing, of the completion of the work, whereupon

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the Engineer shall promptly, by personal inspection, satisfy himself as to the actual completion of the work in accordance with the terms of the contract and shall thereupon recommend acceptance by the City Council.

10-05. Final Estimate and Payment. The Engineer shall, as soon as practicable after the final acceptance of the work done under this contract, make a final estimate of the amount of work done thereunder and the value thereof.

Such final estimate shall be signed by the Engineer, and after approval, the City shall pay or cause to be paid to the Contractor, in the manner provided by law, the entire sum so found to be due hereunder, after deducting therefrom all previous payments and such other lawful amounts as the terms of this contract prescribe.

In no case will final payment be made in less than thirty-five (35) days after the filing of the notice of completion with the County Recorder.

10-06. Delay Payments. Should any payment due the Contractor or any estimate be delayed, through fault of the City beyond the time stipulated, such delay shall not constitute a breach of contract or be the basis for a claim for damages, but the City shall pay the Contractor interest on the amount of the payment at the rate of 6 percent per annum for the period of such delay. The terms for which interest will be paid shall be reckoned, in the case of any monthly or progress payment, from the twentieth day of the month next succeeding the month in which the work was performed to the date of payment of the estimate; and in the case of the final estimate, from the forty-fifth day after acceptance to the date of payment of the final estimate.

The date of payment of any estimate shall be considered the day on which the payment is offered or mailed as evidenced by the records of the Treasurer of the City. If interest shall become due on any delayed payment, the amount thereof, as determined by the City, shall be added to a succeeding payment. If the interest shall become due on the final payment, it shall be paid on a supplementary voucher to interest or any sum or sums which, by the terms of this contract, the City is authorized to reserve or retain.

10-07. Extra Work and Work Omitted. Whenever corrections, alterations, or modifications of the work under this contract ordered by the Engineer and approved by the City increase the amount of work to be done, such added work shall be known as "extra work"; and when such corrections, alterations, or modifications decrease the amount of work to be done, such subtracted work shall be known as "work omitted".

When the Contractor considers that any changes ordered involve extra work, he or she shall immediately notify the Engineer in writing and subsequently keep him or her informed as to when and where extra work is to be performed and shall make claim for compensation therefor each month not later than the first day of the month following that in which the work claimed to be extra work was performed and he or she shall submit a daily complete statement of materials and labor used and expenses incurred on account of extra work performed, showing allocation of all materials, labor and expenses.

All such claims shall state the date of the Engineer's written order and the date of approval by the City authorizing the work on account of which claim is made. Unless such notification is made in writing within the time specified and unless complete statements of materials used and expenses incurred on account of such extra work are furnished as above required, the Contractor shall not be entitled to payment on account of extra work and Contractor shall be deemed to have waived the right to make any future claims for compensation for such extra work.

When changes decrease the amount of work to be done, they shall not constitute a claim for damages on account of anticipated profits on the work that may be omitted.

10-08. Compensation for Extra Work or Work Omitted. Whenever corrections, additions, or modifications in the work under this contract change the amount of work to be done or the amount of compensation due the Contractor, excepting increases or decreases in contract items having unit contract prices for each measurable quantity installed in place, and such changes have been ordered in writing by the Engineer and approved by the City prior to the Contractor performing the extra work, then a price may be agreed upon. Failing such an agreement in price, the Contractor shall be compensated for performing extra work pursuant to the provisions of Section 4-1.05 "Changes and Extra Work", and Section 9-1.04,"Force Account" of the Standard Specifications.

This method of determining the price of work shall not apply to the performance of any work which is required or reasonably implied to be performed or furnished under this contract.

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10-09. Compensation to the City for Extension of Time. In case the work called for under this contract is not completed within the time limit stipulated herein, the City shall have the right as provided hereinabove, to extend the time of completion thereof. If the time limit be so extended, the City shall have the right to charge to the Contractor and to deduct from the final payment for the work the actual cost to the City of engineering, inspection, superintendence and other overhead expenses which are directly chargeable to the contract and which accrue during the period of such extension, except that the cost of final unavoidable delays shall not be included in such charges.

10-10. Liquidated Damages for Delay. It is agreed by the parties to the contract that time is of the essence and that, in case all the work is not completed before or upon the expiration of the time limit as set forth, damage, other than those cost items identified in section 10-09, will be sustained by the City and that it is and will be impracticable to determine the actual amount of damage by reason of such delay; and it is therefore agreed that the Contractor will pay to the City the sum of five hundred dollars ($500.00) per day for each and every calendar day's delay beyond the time prescribed.

SECTION 11. MISCELLANEOUS

11-01. Notice. Whenever any provision of the contract documents requires the giving of written notice, it shall be deemed to have been validly given if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the last business address known to the giver of the notice. If mailed, the notice shall be deemed received on the date of delivery stated in the return receipt.

11-02. Computation of Time. When any period of time is referred to in the Contract Documents by days, it shall be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day shall be omitted from the computation.

11-03. Claims Procedure Required by Public Contract Code Section 9204. This section shall apply to any claim by the Contractor arising in connection with this project in accordance with Public Contract Code Section 9204.

a. For purposes of this section "Claim" means a separate demand by the Contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) A time extension, including, without limitation, for relief from damages or penalties for delay assessed by the City under this contract.

(B) Payment by the City of money or damages arising from work done by, or on behalf of, the Contractor pursuant to this contract and payment for which is not otherwise expressly provided or to which the Contractor is not otherwise entitled.

(C) Payment of an amount that is disputed by the City.

(1)

(A) Upon receipt of a claim pursuant to this section, the City shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide the Contractor a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, a public entity and the contractor may, by mutual agreement, extend the time period provided in this subdivision.

(B) The Contractor shall furnish reasonable documentation to support the claim.

(C) If the City needs approval from its governing body to provide the Contractor a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the City shall have up to three days following the next duly publicly noticed meeting of the

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governing body after the 45-day period, or extension, expires to provide the claimant a written statement identifying the disputed portion and the undisputed portion.

(D) Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the City issues its written statement. If the City fails to issue a written statement, paragraph (3) shall apply.

(2)

(A) If the Contractor disputes the City's written response, or if the City fails to respond to a claim issued pursuant to this section within the time prescribed, the Contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the City shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(B) Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the City shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. Any disputed portion of the claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, with the City and the Contractor sharing the associated costs equally. The City and Contractor shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to applicable procedures outside this section.

(C) For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

(D) Unless otherwise agreed to in writing by the City and the Contractor, the mediation conducted pursuant to this section shall excuse any further obligation under Public Contract Code Section 20104.4 to mediate after litigation has been commenced.

(3) Failure by the City to respond to a claim from the Contractor within the time periods described in this subdivision or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the public entity's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the Contractor.

(4) Amounts not paid in a timely manner as required by this section shall bear interest at 7 percent per annum.

(5) If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against a public entity because privity of contract does not exist, the Contractor may present to the public entity a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on his or her own behalf or on behalf of a lower tier subcontractor, that the Contractor present a claim for work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be presented to the public entity shall furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the Contractor shall notify the subcontractor in writing as to whether the Contractor presented the claim to the public entity and, if the original contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

c. A waiver of the rights granted by this section is void and contrary to public policy, provided, however, that (1) upon receipt of a claim, the parties may mutually agree to waive, in writing, mediation and proceed directly to the commencement of a civil action or binding arbitration, as applicable; and (2) the City may prescribe reasonable change order, claim, and dispute

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resolution procedures and requirements in addition to the provisions of this section, so long as the contractual provisions do not conflict with or otherwise impair the timeframes and procedures set forth in this section.

11-04. Litigation and Forum Selection. Contractor and City stipulate and agree that any litigation relating to the enforcement or interpretation of this contract, arising out of Contractor's performance or relating in any way to the work shall be brought in Mendocino County and that venue will lie in Mendocino County.

Except as otherwise expressly provided by law, the parties waive any objections they might otherwise have to the propriety of jurisdiction or venue in the state courts in Mendocino County and agree that California law shall govern any such litigation.

The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder to the parties hereto and, in particular but without limitation, the warranties, guaranties and obligations imposed upon the Contractor and all of the rights and remedies available to the City thereunder, shall be in addition to and shall not be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by law or contract, by special warranty or guaranty, or by other provisions of the contract documents and the provisions of this paragraph shall be as effective as if repeated specifically in the contract documents in connection with each particular duty, obligation, right and remedy to which they apply. All warranties and guaranties made in the contract document shall survive final payment and termination or completion of this contract. The City disclaims an express or implied warranty that the plans and specifications identify all site conditions that could affect the time or cost to complete the Work.

11-05. Waiver. The Contractor shall strictly comply with all notices and other contract requirements. Waiver by the City of any failure of the Contractor to comply with any term of the contract, including the notice provisions, shall not be deemed a waiver of a subsequent breach.

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TECHNICAL SPECIFICATIONS
SECTION 12. GENERAL INFORMATION

12-01. Location and Scope of Work. All of the work to be performed is within the City of Ukiah and generally consists of potable water main, fire water and sanitary sewer utility improvements on State Street between Mill St and Henry Street. Work includes abandoning existing water pipelines and service laterals, removal of existing hydrants and water meters, demolition of existing sanitary sewer main and sewer manholes, construction of new hydrant laterals and water hydrants, water meters, connection to existing water services and construction of sanitary sewer mains, sanitary sewer manholes and sanitary sewer laterals, cleanouts and connection to existing sanitary sewer building services and mains. The scope also includes repair of disturbed surfaces including existing roadway services and sidewalks.

The Contractor should familiarize himself with the local conditions of the project sites. Failure to do so will in no way relieve him of the responsibility for performing any of the work or operations required as a part of this contract. Further information regarding the work or these specifications can be obtained from Mary Horger at (707) 463-6233.

12-02. Arrangement of Technical Specifications. The Technical Specifications are arranged in sections covering the various phases of work as follows:

Section No.	Title
12	General Information
13	Construction Details (Special Provisions)
14	Exclusions from General Conditions
15	Amendments to General Conditions

12-03. Arrangement of Plans. General locations and linear quantities of the work are shown in on the Plans. The Plans consist of eighteen (18) sheets numbered 1 through 18 and they are hereby made a part of the Contract Documents.

12-04. Business Licenses. The Contractor and any subcontractors shall each secure and maintain a valid City of Ukiah Business License prior to the start of any portion of the work.

12-05. Permits. The Contractor shall provide, procure, and pay for all permits required to complete this work. The Contractor shall obtain an encroachment permit from the City of Ukiah Public Works Department at no cost prior to the start of the Work. The encroachment permit will not be issued until the Contract Agreement and bonds have been executed, submitted, and accepted by the City and all insurance endorsements have been submitted to and accepted by the City's Risk Manager.

12-06. Standard Specifications and Standard Plans. The Standard Specifications and Standard Plans of the California State Department of Transportation 2018, are hereby made a part of these special provisions, and are hereinafter referred to as "Standard Specifications" and "Standard Plans." These special provisions specify the qualitative technical requirements of the project.

Whenever in the Standard Specifications and the Standard Plans the following terms are used, they shall be understood to mean and refer to the following:

Department of Transportation - The City Council.

Director of Public Works - The City of Ukiah Director of Public Works/City Engineer.

Engineer - The Engineer, designated by the City Council, acting either directly or through properly authorized agents, such agents acting within the scope of the particular duties entrusted to them.

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Laboratory - The designated laboratory authorized by the City of Ukiah and approved by Caltrans to test materials and work involved in the contract.

State or Owner - The City of Ukiah

Other terms appearing in the Standard Specifications and the Standard Plans shall have the intent and meaning specified in Section I, Definition of Terms of the Standard Specifications.

In case of discrepancy between the contract documents, the order of precedence from the highest to lowest is as follows:

1. (City) Special Provisions
2. (City) Project Plans
3. City Standard Plans and Details
4. Standard Plans
5. Standard Specifications

12-07. Temporary Facilities. All temporary facilities are the responsibility of the Contractor. The removal of said facilities shall be the responsibility of the Contractor. The Contractor shall be responsible for any and all damages to existing facilities which are a result of the work.

12-08. Public Convenience and Safety. Attention is directed to Section 7-1.03, "Public Convenience," 7-1.04, "Public Safety" of the Standard Specifications. The Contractor shall conduct operations so as to cause the least possible obstruction and inconvenience to public traffic. The Contractor shall, at his or her expense, furnish such flag persons and furnish, erect, construct and maintain such fences, barriers, lights, signs, detours, pedestrian walkways, driveway ramps and bridging as may be necessary to give adequate warning to the public that work is in progress and that dangerous conditions exist, to provide access to abutting properties and to permit the flow of pedestrian and vehicular traffic to safely and expeditiously pass the work.

12-09. Maintaining Traffic. Attention is directed to Section 7-1.03, "Public Convenience," 7-1.04, "Public Safety," 12-1.01, “General,” and 12-3," Temporary Traffic Control Devices," of the Standard Specifications.

Streets shall be open to through vehicular traffic during non-working hours. All public traffic shall be permitted to pass through the work with as little inconvenience and delay as possible. Access to abutting property, driveways and building entrances shall be maintained during the performance of the work. The Contractor is advised that commercial and residential businesses immediately abut the Project Area. The Contractor shall provide advance written notification of the work and of temporary closures of driveways to the abutting property owners or managers of the businesses at least 5 business days prior to the start of the Work or the temporary closure of the driveway to the respective business property. The format and content of the Notice by the Contractor shall be approved by the Engineer prior to its issuance to the public. The Contractor shall provide trench plates at driveways and left turn pockets after the trench and roadway excavation has been made at those particular locations. The Contractor shall maintain safe and accessible walkways to all business entrances within the Project Area for the duration of the project. Under no circumstances shall access to any business be blocked or closed without the written approval of the City and written consent of the business owner.

12.10. Stream Pollution. The Contractor shall exercise every reasonable precaution to prevent muddying or silting of live streams, and the Contractor's attention is called to the fact that the terms of this contract do not relieve him or her of responsibility for compliance with Sections 5650 and 12015 of the Fish and Game Code or other applicable statutes relating to pollution prevention or abatement.

The Contractor’s attention is also directed to Section 13, “Water Pollution Control,” of the Standard Specifications. A Storm Water Pollution Prevention Plan (SWPPP) is not required for this Project provided the area of disturbance is less than 1 acre. A Water Pollution Control Plan (WPCP) is required.

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12-11. Warranties. Unless otherwise indicated, the Contractor shall warrant all materials provided and work performed under this contract for a period of one (1) year from the date of final acceptance, except where longer warranties are specified herein. He shall replace promptly and at his own expense any materials and/or workmanship which fail during this warranty period.

12-12. Utilities. No water, sewer or electrical services will be provided by the owner. It is the Contractor's sole responsibility to arrange such services as necessary.

12-13. Dust Control. Dust control shall conform to the provisions of Section 18 "Dust Palliatives" of the Standard Specifications.

Dust shall be managed all active construction areas by water at least twice daily and more often during hot or windy periods or use of a dust palliative. The active construction areas adjacent to businesses and residential areas shall be kept damp at all times. Hauling trucks shall be covered and at least a two-foot freeboard shall be maintained.

Unpaved access roads, parking areas for construction equipment and construction employee vehicles, staging areas, and storage areas shall be paved with hot mix asphalt or have a stabilized access in accordance with the details of TC-1, "Stabilized Construction Entrance/Exit," of the Caltrans Construction Site Best Management Practices Manual or Standard Plan T58. Unpaved construction staging areas shall receive the application of either water twice daily or a dust palliative. All paved roads, parking areas, staging areas, storage areas, and public roads impacted by the work of the project shall be swept daily with street sweepers equipped with water spray to remove soil materials that have been deposited on these surfaces by reason of the work.

The Contractor shall enclose, cover, or water twice daily or apply non-toxic soil stabilizers or install erosion control blankets to or on exposed stockpiles, embankment slopes, and cut slopes.

Traffic speeds on unpaved surfaces shall be limited to a maximum speed of 15 mph

12-14. Noise Control. The Contractor's attention is directed to the provisions of Section 14-8.02, "Noise Control", of the Standard Specifications and Section 9.08, Saturday, Sunday, Holiday, and Night Work, of these General Conditions concerning the control of noise emissions and authorized work hours and days. Between 7:00 a.m. and 7:00 p.m., noise from Contractor's operations shall not exceed limits established by applicable laws or regulations and in no event shall exceed 86 dB at a distance of 50 feet from the noise source.

The Contractor shall notify all residents, businesses and property owners within a 500-foot radius of the construction site about the proposed construction schedule. The notification shall be in writing and it shall be developed by the Contractor and submitted to the City for approval a minimum of 5 working days prior to the proposed public notification.

The City shall provide a Noise Disturbance Coordinator who shall be responsible for acting on any local complaints concerning the construction noise being generated by reason of the work of the project. The Contractor shall conspicuously post a telephone number for the Noise Disturbance Coordinator at the construction site and he shall include it in the construction schedule notice to be provided to the residents. The Noise Disturbance Coordinator shall investigate the noise complaint allegations and shall require the Contractor to implement reasonable measures to mitigate the noise level in accordance with the requirements of these General Conditions and of the Standard Specifications.

The Contractor shall locate all stationary noise generating construction equipment such as air compressors and generators as far as practical from the nearby residences and other noise sensitive land uses. The noise source shall be acoustically shielded when practical. The Contractor shall prohibit unnecessary idling of internal combustion engines.

12-15. Watering. The application of water shall be performed in accordance with the provisions of Section 18, "Dust Palliatives," of the Standard Specifications except as modified by these Special Provisions. The Contractor is advised that water may be obtained from fire hydrants within the Project Area under permit with the City's Public Utilities Department and upon the payment of a meter deposit. Permit application and inquiry as to the water usage fees are to be made at Public Utilities Department-Water Division Building within the City's Corporation Yard located at 1320 Airport Road, (707) 463-6200.

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12-16. Preconstruction Conference. A preconstruction conference shall be held before any work will be allowed to commence. This meeting will cover inspection, schedule for work and among other items, the responsibilities and procedures of each of the interested parties to assure that the project will be completed in accordance with the contract documents.

12-17. Progress Schedule. Progress schedules will be required for this contract and shall conform to the provisions in Section 8-1.02D, "Level 3 Critical Path Method Schedule," of the Standard Specifications. Critical Path Method (CPM) schedules shall be prepared using Microsoft Project software, or an equivalent software application approved by the Engineer. After baseline schedule is accepted by the Engineer, Contractor shall update and submit the CPM schedule to Engineer for review every 2 calendar weeks.

12-18. Progress Meetings. The Engineer shall schedule, arrange and conduct progress meetings. These meetings shall be conducted once per week, or as mutually agreed by Contractor and City, and shall be attended by the Contractor's superintendent and representatives of all subcontractors, utilities, and others, who are active in the execution of the Work. The purpose of these meetings shall be to review the Contractor's CPM schedule, resolve conflicts, and in general, coordinate and expedite the execution of the Work. Engineer will make arrangements for meetings, prepare agenda with copies for participants, preside at meetings and record the meeting minutes.

12-19. Safety Requirements. The Contractor shall comply with all pertinent provisions of the Department of Labor "Safety and Health Regulations for Construction (29 FCS Part 1518, 36 CFR 7340)", with additions or modifications thereto, in effect during construction of this project.

12-20. Public Notification. The Contractor shall be responsible for all public notification regarding construction work, including detours, lane and street closures, hours of operations, and notification of effected commercial businesses and residences within 1000 feet of the construction. For any business impacted by construction, the Contractor shall provide adequate sized on-site signage indicating that businesses are open during construction. The Contractor shall prepare public noticing via the newspaper, radio announcements, notification of the emergency vehicle agencies, public transit, Ukiah Unified School District, Ukiah Municipal Airport. At a minimum, Main Street, State Street, School Street, Perkins Street, and Gobbi Street will be affected by potential detours and street closures, with recommended alternate routes of travel. Access will be restricted to businesses and residents only during construction closures. Location of street closures signage shall be positioned to give motorists the ability to use alternate routes prior to coming to a dead end road closed for construction. All proposed detours, closures and traffic control methods shall be submitted to the Engineer for approval prior noticing to the public. All public noticing shall be performed a minimum of one (1) calendar week prior to instituting traffic control, and lane or street closures. The tentative construction schedule shall be included in the public noticing, and the use of temporary traffic signalization of intersections shall be noted. **The Contractor shall submit all public notice language to the City Engineer for approval prior to publication of notices. All road closures, detour routes, and traffic control including temporary lane closure plans shall be submitted by the Contractor to the City Engineer for approval prior to public noticing and use.**

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ORGANIZATION

Special provisions are under headings that correspond with the main-section headings of the *Standard Specifications*. A main-section heading is a heading shown in the table of contents of the *Standard Specifications*.

Each special provision begins with a revision clause that describes or introduces a revision to the *Standard Specifications* as revised by any revised standard specification.

Any paragraph added or deleted by a revision clause does not change the paragraph numbering of the *Standard Specifications* for any other reference to a paragraph of the *Standard Specifications*.

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DIVISION I GENERAL PROVISIONS

1 GENERAL

No Changes

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2 BIDDING

Add to section 2-1.06B:

The City makes the following supplemental project information available:

Supplemental Project Information

Means	Description
Included in the *Information Handout*	
Available as specified in the *Standard Specifications*	
Included with the project plans	
Available for inspection at the Transportation Laboratory	
Available for inspection at the District Office Telephone no.: _____	
Available for inspection at: City of Ukiah Public Works Dept. Telephone no.: (707) 463-6755	Logs of test borings

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3 CONTRACT AWARD AND EXECUTION

Add to section 3-1.06:

The Contractor and any subcontractors shall each secure and maintain a valid City of Ukiah Business License prior to the

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start of any portion of the work.

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4 SCOPE OF WORK

Replace section 4-1.03 with:

The work involves potable water, fire water and sanitary sewer utility improvements on State Street from approximately 250 feet south of Mill Street to approximately 400 feet north of Henry Street. Work includes abandoning existing water pipeline and hydrant and water service laterals, removal of existing hydrants and water meters, demolition of existing sanitary sewer mains and sewer manholes, construction of new hydrant laterals and water hydrants, water services, connection to existing water mains and construction of sanitary sewer mains, sanitary sewer manholes and sanitary sewer laterals, cleanouts and connection to existing sanitary sewer building services and mains. The scope also includes repair of disturbed surfaces including existing roadway services and sidewalks.

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5 CONTROL OF WORK

Add to section 5-1.20A:

During the progress of the work under this Contract, work under the following contracts may be in progress at or near the job site of this Contract:

Coincident or Adjacent Contracts

City Contract no.	City–Route–Post Mile	Location	Type of work
none	State Street from Mill Street to Henry Street	Ukiah, CA	Transportation and pedestrian improvements
none	State Street from Mill Street to Clay Street	Ukiah, CA	Electrical underground

Replace section 5-1.26 with:

Construction surveying including horizontal and vertical control and construction staking shall be the responsibility of the Contractor. Vertical and horizontal control is to be established from the existing Control Points established by the City and shown on the Plans. Vertical Control Points are shown on the Plans.

Prior to the start of excavation work, the Contractor will be required to pothole existing utilities and other underground piping for the purpose of verifying location and depth a minimum of five (5) working days in advance of excavation. The limited utility information indicated on the Plans reflects a baseline sampling of potential utility conflicts identified during the design of the project. The Contractor is responsible for potholing at these locations at a minimum. Additional utility location efforts may be required by the Contractor to positively locate all utilities impacted by the project. As a part of the Work, the Contractor will be responsible for performing all survey and construction layout work and performing testing and quality control work.

Add to section 5-1.36A:

All temporary facilities are the responsibility of the Contractor and the removal of said facilities shall be the responsibility of the Contractor. The Contractor shall be responsible for any and all damages to existing facilities which are a result of the installation and removal of the Contractor's temporary facilities.

The City will not arrange temporary water, sewer or electrical services for construction. It is the Contractor's sole responsibility to arrange such services as necessary with the applicable utility provider(s).

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6 CONTROL OF MATERIALS

Add to section 6-2.01A:

The Contractor shall be responsible for controlling the quality of the materials incorporated into the work and of the work performed. The City shall perform material sampling and testing to verify the work meets the specified quality requirements (Quality Assurance). The City will perform soil and aggregate sampling and testing using an independent testing laboratory firm licensed to perform such tests. Other required sampling and testing may be performed by the City's independent laboratory certified to perform the type of sampling and testing assigned to or requested of them. Should any City performed test result indicate a non-compliance with the requirements of the Contract Documents, the Contractor shall remove and reconstruct or rework the non-complying portion of work at no additional cost to the City. All reconstructed and reworked items of work shall be tested at the Contractor's expense in the same manner as required for the initial work at no additional cost to the City. Prior to any removal, reconstruction or rework of any work item already incorporated into the project, the Contractor shall first obtain the approval of the Engineer as to the Contractor's proposed methods for removal, reconstruction or rework.

Examples of Quality Control material tests required by the Contractor on this project include, but are not limited to, compaction and gradation of aggregate base, Portland cement concrete and hot mix asphalt, compaction on roadway subgrade, and gradation & durability on aggregate materials.

The City reserves the right to test, at its own cost, any item of work that has been tested by the Contractor and any independent testing performed by the City shall not relieve the Contractor of his responsibility for sampling, testing, reporting and overall quality control required by the Contract Documents. Should any independent tests performed by the City indicate non-compliance with the Contract Documents, upon notice of the Engineer, the Contractor shall retest that portion of the work not in compliance to the independent test. The City will closely monitor the Contractor's retest. Should the Contractor's retest indicate compliance with the Contract Documents, the direct costs related to the retest shall be paid as extra work pursuant to the provisions provided in Section 9 of the Standard Specifications. Should the Contractor's retest indicate non-compliance, the Contractor shall remove, reconstruct, or rework the non-complying portion of work and the cost of the replacement work and retest shall be borne by the Contractor.

The Contractor shall be responsible for all material and functional testing required for all electrical, lighting and traffic signal equipment as required by the Standard Specifications.

Full compensation for performing all sampling, testing, reporting, retesting, if required, and overall quality control shall be considered as included in the prices paid for the various contract items of work and no additional compensation will be allowed therefor.

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7 LEGAL RELATIONS AND RESPONSIBILITY TO THE PUBLIC

Add to section 7-1.03:

The Contractor shall conduct operations so as to cause the least possible obstruction and inconvenience to public traffic and businesses. The Contractor shall, at his or her expense, furnish such flag persons and furnish, erect, construct and maintain such fences, barriers, lights, signs, detours, pedestrian walkways, driveway ramps and bridging as may be necessary to give adequate warning to the public that work is in progress and that dangerous conditions exist, to provide access to abutting properties and to permit the flow of pedestrian and vehicular traffic to safely and expeditiously pass through the work.

Add to section 7-1.04:

The Contractor shall comply with all pertinent provisions of the Department of Labor "Safety and Health Regulations for Construction (29 FCS Part 1518, 36 CFR 7340)", with additions or modifications thereto, in effect during construction of this project.

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8 PROSECUTION AND PROGRESS

Add to section 8-1.02D(1):

Level 3 Critical Path Method (CPM) Progress schedule will be required for this contract and shall conform to the provisions in Section 8-1.02D, "Level 3 Critical Path Method Schedule," of the Standard Specifications. After baseline schedule is accepted by the Engineer, Contractor shall update and submit CPM schedule to Engineer for review every 2 calendar weeks. Progress schedule will be paid for as described in Section 8-1.02D(10).

Replace section 8-1.02E with:

The Engineer shall schedule, arrange and conduct progress meetings. These meetings shall be conducted once per week, or as mutually agreed by Contractor and City and shall be attended by the Contractor's superintendent and representatives of all subcontractors, utilities, and others, who are active in the execution of the Work. The purpose of these meetings shall be to review the Contractor's CPM schedule, resolve conflicts, and in general, coordinate and expedite the execution of the Work. Engineer will make arrangements for meetings, prepare agenda with copies for participants, preside at meetings and record the meeting minutes.

Replace section 8-1.03 with:

A preconstruction conference will be held before any work will be allowed to commence. This meeting will cover inspection, work schedule, and among other items, the responsibilities and procedures of each of the interested parties to assure that the project will be completed in accordance with the contract documents. Engineer will prepare and distribute an agenda for the preconstruction conference.

Add to section 8-1.04B:

The Contractor shall obtain and pay for all permits required to complete this work except the required City of Ukiah encroachment permit for work within the City right-of-way. The Contractor shall obtain an encroachment permit from the City of Ukiah Public Works Department at no cost prior to the start of the Work. The encroachment permit will not be issued until the Contract Agreement and bonds have been executed, submitted, and accepted by the City and all insurance endorsements have been submitted to and accepted by the City's Risk Manager.

Replace "Reserved" in section 8-1.04C with:

Physical work on the site shall not commence until a "No Fee" encroachment permit is issued by the City of Ukiah to the Contractor.

Do not start job site activities until the City authorizes or accepts your submittal for:

1. WPCP
2. Traffic Control Plan
3. Traffic signal and lighting equipment

Submit these items, submittals for other long lead-time items, within five (5) days after Notice to Proceed has been issued.

Do not start other job site activities until all the submittals from the above list are authorized or accepted and the following information is received by the Engineer:

1. *Notice of Materials To Be Used* form.

2. Written statement from the vendor that the order for the sign panels has been received and accepted by the vendor. The statement must show the dates that the materials will be shipped.

3. Written statement from the vendor that the order for electrical material has been received and accepted by the vendor. The statement must show the dates that the materials will be shipped.

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all other pedestrian and vehicular traffic control requirements as required or specified in these Construction Details, and no additional allowances will be made therefor.

(6) Full compensation for **Construction Survey** will be measured and paid for at the contract **lump sum** price and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in establishing and maintaining vertical control and horizontal control, staking, and related construction surveying required to perform the Work, and no additional allowances will be made therefor.

(7) Full compensation for furnishing, placing, maintaining, and removing the temporary **Erosion Control** will be paid for at the contract **lump sum** price, which price shall include furnishing all labor, materials, tools, equipment and incidentals for doing all work involved in erosion control as required or specified in these Construction Details, and no additional allowances will be made therefor.

(8) Full compensation for **Bypass Sewage Pumping** will be measured and paid for at the contract **lump sum** price and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in establishing, operating and demobilizing the bypass sewage pumping as specified in these Special Provisions and Construction Details, and no additional allowances will be made therefor

(9) Full compensation for **Underground Fuel Storage Tank Removal** will be measured and paid for at the contract **lump sum** price and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals for performing all work involved in locating, treating and removing the underground fuel storage tanks as specified in these Special Provisions and Construction Details, and no additional allowances will be made therefor

(10) Full compensation for **Utility Conflict Resolution** shall be paid for on a **Force Account** basis up to the contract allowance price and shall include full compensation for furnishing all labor, materials, permits, tools and equipment, and for doing all the work involved as required to complete the Work, and as directed by the Engineer, and no additional compensation will be allowed therefor.

(11) Full compensation for **Demolition and Dispose PCC Paving** will be measured and paid for at the contract **Square Foot** price, which price shall include full compensation for furnishing all labor, materials, tools and equipment, and doing all work involved in demolition and disposal of PCC paving, and no additional allowance will be made therefor.

(12) Full compensation for **Trench Bracing and Shoring - water** will be measured and paid for at the contract **lump sum** price, which price shall include full compensation for furnishing all labor, materials, tools and equipment, and doing all work involved in trench bracing and shoring, and no additional allowance will be made therefor.

(13) Full compensation for **Abandon or Remove Water System Components (valves, pipelines, laterals)** will be measured and paid for at the contract **lump sum** price, which price shall include full compensation for furnishing all labor, materials, tools and equipment, and doing all work involved in demolition and disposal of PCC paving, and no additional allowance will be made therefor.

(14) Full compensation for **Remove and Salvage Existing Fire Hydrant** will be measured and paid for at the contract unit price per **item** price, which price shall include full compensation for furnishing all labor, materials, tools and equipment, and doing all work involved in removal and salvage of existing fire hydrants, and no additional allowance will be made therefor.

(15) Full compensation for **12" PVC Pipe – C900 Class 165 (DR25) water main** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all labor, materials, tools and equipment and doing all the work involved in furnishing and installing water pipe including all pipe fittings and valves, as show on the plans, complete in place, all excavation & disposal of excavated material; hand digging to protect roots; root pruning; abandonment, temporary connections, removal and disposal of existing materials; connecting to new or existing pipe and service laterals; dewatering and ground water disposal; controlled low strength material if used; temporary and permanent trench paving; obtaining and disposing of construction water; temporary blow offs; swabbing, disinfecting and testing; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications and no additional allowance will be made therefor.

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(16) Full compensation for **6" PVC Pipe – C900 Class 165 (DR 25) water main hydrant lateral** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all labor, materials, tools and equipment and doing all the work involved in furnishing and installing water pipe including all pipe fittings and valves, as show on the plans, complete in place, all excavation & disposal of excavated material; hand digging to protect roots; root pruning; abandonment, temporary connections, removal and disposal of existing materials; connecting to new or existing pipe; dewatering and ground water disposal; controlled low strength material if used; temporary and permanent trench paving; obtaining and disposing of construction water; swabbing, disinfecting and testing; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications and no additional allowance will be made therefor.

(17) Full compensation for all **1" water service laterals, single meters and service connections** will be measured and paid for at the contract unit price per **item**, which price shall include full compensation for furnishing all labor, materials, tools and equipment and doing all the work involved in furnishing and installing water lateral pipe, water meters and service connections including all pipe fittings, as show on the plans, complete in place; all excavation & disposal of excavated material; hand digging to protect roots; root pruning; abandonment, temporary connections, removal and disposal of existing materials; connecting to new or existing pipe; identifying, locating and connecting to the existing building water service connection within the PUE; dewatering and ground water disposal; controlled low strength material if used; temporary and permanent trench paving; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications and no additional allowance will be made therefor.

(18) Full compensation for **fire hydrants and laterals** will be measured and paid for at the contract unit price per **item,** which price shall include full compensation for furnishing all labor, materials, tools and equipment and doing all the work involved in furnishing and installing fire hydrants including all pipe fittings, as show on the plans, complete in place, all excavation & disposal of excavated material; hand digging to protect roots; root pruning; abandonment, temporary connections, removal and disposal of existing materials; connecting to new or existing pipe; dewatering and ground water disposal; controlled low strength material if used; temporary and permanent trench paving; testing; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications and no additional allowance will be made therefor.

(19) Full compensation for **air relief valves** will be measured and paid for at the contract unit price per **item,** which price shall include full compensation for furnishing all labor, materials, enclosures, labels, coatings, concrete pads, hardware, tools and equipment and doing all the work involved in furnishing and installing air relief valves including all pipe fittings, as shown on the plans, complete in place; all excavation & disposal of excavated material; hand digging to protect roots; root pruning; abandonment, temporary connections, removal and disposal of existing materials; connecting to new or existing pipe; dewatering and ground water disposal; controlled low strength material if used; temporary and permanent trench paving; testing; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications and no additional allowance will be made therefor.

(20) Full compensation for **Temporary Blow Off** will be measured and paid for at the contract unit price per **item,** which price shall include full compensation for furnishing all labor, materials, enclosures, labels, coatings, concrete pads, hardware, tools and equipment and doing all the work involved in furnishing and installing temporary blow offs including all pipe fittings, as shown on the plans, complete in place; all excavation & disposal of excavated material; hand digging to protect roots; root pruning; abandonment, temporary connections, removal and disposal of existing materials; connecting to new or existing pipe; dewatering and ground water disposal; controlled low strength material if used; testing; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications and no additional allowance will be made therefor.

(21) Full compensation for **backflow preventers** will be measured and paid for at the contract unit price per **item,** which price shall include full compensation for furnishing all labor, materials, enclosures, labels, coatings, concrete pads, hardware, tools and equipment and doing all the work involved in furnishing and installing backflow preventers including all pipe fittings, as shown on the plans, complete in place; all excavation & disposal of excavated material; hand digging to protect roots; root pruning; abandonment, temporary connections, removal and disposal of existing materials; connecting to new or existing pipe; dewatering and ground water disposal; controlled low strength material if used; temporary and permanent trench paving; testing; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications and no additional allowance will be made therefor.

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(22) Full compensation for **Trench Bracing and Shoring - sewer** will be measured and paid for at the contract **lump sum** price, which price shall include full compensation for furnishing all labor, materials, tools and equipment, and doing all work involved in trench bracing and shoring, and no additional allowance will be made therefor.

(23) Full compensation for **Remove Existing Sanitary Sewer Pipe** will be measured and paid for at the contract unit price per **Linear Foot**, which price shall include full compensation for furnishing all labor, materials, tools and equipment, and doing all the work involved in removing and demolishing existing sanitary sewer pipe, and no additional allowance will be made therefor.

(24) Full compensation for **Remove Existing Sanitary Sewer Manhole** will be measured and paid for at the contract unit price per **each**, which price shall include full compensation for furnishing all labor, materials, tools and equipment, and doing all the work involved in removing and demolishing existing sanitary sewer manhole, and no additional allowance will be made therefor.

(25) Full compensation for all **8" PVC Pipe – SDR 26 sanitary sewer pipe** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all labor, materials, tools and equipment and doing all the work involved in furnishing and installing the sanitary sewer pipe, including all pipe fittings, as shown on the plans, complete in place; all excavation & disposal of excavated materials; connecting to new or existing pipe or manholes; dewatering and groundwater disposal; controlled low strength material if used; temporary and permanent trench paving; testing; CCTV inspection; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications, and no allowance will be made therefor.

(26) Full compensation for all **10" PVC Pipe – SDR 26 sanitary sewer pipe** will be measured and paid for at the contract unit price per **linear foot**, which price shall include full compensation for furnishing all labor, materials, tools and equipment and doing all the work involved in furnishing and installing the sanitary sewer pipe, including all pipe fittings, as shown on the plans, complete in place; all excavation & disposal of excavated materials; connecting to new or existing pipe or manholes; dewatering and groundwater disposal; controlled low strength material if used; temporary and permanent trench paving; testing; CCTV inspection; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications, and no allowance will be made therefor.

(27) Full compensation for all **4" sanitary sewer laterals and cleanouts** will be measured and paid for at the contract unit price per **item**, which price shall include full compensation for furnishing all labor, materials, tools and equipment and doing all the work involved in furnishing and installing the sanitary sewer laterals and cleanouts, including inspecting existing live laterals and marking the alignment back to the point of connection to the building; all pipe fittings, as shown on the plans, complete in place; all excavation & disposal of excavated materials; connecting to new or existing sewer main; all cleanouts frames and covers; dewatering and groundwater disposal; controlled low strength material if used; temporary and permanent trench paving; testing; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications, and no allowance will be made therefor.

(28) Full compensation for all **6" sanitary sewer laterals and cleanouts** will be measured and paid for at the contract unit price per **item**, which price shall include full compensation for furnishing all labor, materials, tools and equipment and doing all the work involved in furnishing and installing the sanitary sewer laterals and cleanouts, including inspecting existing live laterals and marking the alignment back to the point of connection to the building; all pipe fittings, as shown on the plans, complete in place; all excavation & disposal of excavated materials; connecting to new or existing sewer main; all cleanouts frames and covers; dewatering and groundwater disposal; controlled low strength material if used; temporary and permanent trench paving; testing; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications, and no allowance will be made therefor.

(29) Full compensation for all **6" sanitary sewer inline cleanouts** will be measured and paid for at the contract unit price per **item**, which price shall include full compensation for furnishing all labor, materials, tools and equipment and doing all the work involved in furnishing and installing the sanitary sewer laterals and cleanouts, including all pipe fittings, as shown on the plans, complete in place; all excavation & disposal of excavated materials; connecting to new or existing sewer main; all cleanouts frames and covers; dewatering and groundwater disposal; controlled low strength material if used; temporary and permanent trench paving; testing; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications, and no allowance will be made therefor.

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(30) Full compensation for all **48" sanitary sewer manholes** will be measured and paid for at the contract unit price per **item**, which price shall include full compensation for furnishing all labor, materials, tools and equipment and doing all the work involved in furnishing and installing the sanitary sewer manholes, as shown on the plans, complete in place; all excavation & disposal of excavated materials; connecting to new or existing pipe; dewatering and groundwater disposal; controlled low strength material if used; frames and covers; testing; and any other items when required by the work or shown on the Plans, not specifically enumerated in the Plans or these specifications, and no allowance will be made therefor.

(31) Full compensation for **Concrete Road Pavement** will be measured and paid for at the contract unit price per **cubic yard,** which price will include full compensation for furnishing all plant, labor, materials, tools, equipment, transportation and incidentals for performing all work required for the construction of the concrete road and pavement including formwork, expansion joints, scoring, reinforcement, dowelling into the existing pavement, and all incidentals as shown on the Plans and City of Ukiah Standard Plans, and specified in these Construction Details and no additional allowances will be made therefor.

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I. Demonstrate how two-way traffic will be maintained.

J. Identify message board locations. A minimum of four (4) changeable message boards and four (4) arrow boards shall be required.

No work except for installation of project identification signs will be allowed to commence prior to approval of the Work Zone Traffic Control Plan.

Replace section 12-1.03 with:

The Contractor shall be responsible for all costs of furnishing all flaggers, including transporting flaggers and furnishing all materials and equipment to provide passage of traffic through the work as specified in section 7-1.03 and 7-1.04.

Add to section 12-3.01A(1):

Construction area traffic control signs, equipment and devices shall be furnished, installed, maintained, and removed when no longer required in accordance with the provisions in Section 7-1.03 and Section 12 of the Standard Specifications, the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD), and as directed by the Engineer.

Notify Underground Services Alert (USA) at (800) 227-2600 or 811 a minimum of two (2) working days prior to installing signposts.

Attention is directed to Sections 7-1.03, "Public Convenience," 7-1.04, "Public Safety," and 12, "Temporary Traffic Control," of the Standard Specifications and to the Section entitled "Public Safety" elsewhere in these Special Provisions. Nothing in these Special Provisions shall be construed as relieving the Contractor from these responsibilities.

Add to section 12-3.32C:

Start displaying the message on the portable changeable message signs 15 minutes before closing the lane.

Provide four (4) portable changeable message signs.

Place the portable changeable message signs in advance of the 1st warning sign for each:

1. Stationary lane closure

2. Detour

For 5 days, starting on the day of Notice of Substantial Completion, place 1 portable changeable message sign in each direction of travel located 300 feet in advance of the northern and southern project limits and display the following message: "CHANGED CONDITIONS AHEAD."

Add to section 12-4.02A:

The Work Area shall be open to through vehicular traffic during non-working hours. All public traffic shall be permitted to pass through the work with as little inconvenience and delay as possible. Access to abutting property, businesses and driveways shall be maintained during the performance of the work. The Contractor is advised that commercial businesses abut the entire Project Area. The Contractor shall provide advance written notification of the work and of temporary closures of driveways to the abutting owners or managers of the business at least five (5) business days prior to the start of the Work or the temporary closure of the driveway to the respective business property. The format and content of the Notice by the Contractor shall be approved by the Engineer prior to its issuance to the public. The Contractor shall provide trench plates at driveways and left turn pockets after the trench and roadway excavation has been made at those particular locations.

Full costs for "Traffic Control System," including "Flagging Costs" and providing and maintaining access to abutting property, shall be considered as included in the bid item for “Traffic Control System,” and no additional compensation will be made therefor.

Designated holidays are shown in the following table:

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Designated Holidays

Holiday	Date observed
New Year's Day	January 1st
Washington's Birthday	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th
Labor Day	1st Monday in September
Veterans Day	November 11th
Thanksgiving Day	4th Thursday in November
Christmas Day	December 25th

If a designated holiday falls on a Sunday, the following Monday is a designated holiday. If November 11th falls on a Saturday, the preceding Friday is a designated holiday.

Personal vehicles of your employees shall not be parked on the traveled way or shoulders, including sections closed to traffic.

For all work, if work vehicles or equipment are parked within 6 feet of a traffic lane, close the shoulder area with fluorescent orange traffic cones or portable delineators. Place the cones or delineators on a taper in advance of the parked vehicles or equipment and along the edge of the traveled way at 25-foot intervals to a point not less than 25 feet past the last vehicle or piece of equipment. Use at least 9 cones or delineators for the taper. Use a W20-1, "Road Work Ahead," W21-5b, "Right/Left Shoulder Closed Ahead," or C24(CA), "Shoulder Work Ahead," sign mounted on a crashworthy, portable sign support with flags. The sign must be 48 by 48 inches and placed as ordered by the Engineer. If a cone or delineator is displaced or overturned, immediately restore the device to its original position or location.

No work shall commence until Contractor's Traffic Control Plan has been approved by the Engineer.

Exact locations of Project Identification signs and Advance Notice signs shall be determined in the field by the Engineer.

Except as noted elsewhere, only one lane may be closed at a time and no lanes shall be closed at any other hours unless specifically approved by the Engineer. The Contractor shall maintain vehicle access to adjacent streets, homes, businesses and other properties at all times while work is in progress except when necessary construction precludes such access for reasonable periods of time as determined by the Engineer.

When traffic cones or delineators are used to delineate a temporary edge of a traffic lane, the line of cones or delineators shall be considered to be the edge of the traffic lane, however, the Contractor shall not reduce the width of an existing lane to less than 12 feet without written approval from the Engineer.

The Contractor will be required to maintain vehicle access to homes, businesses and other properties within the block where work is in progress.

The Contractor shall maintain 2-way traffic for all work on State Street.

The Contractor shall keep the City of Ukiah Fire Department informed regarding the closure of any traveled way. At a minimum, the Contractor shall call the Fire Department at (707) 463-6261 **daily** to report any traveled way closure. This requirement applies immediately upon closure for that day and again immediately after removal of the closure. For closures over multiple days, the daily notification still applies. This requirement does not apply for single lane closures on multiple lane local streets.

If the Contractor has been given an approved Traffic Control Plan that includes road closures, they will be required to

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maintain vehicular access to homes, businesses and other properties where work is in progress within the closure area.

Existing and regulatory signs are to be temporarily relocated, as directed by the Engineer, until new traffic signals are in place and operable for two-way traffic.

Seventy-two (72) hours prior to construction, the Contractor shall place a notice on each front door, and attempt to notify each owner or tenant verbally that work will be underway within his block between stated hours, and request that cars be parked out of the roadway by 9:00 a.m. Service of notice shall not bar use of cars within the block; however, as individual plans change and emergencies may arise.

Cross streets will require maintenance of at least one-half (½) width of each street for traffic purposes, unless a parallel route is approved by the Engineer. Flagging will only be allowed between the hours of 9:00 a.m. and 3:00 p.m.

Existing traffic signals shall remain in service at all times.

Barricades and flaggers shall be positioned to allow safe turns at intersections.

Replace section 12-4.02A(3)(b) with:

Every Monday by noon, submit a closure schedule request of planned closures for the next week period. The next week period is defined as Friday midnight through the following Friday midnight.

Submit a closure schedule request not less than 25 days and not more than 125 days before the anticipated start of any activity that reduces:

1. Horizontal clearances of traveled ways, including shoulders, to 2 lanes or less due to activities such as temporary barrier placement and paving

2. Vertical clearances of traveled way, including shoulders, due to activities such as pavement overlays, overhead sign installation, falsework, or girder erection

Submit closure schedule amendments, including adding additional closures, by noon at least three (3) business days before a planned closure.

Cancel closure requests by notifying the City at least 48 hours before the start time of the closure.

You will be notified by the City of unauthorized closures or closures that require coordination with other parties as a condition for authorization.

The Engineer may reschedule a closure cancelled due to unsuitable weather.

If a closure is not opened to traffic by the specified time, suspend work. No further closures are allowed until the Engineer has reviewed and authorized a work plan submitted by you that ensures that future closures will be opened to traffic by the specified time. Allow 2 business days for review of your proposed work plan. The City does not compensate you for your losses due to the suspension of work resulting from the late opening of closures.

Notify the Engineer of delays in your activities caused by:

1. Your closure schedule request being denied although your requested closures are within the specified time frame allowed for closures. The City does not compensate you for your losses due to amendments to the closure schedule that are not authorized.

2. Your authorized closure being denied.

If you are directed to remove a closure before the time designated in the authorized closure schedule, you will be compensated for the delay.

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Replace section 12-4.02C(3)(f) with:

Replace "Reserved" in section 12-4.02C(3)(j) with:

Add to section 12-4.02C(7):

12-4.02C(7)(a) General

Section 12-4.02C(7)(c) includes specifications for closing traffic lanes, with stationary lane closures on multilane highways. The traffic control system for a lane closure must comply with the details shown.

Traffic control system includes signs.

Each vehicle used to place, maintain, and remove components of a traffic control system on a multilane highway must be equipped with a Type II flashing arrow sign that must be in operation whenever the vehicle is being used for placing, maintaining, or removing the components. Vehicles equipped with a Type II flashing arrow sign not involved in placing, maintaining, or removing the components if operated within a stationary-type lane closure must display only the caution display mode. The sign must be controllable by the operator of the vehicle while the vehicle is in motion. If a flashing arrow sign is required for a lane closure, the flashing arrow sign must be operational before the lane closure is in place.

Whenever components of the traffic control system are displaced or cease to operate or function as specified from any cause, immediately repair the components to the original condition or replace the components and restore the components to the original location.

For a stationary lane closure made only for the work period, remove the components of the traffic control system from the traveled way and shoulder, except for portable delineators placed along open trenches or excavation adjacent to the traveled way at the end of each work period. You may store the components at selected central locations designated by the Engineer within the limits of the highway.

Add to section 12-4.04:

The Contractor is directed to Chapter 6D, Pedestrian and Worker Safety, in the *California* MUTCD, the improvement Plans, and these special provisions.

Pedestrians shall be provided with a safe, convenient and accessible path that, at a minimum, replicates the most desirable characteristics of the existing sidewalk, path or footpath and maintains pedestrian access to all businesses.

The Contractor shall construct and maintain temporary pedestrian pathways through the work zone, where required, and to all businesses that shall be in compliance with the requirements of the Americans with Disabilities Act (ADA) and the MUTCD.

Pedestrian routes shall not be impacted for the purposes of any non-construction activities such as parking of vehicles or equipment, or stock piling of materials.

Pedestrians shall not be led into conflicts with work site vehicles, equipment or operations.

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13 WATER POLLUTION CONTROL

Add to section 13-1.01A:

The Contractor shall exercise precaution to limit the muddying or silting of live streams and drainage channels to the maximum extent practicable, and the Contractor's attention is called to the fact that the terms of this contract do not relieve him or her of responsibility for compliance with Sections 5650 and 12015 of the Fish and Game Code or other applicable statutes relating to pollution prevention or abatement.

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14 ENVIRONMENTAL STEWARDSHIP

Add to section 14-1.02:

When the Engineer determines that temporary fence (Type ESA) is no longer required, remove and dispose of it under Section 14-10, "Solid Waste Disposal and Recycling," of the Standard Specifications.

Backfill and repair ground disturbance caused by the installation and removal of temporary fence (Type ESA), including holes and depressions, under Section 5-1.36, " Property and Facility Preservation," of the Standard Specifications.

Replace section 14-2.03A with:

Section 14-2.02 applies if archaeological resources are discovered at the job site. Archaeological resources include chipped or ground stone, historic debris, building foundations and human bone. Do not disturb the resources and immediately:

1. Stop all work within 100 feet of the discovery.

2. Protect the discovery area.

3. Notify the Engineer.

The City of Ukiah will provide a qualified archaeologist to assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City and other appropriate agencies.

Replace section 14-4.01 with:

If human remains of Native American origin are discovered during project construction, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (PRC 5097). If any human remains are discovered or recognized in any location other than a dedicated cemetery, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

1. The county coroner has been informed and has determined that no investigation of the cause of death is required; and

2. If the remains are of Native American origin, the descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provide in the PRC 5097.98.

Or:

3. The NAHC was unable to identify a decedent, or the descendent failed to make a recommendation within 24 hours after being notified by the commission.

If human remains are discovered during any demolition/construction activities, all ground-disturbing activities within a 330 foot radius of the remains shall be halted immediately, and the Mendocino County coroner shall be notified immediately, according to Section 5097.98 of the state Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County coroner to be Native American, the NAHC shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The City shall consult with the Most Likely Descendant, if any, identified by the NAHC regarding the treatment and disposition of the remains.

Should paleontological resources be identified at any project construction site, the Contractor shall cease operation within a 330 foot radius of the discovery and immediately notify the City. The City will provide a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less-than-significant level. In considering any suggested mitigation proposed by the paleontologist, the City shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the discovery, project design, costs, land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

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Add to section 14-6.03B:

Construction shall not cause nest abandonment of special-status species of birds or destruction of active nests of species protected by the Migratory Bird Treaty Act or Section 3503 of the California Department of Fish and Wildlife (CDFW) Code (protection of nesting passerines). The following measures shall be implemented to avoid disturbing any special status species nesting above ground. Vegetation removal conducted during the nesting period shall require a pre-construction survey for active bird nests, conducted by a qualified biologist. No known active nests shall be disturbed without a permit or other authorization from the U.S. Fish and Wildlife Service (USFWS) and the CDFW.

1. For earth-disturbing activities occurring during the breeding season (March 1 through September 1), a qualified biologist shall conduct pre-construction surveys of all potential nesting habitat for all birds within 500 feet of earth disturbing activities.

2. If active special status bird nests are found during pre-construction surveys:

   a. A 500 foot no-disturbance buffer shall be created around active raptor nests during the breeding season or until it is determined that all young have fledged.

   b. A 250 foot buffer zone will be created around the nests of other special status birds and of all other birds that are protected by CDFW Code 3503. These buffer zones are consistent with CDFW avoidance guidelines; however, they may be modified in coordination with CDFW based on existing conditions at the project site.

3. If preconstruction surveys indicated that nests are inactive or potential habitat is unoccupied during the construction season, no further mitigation is required. Shrubs and trees that have been determined to be occupied by special status birds or that are located 500 feet from active nests may be removed.

4. If vegetation removal activities are delayed or suspended for more than two weeks after the pre-construction survey, the areas shall be resurveyed.

<u>The City of Ukiah will provide a qualified biologist.</u> The Contractor shall coordinate with the City of Ukiah and the biologist and schedule all surveys sufficiently in advance so as to not cause delays in the Work. The Contractor shall anticipate and incorporate such surveys into the construction schedule.

Replace the 2nd paragraph of section 14-8.02 with:

The Contractor's attention is directed to the provisions of Section 14-8, "Noise and Vibration", of the Standard Specifications and Section 9.08, Saturday, Sunday, Holiday, and Night Work, of the General Conditions concerning the control of noise emissions and authorized work hours and days.

Do not exceed 86 dBA LMax at 50 feet from the job site activities from 7:00 p.m. to 7:00 a.m. except you may operate equipment within the project limits during these hours to:

1. Service traffic control facilities

2. Service construction equipment

The Contractor shall notify all residents within a 500-foot radius of the construction site about the proposed construction schedule. The notification shall be in writing and it shall be developed by the Contractor and submitted to the Engineer for approval a minimum of 5 working days prior to the proposed public notification.

The City shall provide a Noise Disturbance Coordinator who shall be responsible for acting on any local complaints concerning the construction noise being generated by reason of the work of the project. The Contractor shall conspicuously post a telephone number for the Noise Disturbance Coordinator at the construction site and he shall include it in the construction schedule notice to be provided to the residents. The Noise Disturbance Coordinator shall investigate the noise complaint allegations and shall require the Contractor to implement reasonable measures to mitigate the noise level in accordance with these requirements and of the Standard Specifications.

The Contractor shall locate all stationary noise generating construction equipment such as air compressors and generators as far as practical from the nearby residences and other noise sensitive land uses. The noise source shall be acoustically shielded when practical. The Contractor shall prohibit unnecessary idling of internal combustion engines.

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Add to section 14-9.02:

The Contractor shall comply with the Mendocino County Air Quality Management District Rules 1-410 and 4-130.

Add to section 14-11.08E:

Dust control shall conform to the provisions of Section 14-11.08E and Section 18 of the Standard Specifications.

In accordance with the recommendations contained in the certified Project EIR, all active construction areas shall be watered at least twice daily and more often during hot or windy periods. The active areas adjacent to businesses and residential areas shall be kept damp at all times. Hauling trucks shall be covered or at least a two-foot freeboard shall be maintained.

Unpaved access roads, parking areas for construction equipment and construction employee vehicles, staging areas, and storage areas shall be paved with hot mix asphalt or have a stabilized access in accordance with the Plans and referenced details. Unpaved construction staging areas shall receive the application of either water twice daily or non-toxic soil stabilizers. All paved access roads, parking areas, staging areas, storage areas, and public roads impacted by the work of the project shall be swept daily with street sweepers equipped with water spray to remove soil materials that have been deposited on these surfaces by reason of the work.

The Contractor shall enclose, cover, or water twice daily or apply non-toxic soil stabilizers or install erosion control blankets to or on exposed stockpiles, embankment slopes, and cut slopes.

Traffic speeds on unpaved surfaces shall be limited to a maximum speed of 15 mph.

Add section 14-17 UNDERGROUND FUEL OIL TANKS:

14-17.01 GENERAL

The presence of abandoned underground fuel oil storage tanks (UST) is anticipated within the Project Area. The tanks are anticipated to be between 150 to 200 gallons in size, Where encountered during the course of the Work, contractor shall excavate, remove and legally dispose of UST, contents and contaminated soil.

All workers shall have 40-hour HAZWOPER certification if involved in any USTs or other evidence of contamination is encountered. Contractor shall contact City of Ukiah Public Works Department and City of Ukiah Fire Department. City will provide permit for UST removal and disposal.

Two (2) ft of soil shall be removed from the top, sides and base of the UST as well as associated piping and appurtenances. While excavating soil around the tanks, do not use sparking tools or ignition sources such as static electricity, flames, and open flames. A photo-ionization detector (PID) or similar device shall be used during soil excavation to monitor concentrations of volatile organic compounds (VOCs) in the air. The excavated soil shall be stockpiled or containerized for third party sampling and testing and proper disposal or reuse in the excavation. The third party sampling and testing company shall be retained by the Contractor should additional UST be found during construction. Soil may be reused if laboratory analysis indicates no presence of contamination. Any piping that cannot be removed in entirety should be cut and capped.

Decontamination of all liquid, solid, and sludge from the UST and associated piping is required before the tank is either removed or closed in place. The waste shall be properly disposed of by a licensed waste hauler, and waste manifests shall be received from the disposal facility. Monitoring of the UST interior by a Certified Industrial Hygienist, Certified Marine Chemist, or Certified Safety Professional using a combustible gas indicator (CGI) and a “clean certification” is required prior to tank removal. When removing, the UST shall be rendered inert after decontamination using an inert gas such as nitrogen or carbon dioxide (“dry ice”) to reduce the oxygen content to below the combustion threshold. The tank shall be treated as contaminated regardless of whether it is to be recycled or disposed (California Code of Regulations [CCR] Title 23, Division 3, Chapter 16, Article 7). Disposed of tank properly, and waste manifests must be received from the disposal facility.

Sample and test soil immediately beneath the removed portions of the tank, a minimum of two feet into native material at each end of the tank in accordance with CCR Title 23, Division 3, Chapter 16, Article 7. Collect and test a separate soil sample along the trench for each 20 linear-feet of piping removed. For tank volumes less than 12,000 gallons,

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collect one soil sample at each end of the removed tank (two samples total). Samples shall be analyzed as requested by the City or following Chapter 16 of the LUFT Manual:

Source Fuel / Product Type	Analytes	Analytical Method(s)	Comments
Jet A/JP5/JP8/Diesel #1 or #2, Fuel oil #1 or #2	BTEX, naphthalene, MTBE	EPA 8260B/C	MTBE[1]

[1]MTBE: Methyl tertiary butyl ether

If soil is deemed contaminated and unsuitable for reuse, the excavated area shall be backfilled with Class 2 AB.

Contract days will be negotiated by the City with the Contractor for each tank removed on a case-by-case basis.

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15 EXISTING FACILITIES

Add to section 15-1.03B:

Water and sewer assets including pipework, sewer manholes, valve boxes, hydrants and surface features including concrete sidewalk, curb ramp, shoulder and curb and gutter as well as other miscellaneous items designated on the Plans to be removed shall be removed by the Contractor. The Contractor shall dispose of all Asbestos Cement Pipe (ACP) in accordance with the Contractor's State Licensing Law and all applicable laws and regulations. The Contractor shall dispose of all Portland cement concrete and asphalt concrete generated from removal or demolition activities on the project at a recycler for these materials. The Contractor shall provide receipts verifying delivery and approximate quantities (in tons) of the material delivered to a material recycler. All other excess materials from the project shall become the property of the Contractor and shall be disposed of by him at his expense.

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16 TEMPORARY FACILITIES

No Changes.

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18 DUST PALLIATIVE

Add to section 18-1.01A:

The application of water and the developing of a water supply shall be performed in accordance with the provisions of Section 18, “Dust Palliative,” of the Standard Specifications except as modified by these Special Provisions.

The Contractor is advised that water may be obtained from fire hydrants within the project area under permit with the City’s Public Utilities Department and upon the payment of a meter deposit. Permit application and inquiry as to the water usage fees are to be made at Public Utilities Department-Water Division Building within the City’s Corporation Yard located at 1320 Airport Road, (707) 463-6200.

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19 EARTHWORK

Add to section 19-1.03B:

Removal of existing bituminous pavement and base materials will be paid for within the linear foot for the pipe installation and no additional allowance will be made therefor.

Existing utilities exposed during subgrade excavation shall be immediately brought to the attention of the Engineer.

Excess materials from the excavation shall become the property of the Contractor and shall be disposed of by the Contractor at the Contractor’s expense.

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20 LANDSCAPE

No Changes

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21 EROSION CONTROL

No Changes

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22 FINISHING ROADWAY

No Changes

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DIVISION IV SUBBASES AND BASES

23 GENERAL

No Changes

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26 AGGREGATE BASES

Add to section 26-1.02A:

Aggregate base shall be Class 2 3/4" inch maximum.

Aggregate base shall be placed, moisture conditioned, graded, and compacted to the grades or limits shown on the Plans.

Add to section 26-1.02B:

Construction of the new aggregate base shall conform to Section 26 of the Standard Specifications. Grading shall comply with the requirements of Section 19 of the Standard Specifications and these special provisions.

During any grading operations, the Contractor is directed to Section 7, “Legal Relations and Responsibility to the Public”. The Contractor shall protect any items, facilities, or improvements, as necessary, in order to avoid causing damage.

The existing subgrade material below the new aggregate base shall be prepared as described in Section 19 of these special provisions.

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27 CEMENT TREATED BASES

No Changes

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28 CONCRETE BASES

No Changes

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29 TREATED PERMEABLE BASES

No Changes

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30 RECLAIMED PAVEMENT

No Changes

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31–35 RESERVED

No Changes

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DIVISION V SURFACINGS AND PAVEMENTS

36 GENERAL

No Changes

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37 BITUMINOUS SEALS

No Changes

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38 RESERVED

No Changes

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39 ASPHALT CONCRETE

Add to section 39-2.01A(1):

Test method	Year of publication
AASHTO T322 - Standard Method of Test for Determining the Creep Compliance and Strength of Hot Mix Asphalt (HMA) Using the Indirect Tensile Test Device	2007
AASHTO TP 79 - Standard Method of Test for Determining the Dynamic Modulus and Flow Number for Asphalt Mixtures Using the Asphalt Mixture Performance Tester (AMPT)	2018
ASTM D2172 - Standard Test Methods for Quantitative Extraction of Bitumen from Bituminous Paving Mixtures	2017
ASTM D6433 - Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys	2018
Extraction of Aramid Fibers from Fiber Reinforced Asphalt Concrete – Special Test Method (Attached)	2014

Replace section 39-2.01B(3) with:

Asphalt binder used in HMA Type A must be Grade PG 64-16.

Replace section 39-2.01B(10) with:

Tack Coat shall be Grade PG 64-16, conforming to the provisions of Sections 39 and 92 of the Standard Specifications and shall be used between layers of each lift of HMA, and on curbs, gutters and construction joints.

Replace the 2nd paragraph in section 39-2.02A(1) with:

Produce and place HMA Type A.

Add to section 39-2.02B(4):

Aggregate used in HMA Type A must comply with the 3/4-inch HMA Types A gradation for initial course.

Aggregate used in HMA Type A must comply with the 1/2-inch HMA Types A gradation for final course.

Add to section 39-2.01B(11):

HMA shall be 1/2-inch Type A.

The minimum asphalt binder content must be 6.0 percent for 1/2-inch aggregate.

Asphalt binder shall be PG 64-16.

Add to section 39-2.02C:

During the entire construction period, the Contractor shall take care to protect existing pavement and concrete surfaces. Surfaces scarred by cleanup or equipment shall be repaired in a manner satisfactory to the Engineer. Any

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and all damage caused by the Contractor's operations to existing roads and streets shall be repaired by the Contractor to at least the original condition and to the satisfaction of the Engineer, at no additional cost to the City.

If pavement is damaged (excessive loading, grouser marking, scarring/scraping of pavement, etc.) outside the limits of the work, a full lane width grinding and overlay will be required as directed by the Engineer at no additional compensation to the Contractor.

Ensure the area is clean and dry. All material accumulations which would interfere with the adhesion of the tack coat or with the placing and performance of the HMA shall be removed, including dust, loose aggregate, soil, leaves, and pieces or lumps of other foreign material deposited on the surface.

A tack coat shall be applied to existing pavement including planed surfaces, between HMA layers, and to vertical surfaces of curbs, gutters and construction joints at the minimum residual rates specified in Section 39-2.01C(3)(f) “Tack Coat” of the Standard Specifications.

Before placing HMA, a tack coat shall be furnished and applied uniformly to contact surfaces of all cold pavement joints, curbs, gutters, pavement reinforcing fabric and all existing pavement to be surfaced in conformance with Section 39 of the Standard Specifications.

Tack coat shall be applied to any course in advance of spreading the next course unless the surface temperature is at least 140 °F.

Hot mix asphalt shall not be placed until tack coat has cured.

Immediately in advance of placing HMA, apply additional tack coat to damaged areas or where loose or extraneous material is removed.

Close areas receiving tack coat to traffic. Do not track tack coat onto pavement surfaces beyond the job site.

Placing HMA shall be done under suitable weather conditions for such operations. Rain, snow or other inclement weather will be cause for discontinuing paving Work. The Engineer shall have the authority for determining whether weather conditions are sufficient cause to postpone work.

Spreading and compacting shall be performed in accordance with Section 39-2.01C and Section 39-2.02C of the Standard Specifications.

HMA shall be transferred from the trucks into the hopper of the paving machine by means of a shoulder machine equipped with a conveyor belt. Any equipment used to transfer asphalt concrete to the paving machine shall not exceed the load capacity of any surface it is driven over and, therefore, shall not produce rutting or pumping of the existing roadway surface or newly placed HMA at any time. No trucks or other rubber tired construction equipment are allowed on the subgrade at any time except when proofrolling in the presence of the Engineer.

Longitudinal joints in the top layer must match specified lane edges shown on the striping Plans. Longitudinal joints in lower HMA layers shall be offset at least 0.5 feet from each side of the specified lane edges.

Finish rolling shall be completed before pavement surface temperature is below 150 degrees F.

Traffic shall not be allowed on HMA until mid-depth temperature is below 160 degrees F and the pavement surface temperature is below 140 degrees F.

The completed surfacing shall be true to grade and cross section, of uniform smoothness and texture, compacted firmly and free from depressions, humps or irregularities.

Dikes shall be shaped and compacted with equipment capable of shaping and compacting the material to the required cross section.

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Add to section 39-3.04:

39-3.04 Cold Planing Asphalt Concrete Pavement

39-3.04A General

Existing asphalt concrete pavement shall be removed by cold-plane methods at the locations and to the dimensions shown on the Plans, including conform grinding. Striping and markings located within cold-plane limits shall be removed with cold planed asphalt concrete. Conform grinding asphalt concrete pavement shall be performed by the cold planing method. Planing of the asphalt concrete pavement shall not be done by the heater planing method.

Cold planing machines shall be equipped with a cutter head not less than 30 inches in width and shall be operated so as not to produce fumes or smoke. The cold planing machine shall be capable of planing the pavement without requiring the use of a heating device to soften the pavement during or prior to the planing operation.

The depth, width and shape of the cut shall be as indicated on the typical cross-sections, details, or as directed by the Engineer. The final cut shall result in a uniform surface conforming to the typical cross-sections and details. The outside lines of the planed area shall be neat and uniform. Planing asphalt concrete pavement operations shall be performed without damage to the surfacing to remain in place.

Planed widths of pavement shall be continuous except for intersections at cross-streets where the planing shall be carried around the corners and through the conform lines. Following planing operations, a drop-off of more than 0.15-foot will not be allowed at any time between adjacent lanes open to public traffic.

When transverse joints are planed in the pavement at conform lines, no drop-off shall remain between the existing pavement and planed area when the pavement is opened to pubic traffic. If asphalt concrete has not been placed to the level of existing pavement before the pavement is to be opened to public traffic, temporary asphalt concrete tapers shall be constructed. Asphalt concrete for temporary tapers shall be placed to the level of the existing pavement and tapers on a slope of 30:1, or flatter, to the level of the planed area.

Asphalt concrete for temporary tapers shall be commercial quality and may be spread and compacted by any method that will produce a smooth riding surface. Temporary asphalt concrete tapers shall be completely removed, including the removal of all loose material from the underlying surface, before placing the permanent surfacing. Such removed material shall be disposed of outside the highway right-of-way in accordance with the provisions of Section 14-10, “Solid Waste Disposal and Recycling,” of the Standard Specifications.

Operations shall be scheduled such that not more than seven (7) days shall elapse between the time when transverse joints are planed in the pavement at the conform lines and the permanent surfacing is placed at such conform lines.

The material planed from the roadway surface, including material deposited in existing gutters or on the adjacent traveled way, shall be removed and disposed of outside the right-of-way in accordance with the provisions in Section 14-10, “Solid Waste Disposal and Recycling,” of the Standard Specifications. Removal operations of cold-planed material shall be concurrent with planing operations and follow within 50 feet of the planer, unless otherwise directed by the Engineer. A cold planer may not be used for recycling asphalt concrete pavement into aggregate base.

Any concrete rings (i.e., at manholes) within the roadway shall be adjusted to cleanly accommodate new HMA pavement.

Schedule cold planing activities so that not more than 3 days elapses between the time the pavement is cold planed and the HMA is placed.

39-3.04B Materials

Use the same quality of HMA for temporary tapers that is used for the HMA overlay or comply with the specifications for minor HMA in Section 39.

39-3.04C Construction

39-3.04C(1) General

The machine used for planing shall have performed satisfactorily on similar work and shall meet the following requirements

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herein.

The planing machine shall be specifically designed and built for the planing of bituminous pavements without the addition of heat.

The machine shall be capable of being operated at speeds of zero to forty feet per minute, it shall be self-propelled, and have the capability of spraying water at the cutting drum to minimize dust. The machine shall be operated in such a way so that no fumes or smoke will be produced. The machine shall be capable of removing the paving material next to curbs or gutters and be designed such that the operator thereof can at all times observe the planing operation without leaving the controls. The machine shall be adjustable for slope and depth and shall be equipped with sonic sensing devices for controlling depth.

Prior to cold planing, all utility facilities shall be lowered to below the grinding planes.

Limits of cold planing are shown on the Plans. The depths and dimensions of the cold planing and edge grinds are designated on the Plans and may vary as required to achieve design finish grades.

Cold planing may require removal of existing asphalt concrete above gutter lips, in addition to the required depth below the gutter lip.

Pavement to be cold planed may contain pavement fabric.

Prior to cold planning, on streets to have a uniform depth of the existing surface removed, all utility covers shall be lowered such that the cutting teeth of the planing machine passes over the adjusted lid without causing damage to the lid or frame. Contractor will be responsible for maintaining any temporary asphalt fill material over these facilities until the final paving surface is installed. The Contractor shall clearly mark or reference lowered sanitary sewer manholes, storm drain manholes, and water valves in case emergency access is required by the agency responsible for operation of those systems.

All pavement areas designated for removal and replacement shall be cold planed to the full width of the roadway. Pavement against curb faces shall be removed to the full depth designated for that particular section of roadway. If pavement against curb faces cannot be removed by the planing machine, the Contractor shall use other means to remove this material.

If tear-out to the underlying layers occurs during the cold planing operation, the Contractor shall adjust his operation to minimize tear-out. Corrections shall include changing operation speed and replacing cutting teeth. Changes in cold planing depth shall only be made with approval of the Engineer.

Areas torn out by lack of diligence on the Contractor's part shall be corrected by placement of asphalt concrete conforming to the requirements of these special conditions. Areas torn out due to pre-existing adhesion problems in the existing asphalt concrete shall be corrected at the City's expense as directed by the Engineer.

Remove cold planed material concurrent with planing activities so that removal does not lag more than 50 feet behind the planer.

During the cold planing operation, the Contractor shall sweep the roadway with mechanical equipment and remove all loosened material from the project site until completion of the removal work.

All material removed shall be considered the property of the Contractor and shall be removed and disposed of in accordance with Section 14-10, "Solid Waste Disposal and Recycling," and all applicable laws at the Contractor's expense.

Contractor shall dispose of all asphalt concrete generated from removal or demolition activities on the project at a recycler for these materials. The Contractor shall provide receipts verifying delivery and approximate quantities (in tons) of the material delivered to a material recycler. All other excess materials from the project shall become the property of the Contractor and shall be disposed of by him at his expense.

In addition to removing the cold planned asphalt concrete, the Contractor shall remove any slurry seal or asphalt concrete which is adhered to the top of the adjacent gutter, cross gutter, or spandrel.

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The Contractor shall take all necessary measures to avoid the dispersion of dust. Attention is directed to section 18, “Dust Palliatives,” of the Standard Specifications and these special provisions.

Add to section 39-3.05C:

Asphalt and concrete removal operations shall be performed without damage to any structure or facility that is to remain in place, and the Contractor shall, at his own expense, repair any such damage to the satisfaction of the Engineer.

Where no joint exists between concrete or asphalt concrete to be removed and concrete or asphalt concrete to remain in place, the concrete or asphalt concrete shall be cut in a neat line to a minimum depth of 0.25-foot with a power driven saw before the concrete or asphalt concrete is removed.

Asphalt shall be removed along clean, straight lines and may be cut by any method which will not damage existing pavement, base or subgrade to remain in place. Edges of asphalt broken down during the making of subgrade shall be recut and removed before surfacing material or new asphalt pavement is placed, and no additional compensation will be made therefor. Sections of asphalt outside the lines and limits of removal shown on the Plans or established by the Engineer that are removed, broken or damaged by the action of the Contractor, or through his negligence or operations, shall be replaced by the Contractor at his own expense to the satisfaction of the Engineer.

Striping and markings located within asphalt pavement removal limits shall be removed as part of asphalt concrete removal.

The Contractor shall dispose of all Portland cement concrete and asphalt concrete generated from removal or demolition activities on the project at a recycler for these materials and in accordance with Section 14-10, “Solid Waste Disposal and Recycling,” of the Standard Specifications. The Contractor shall provide receipts verifying delivery and approximate quantities (in tons) of the material delivered to a material recycler. All other excess materials from the project shall become the property of the Contractor and shall be disposed of by him at his expense.

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40 CONCRETE PAVEMENT

No Changes

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41 EXISTING CONCRETE PAVEMENT

No Changes

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42 GROOVE AND GRIND CONCRETE

No Changes

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43–44 RESERVED

No Changes

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DIVISION VI STRUCTURES

45 GENERAL

No Changes

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46 GROUND ANCHORS AND SOIL NAILS

No Changes

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47 EARTH RETAINING SYSTEMS

No Changes

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48 TEMPORARY STRUCTURES

No Changes

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49 PILING

No Changes

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50 PRESTRESSING CONCRETE

No Changes

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51 CONCRETE STRUCTURES

No Changes

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52 REINFORCEMENT

No Changes

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53 SHOTCRETE

No Changes

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54 WATERPROOFING

No Changes

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55 STEEL STRUCTURES

No Changes

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56 OVERHEAD SIGN STRUCTURES, STANDARDS, AND POLES

No Changes

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57 WOOD AND PLASTIC LUMBER STRUCTURES

No Changes

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58 SOUND WALLS

No Changes

Pre-Final. Not For Bid

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59 STRUCTURAL STEEL COATINGS

No Changes

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60 EXISTING STRUCTURES

No Changes

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DIVISION VII DRAINAGE

61 GENERAL

No Changes

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62-63 RESERVED

No Changes

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64 PLASTIC PIPE

No Changes

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65 CONCRETE PIPE

No Changes

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66 CORRUGATED METAL PIPE

No Changes

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67 STRUCTURAL PLATE CULVERTS

No Changes

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68 SUBSURFACE DRAINS

No Changes

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69 OVERSIDE DRAINS

No Changes

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70 MISCELLANEOUS DRAINAGE FACILITIES

No Changes

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The Contractor shall provide a full size set of sanitary sewer system "record plans" for their project to the Engineer within 7 calendar days from the final connection to the City's sanitary sewer system. All deviations from the improvement plans shall be recorded on the plans in red ink.

77-1.01B Definitions

NOT USED

77-1.01C Submittals

The Contractor shall submit to the Engineer, in writing, a list of all materials proposed to be used on the project, showing manufacturer's name, product trade name, type, grade, and weight. Materials list shall be submitted and approved before any installation occurs. Supporting documentation and/or samples may be requested to allow the Engineer to make an informed decision on acceptance or rejection of the material.

The Contractor shall provide submittals to the Engineer for all manhole components and their proposed construction prior to the start of the work. Manholes shall be constructed per an accepted submittal and any request and approval for alteration must be made in writing.

The Contractor shall submit evidence of manufacturer's warranty on the product and a certificate showing compliance with applicable ASTM Standards.

All bracing and shoring shall conform to the Division of Industrial Safety Construction Safety Orders. Prior to the excavation of trenches five feet or more in depth, the Contractor shall submit to the City Engineer, a detailed plan prepared by a licensed Civil or Structural Engineer showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trenches. A permit must be obtained from the State of California, Division of Industrial Safety and shall be submitted to the Engineer prior to starting the trench work. Proof of such permit shall be submitted to the Engineer prior to starting the trench work.

Prior to disposal of any materials or operation of any equipment on sites provided by the Contractor for disposal of excess trench excavation owned by him, the Contractor shall submit to the Engineer written authorization for such disposal of materials and entry permission signed by the owners of the disposal site and the required permits

The Contractor shall submit a bypass pumping and/or diversion plan for review by the Engineer at least 10 working days prior to planned commencement of bypass pumping and/or diversion. The Engineer shall approve the bypass pumping plan before commencing any bypass pumping work. The Contractor shall notify the Engineer 2 working days prior to commencing with the bypass pumping operation. The bypass pumping plan shall include design flow, documentation of pump and discharge line capacities, manufacturer, and age. Bypass pumping plan shall also include shop drawings that identify pumping location(s) and methods with sufficient detail to assure that the work can be accomplished without sewage spills. The plans shall include an emergency discharge response plan to be followed in the event of a failure of the bypass pumping system.

The Contractor shall submit a flow blockage plan, for review by the Engineer, identifying at a minimum the following:
1. What devices and/or material will be used,
1. Depth of upstream manhole(s),
3. Location of existing lateral cleanouts and how they will be monitored,
4. Address of all parcels along with name and operating hours of all businesses located upstream of blockage to the next upstream manhole.

Television inspection reports and video tapes made prior to and after pipe insertion.

77-1.01D Quality Assurance

77-1.-1D(1) Contractor Experience

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Fusion equipment shall be operated only by technicians who have been certified by the pipe manufacturer or supplier who have a minimum of two (2) years of experience fusion welding 4-inch or larger diameter pipelines. The technician's experience shall be documented in the HDPE pipe material.

The bidder, or his/her Sub-contractor, shall be properly licensed and trained to perform pipe bursting, having at least 10,000 lineal feet of successful installation in the United States within the last 2 years, in pipelines ranging from 4 to 12 inches. Documentation of the licensing and experience and details of two years minimum training of the on-site foreman and the installers who will perform the actual pipe bursting system, shall be provided with the bid.

77-1.-1D(2) Materials

The City reserves the right to reject any material that may be supplied for use. If the City obtains information indicating that a listed item is not performing satisfactorily or is found to be defective, that item will be rejected and the Contractor shall submit a replacement for review at no additional cost to the City.

Any pipe delivered to the job site that, in the opinion of the Engineer, shows signs of contamination, damage and/or defect, may result in the rejection of any pipe that was delivered to the supplier on the same shipment.

Controlled Low Strength Material (if used) must comply with Section 19-3 of the Standard Specifications.

77-1.01D(3) Quality Control

77-1.01D(3)a Testing of Sewer Manholes

Testing of all portions of the sewer including manholes is required, and it's the Contractor's responsibility to coordinate all testing and inspections with the Engineer.

The Contractor, at their option, may conduct testing at any time during construction, however, final inspection and testing for acceptance shall take place only after all sewer facilities have been installed and all trenches backfilled and compacted, including roadway base rock as specified in the Standard Specifications

Manholes, after all inlets and outlets have been plugged, shall be filled with water to the rim of the frame casting and shall lose no more than 2 inches over a period of 30 minutes.

Even though the test for leakage is within the prescribed limits, the Contractor shall repair any obvious leaks.

In lieu of the water test, testing of sewer manholes may be done by vacuum testing as specified herein. If the vacuum testing method is used, all manholes shall be tested for leakage in accordance with ASTM C 1244-93 as modified herein. Vacuum testing shall not take place until all permanent paving is complete.

Installation and operation of vacuum equipment and indicating devices must be in accordance with manufacture's recommendations and performance specifications, which must be provided by the manufacturer and approved by the Engineer. The equipment must be capable of testing the entire manhole, including the cast iron frame and grade adjustment rings.

All new or rehabilitated sanitary sewer manholes shall be tested unless otherwise directed by the Engineer. If the manhole fails the test, the manhole shall be repaired and retested at the Contractor's expense.
If manhole joint sealants are compromised during the vacuum test, the manhole must be disassembled and the joint sealants replaced. If there is reason to believe that the manhole has been disturbed after the initial vacuum test, additional tests may be requested by the Engineer and performed at the Contractor's expense.

The Contractor may pre-test manholes at any time during construction. Any pre-test results are solely for the Contractor's use and shall not be accepted as the final test.

Testing shall be done in the following manner:

1. All lift holes and joints shall be grouted and the entire manhole, including grade rings, sealed prior to testing.

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2. All pipes entering the manhole shall be temporarily plugged, taking care to securely brace the pipes and plugs to prevent them from being drawn into the manhole.
3. The test head shall be placed in accordance with the manufacturer's recommendations. The test unit shall be braced against the manhole frame and not the grade ring(s) or taper.
4. The vacuum gauge and test equipment used for this test shall be supplied by the Contractor and shall be operated per manufacturer's specifications by qualified personnel. Accuracy and calibration of the gauge shall be certified by a reliable testing firm at six month intervals, or when requested by the Engineer.
5. A vacuum of 10 inches Hg (4.91 PS I) of mercury shall be drawn on the manhole, the valve on the vacuum line of the test head closed, and the vacuum pump shut off. The time it takes the indicator gauge to drop from 10 inches Hg (4.91 PSI) to 9 inches Hg (4.4 PSI) shall be measured. The manhole will pass the vacuum test if the time is greater than shown in the following table:

Minimum Test Time Based On 48” Manhole Diameter (sec.)

Manhole Depth in Feet	Time in Seconds
0-4	10
4-8	20
8-12	30
12-16	40
16-20	50
20-24	59
24-30	74

After the vacuum test, manholes shall be visually inspected for leaks and defects and repaired as required by the Engineer.

77-1.01D(3)b Testing of Sewer Pipelines
For either ex.filtration or infiltration test on sewer lines, the maximum leakage shall not exceed 250 gallons per inch of pipe diameter per mile per 24 hours as measured over a period of 30 minutes minimum. Should the leakage exceed the maximum allowable rate, the contractor shall repair, overhaul, or rebuild the defective portion of the sewer line to the satisfaction of the Engineer at no additional cost to the City. After repairs have been completed by the Contractor, the line shall be retested as specified above, all at no cost to the City.

In the event that the exfiltration test prescribed above is impractical due to wet trench conditions, these portions of the sewer line where such conditions are encountered will be tested for infiltration. The Engineer shall determine whether the exfiltration or infiltration test will be used.

Low pressure air testing may be used on sewer lines in lieu of water testing at the option of the Contractor. Water testing may still be required by the Engineer for certain installations.

The following procedure shall be used for low pressure air testing:

1. Clean pipe to be tested by propelling a snug fitting inflated rubber ball through the pipe with water. Remove any debris.

2. Plug all pipe outlets with suitable test plugs. Brace each plug securely.

3. If the pipe to be tested is submerged in ground water, insert a pipe probe, by boring or jetting, into the backfill matetial adjacent to the center of the pipe, and detennine the pressure in the probe when air passes slowly through it. This is the back pressure due to ground water submergence over the end of the probe. All gauge pressures in the test should be increased by th.is amount.

4. Add air slowly to the portion of the pipe installation under test until the internal pressure is raised to 5.0 p.s.i.g.

5. Check exposed pipe and plugs for abnonnal leakage by coating with a soap solution. If any leakage is observed, bleed off air and make necessary repairs.

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6. After an internal pressure of 5.0 p.s.i.g. is obtained, allow at least two minutes for air temperature to stabilize, adding only the amount of air required to maintain pressure.

7. After the two-minute period, disconnect the air supply and start stopwatch. The pressure of 5.0 p.s.i.g. shall be maintained for 5 minutes.

8. As an alternate, the Contractor may request the air testing procedure as presented in Section 306-1.4.4 of the 2012 edition of the "Greenbook" Standard Specifications.

After pipe installation and placement and compaction of backfill, but prior to placement of pavement, all PVC pipe shall be cleaned and then mandrel tested for obstructions, such as, but not limited to, deflections, joint offsets and lateral pipe intrusions. A rigid mandrel, as shown on the drawings shall be pulled through the pipe by hand. The minimum length of the circular portion of the mandrel shall be equal to the nominal diameter of the pipe. All obstructions encountered by the mandrel shall be corrected by the Contractor. Obstructions due to deflection shall be corrected by replacement of the over-deflected pipe. Mechanical re-rounding is not permitted.

If a section of pipe fails to meet the mandrel test and is reinstalled and fails the second time, said section(s) of pipe shall be replaced with an approved rigid pipe material.

The contractor shall furnish mandrel as shown on the Standard Drawings.

The Contractor shall retest PVC pipe using a mandrel as shown on the drawings after eleven (11) months of operation. Any pipe which fails to pass the mandrel test shall be replaced at the expense of the Contractor. The City reserves the right to determine the longitudinal limits of any pipe that is required to be replaced. Pipe replacement shall be guaranteed by the project maintenance bond.

77-1.01D(3)c Television Inspection

Prior to scheduling televising inspection work, all sanitary sewer construction, and any other underground work which, in the opinion of the City Engineer, has the potential to impact sanitary sewer work, shall be installed, their trenches compacted, and all other testing and inspections completed and accepted. Final paving over the work shall not take place until all underground work, including television inspection, is completed and accepted by the Engineer.

The Contractor shall hire an independent television inspection service to perform a closed circuit television inspection of all newly constructed sewers lines, including laterals from the main to the cleanout, and if lateral line is a replacement, from cleanout to connection point of the existing lateral.

The Contractor shall notify the Engineer in writing 2 working days in advance of the date for television inspection. The Engineer or their authorized representative shall be given the opportunity to be present during the inspection. Upon receipt of the completed televising inspection digital video files and written logs, the Engineer shall be allowed 10 working days to review the video records and logs before giving written notice of acceptance and/or deficiencies of the lines to the Contractor.

The Contractor shall supply plans and specifications for this work to the televising subcontractor with manhole and mainline cleanout numbers, street names, addresses and any other information required to facilitate the work.

During this inspection, the Contractor or their authorized representative shall be present to observe the televising inspection. Acceptance of any portion of the sanitary sewer work shall not be given in the field at the time of televising.

The Engineer shall only receive video and written logs for areas not known by the Contractor to need correction. If while conducting the initial television inspection in the field, the General Contractor or their authorized representative discovers areas that need correction, these connections shall be made and the area televised again prior to submitting the logs to the Engineer for review. If footage of video that is not required for inspection, such as; areas known to need repair, stationary video footage in sanitary sewer lines other than where required and footage not of sanitary sewer facilities, the submittal will be rejected.

Any damage to facilities or obstruction to service caused by the televising operations shall be connected immediately by the Contractor at no cost to the City.

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The Contractor shall obtain permission from the Engineer prior to the removal of any manmade or natural obstruction needed to complete this work. Any item removed shall be replaced in kind to the satisfaction of the Engineer, and will be done at the Contractor's expense.

All lines shall be flushed clean with a high-pressure commercial sewer flusher unit or by balling prior to televising. If required to televise an existing line it may be necessary to remove roots, grease or other obstructions prior to flushing per these Special Provisions. The equipment shall be appropriate for the type of obstruction being removed and shall not damage the pipe in any way.

All debris shall be trapped at the first downstream manhole and removed. Debris will be hauled to an appropriate disposal site at the Contractor's expense.

After flushing and prior to televising, an approved source of water will be discharged into the upstream manhole or mainline cleanout until water flows out of the downstream manhole. This is to be done no more than 24 hours before the video inspection takes place. High pressure flushing of the line is not to be considered as a substitute for this requirement. This shall be done to insure that all dips or sags are filled before televising, if the sanitary sewer has live flow, the Engineer may waive this requirement. Live flows that are greater than the depth of the gauge shall be temporarily plugged upstream and bypass pumped to allow for proper televising.

The televising of all lines shall be recorded in a digital color format that does not require the use of specialized equipment and/or programs not already in use by the City's Engineering Department. Video files shall be on non-rewritable DVD disc(s) or flash drive(s), and shall be delivered to the Engineer along with computer program generated written inspection logs. The video files and written logs shall become the property of the City of Ukiah. Every televised run (manhole to manhole, manhole to mainline cleanout, and laterals) shall be recorded as a separate video file, with the name of the file being the manhole and/or mainline cleanout numbers for the main, and the property address for the lateral. A lateral file shall consist of the run from the clean out to the connection at the main and the run from the clean out to the connection of the existing lateral.

A pan and tilt color camera shall be used for all video inspection of main lines and shall be one specifically designed and constructed for such inspections. The camera shall be mounted on adjustable skids, a tractor, or when approved by the Engineer, a raft to keep it in the center of the pipe. Lighting for the camera shall be supplied by a lamp on the camera, capable of being dimmed or brightened remotely from the control panel. The lighting system shall be capable of lighting the entire periphery of the pipe. The camera shall be operative in 100% humidity conditions and shall have a minimum of 330 lines of resolution. The camera equipment shall produce a continuously monitored color picture, which will have the resolution capability to discern small hairline cracks and other minor and major defects in the sanitary sewer line. The camera equipment shall be capable of producing digital still pictures for permanent record as required. The camera shall be self-propelled or pulled by a cable winch from the downstream manhole, through the line along the axis of the pipe, at a uniform rate of l/2 foot per second maximum.

Where infiltration in the sanitary sewer line is suspected, the camera shall be stopped for at least 30 seconds in the area of question and the camera shall pan and/or tilt as needed to ascertain that infiltration is occurring and the possible cause. The camera shall stop at all lateral connections, defects, sags, etc. for a period of at least 10 seconds and the camera shall pan and/or tilt as needed so that all portions of the connection or defect that is visible from with.in the main line can be completely inspected.

Each pipe run between manholes being inspected may be required to be isolated from the remainder of the line by the use of a line plug to insure total viewing of the inside periphery of the pipe. The inspection shall be performed in a forward and/or backward direction according to line conditions at the time of the inspection. Every effort shall be made by the Contractor to televise in the same direction as the flow, especially during live flow conditions. The Engineer must approve any video inspection that goes against the flow.

Televising subcontractor personnel shall be in constant communication during the televising operation.
The Contractor shall keep a copy of the written logs on site that clearly show the exact location, in relation to the starting manhole/mainline cleanout or lateral cleanout, of each following item discovered during the television inspection; infiltration points, lateral locations, cracks, open/pulled joints, roots, broken or collapsed sections, grease, debris, location of dips (starting and ending footage plus depth), and any other discernible features. In addition to the items noted, the video and

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written logs shall also note; name of project, general contractor, date, line size, length of section, manhole condition and live flow. Measurement for location of defects shall be at ground level by means of a metering device. Markings on the cable, or the like, which would require interpolation for depth of manhole or lateral cleanout will not be allowed. Measurement meters will be accurate to plus or minus one foot in a thousand and must show on video. A one-inch depth gauge pulled or pushed in front of the camera is required for all main lines up to and including 12 inch. For any line larger the Contractor shall verify required gauge size with the Engineer prior to scheduling television inspection. Measurement of laterals must be recorded on video and written log from bottom of cleanout to main and bottom of cleanout to connection at existing lateral.

The following conditions shall exist prior to the television inspection:

1. All sewer lines shall be in installed, backfilled and compacted;
2. All structures shall be in place, all channeling complete and all pipelines accessible from structures;
3. All other underground facilities, utility piping and conduit within two feet of the sewer main, shall be installed, backfilled and compacted;
4. Pipelines to be video inspected shall have been flushed, and all other testing completed and accepted, including the mandrel test;
5. Immediately before the television inspection, turn fresh water into the sewer until it passes through the downstream manhole.

All work performed must meet the quality and clarity standards set by the City of Ukiah and is subject to City review and rejection.

Deficiencies revealed by the television inspection, in the opinion of the Engineer, shall be repaired by the Contractor to the satisfaction of the Engineer. After all required repairs are completed the areas of repair shall be televised again at the Contractor's expense.

The Contractor shall be notified in writing of any deficiencies revealed by the television inspection that will require repair, following which, the Contractor shall excavate and make the necessary repairs and perform a television re-inspection. Television re-inspection shall be at the Contractor's expense.

Although the final determination for required repairs will be made by the Engineer, the following observations are typical defects found in the construction of the sewer pipelines and will require corrections prior to acceptance whether or not there is a passing air test:

1. Off grade - deviation "down" from grade (sag) of 1" or more, unless otherwise allowed on mains larger than 12" in diameter. Any sag in the line greater than 15 linear feet, unless otherwise approved on specific installations. Any deviation "up" from grade, unless coming out of sag of less than 1" deep;
2. Separations in mainline pipe joints connected by a coupling shall be no more than l" in length on mainline sizes of 12" or smaller, and no more than 2" on trunks 15" or larger;
3. Separations over l/2" in lateral pipes connected by a coupling;
4. Any bell & spigot joint not installed per the pipe manufacturer's installation recommendations;
5. Offset joints;
6. Chips in pipe ends - none more than 1/4" deep;
7. Cracked or damaged pipe or evidence of the presence of an external object bea1ing upon the pipe (rocks, roots, etc.);
8. Infiltration;
9. Debris or other foreign objects;
10. Other obvious deficiencies when compared to Approved Plans and Specifications, these Standards and Standard Drawings.

The above list is not a complete list of items that may be considered as deficiencies. The final determination for any required repair shall be made by the Engineer.

77-1.02 MATERIALS

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The City reserves the right to reject any material that may be supplied for use. If the City obtains information indicating that a listed item is not performing satisfactorily or is found to be defective, that item will be rejected and the Contractor shall submit a replacement for review at no additional cost to the City.

Any pipe that is delivered to the job site that, in the opinion of the Engineer, shows signs of contamination, damage and/or defect, may result in the rejection of any pipe that was delivered to the supplier on the same shipment.
The pipe manufacturer shall legibly mark pipe materials. Name and/or trademark of manufacturer, nominal pipe size and manufacturing standard reference number shall be printed on the pipe at 3 foot-intervals or less.

Pipe sizes for pipes other than High Density Polyethylene (HDPE) are nominal inside diameter (ID) unless otherwise noted. Pipe sizes for HDPE pipes are specified by outer diameter (OD).

The Contractor shall use a single manufacturer for pipe, fittings, manhole components, lateral cleanout plug unless otherwise approved by the Engineer.

All materials delivered to the job site shall be new and free from defects.

77-1.02A Polyvinyl Chloride (PVC) Pipe

Sewer pipe shall be SDR 26 polyvinyl chloride (PVC) pipe

PVC solid wall sewer pipe and fittings for gravity sewers shall be made from all new, rigid, unplasticized polyvinyl chloride in accordance with AWWA C900, ASTM D-3034 and ASTM F-679 and shall have a minimum pipe stiffness of 46 psi. Joints shall be gasketed and conform to the requirements of ASTM D-3212 and ASTM F-477.
Individual pipe lengths shall not exceed twenty (20) feet in length.

All pipe shall have a manufacturer marked insertion line to indicate proper insertion of the spigot into the bell when the joint is made. Bevel and lubricate all field cut PVC pipe per manufacturer's instructions before joining. Where field cutting of pipe removes the manufacturer's insertion line, the cut pipe shall be remarked per manufacturer instructions prior to installation.

All pipe, fittings, gaskets, joint lubricants and cements/solvents shall be supplied by the manufacturer and installed per the manufacturer’s specifications and recommendations. Pipe joints that are not installed per manufacturer's instructions may be required to be removed and relayed at the discretion of the engineer.

All PVC pipe entering or leaving a concrete structure shall have an approved manhole gasket firmly fitted around the pipe exterior and cast into the structure base or near the structure wall center as a water stop.

77-1.02B HDPE

77-1.02B(1) HDPE Pipe and fittings

High Density Polyethylene (HDPE) pipe is permitted for sewer lateral rehabilitation projects installed by pipe bursting. HDPE pipe is not permitted for gravity sewer installed by open cut.

Pipe-bursting may be used for lateral rehabilitation/ replacement and shall conform to the latest editions of the UPC (IAPMO IS 26-2003) and the following requirements.

Pipe sizes for HDPE on the Plans are specified by outer diameter (OD). All pipe shall be made from virgin grade material

Only HDPE SDR 17 and butt-fusion joints shall be used for pipe-bursting applications.

Connections to existing laterals shall be made with a watertight non-shear coupling.

HDPE pipe shall be made to diameter and tolerances in accordance with ASTM D 3035. . The pipe shall be of the diameter as shown on the plans and furnished complete with all fittings, and other appurtenances as necessary for a complete and functional system.

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Pipe and fittings shall be made in conformance with ASTM F 714 and ASTM D 3261 as modified for the specified material. The pipe shall contain no recycled compound except that generated in the manufacturer's own plant from resin of the same specification from the same raw material pipe

All HDPE pipes to be used shall not be black or any dark color in the interior. The inner wall shall be white, light green or natural. The outer wall shall be black, light green or natural. Orange, red, magenta or blue color are not acceptable.

Pipe shall be marked at 3-foot intervals or less with the manufacturer's name (or trade mark), the designation ASTM D3350 and ASTM 714, including the year of issue, the letters "PE" followed by the cell classification number of the raw material compound used, the nominal pipe size in inches, the dimensional ratio, and the manufacturer's code identifying the resin manufacturer, lot number, and date of manufacture. Pipe shall be color identified by stripes, a color shell, or solid color.

Fittings shall be marked with the following: ASTM D3261 (Butt type); manufacturer's name or trademark; material designation; date of manufacture or manufacturing code; size (including the sizing system used, such as IPS, CTS or OD). Where the fitting size does not allow complete marking, marking may be omitted in the following sequence: size, date of manufacture, material designation, manufacturer's name and trademark.
The pipes shall be stored and handled in accordance with the manufacturer's recommendations and shall be less than two (2) years old at the time of installation.

Pipe and fittings shall be homogeneous throughout and free of serious abrasion, cutting, or gouging of the outside surface extending to more than 10 percent of the wall thickness in depth. The pipe and fittings shall be free of cracks, kinking (generally due to excessive or abrupt bending), flattening, holes, blisters or other injurious defects

77-1.03 CONSRUCTION

77-1.03A General

The Contractor shall provide the equipment, materials and personnel to maintain continuous sanitary sewer service to all customers, 24 hours a day and 7 days a week during construction, including but not limited to the installation of temporary lines and pumping equipment at no additional cost to the City unless otherwise specified. Any deviation from this requirement must first be approved by the Engineer.

Where ground water occurs, pumping shall continue until back filling has progressed to a sufficient height to prevent flotation of the pipe. Water shall be disposed of in such a manner as to cause no property damage or not be a hazard to public health.

Any proposed temporary main connection that may be in place longer than 24 hours, shall be submitted to the Engineer for approval prior to installation.

Both new and existing mains shall have the ability to be accessed individually for maintenance and emergency response by City personnel at all times. All temporary connection material shall be fully removed after its intended use.

77-1.03B Excavation

Excavation, backfill and shaped bedding must comply Standard Drawing No. 220, "Trench Detail Service Lateral/ Sewer Main" and Section 19-3 of these Special Provisions.

Trench resurfacing shall conform to Standard Drawing No. 220, "Trench Detail Service Lateral/ Sewer Main" and the Standard Specifications.

If existing utility crossings or other potential conflicts are shown on the plans or specified in other contract documents, the Contractor shall pot hole said areas as well as proposed connection points to the City's sanitary sewer system prior to the start of pipe laying. If conflicts are discovered during this investigation the Engineer shall be notified immediately.

It is the Contactor's responsibility to ensure that sewer components are laid and bedded on sound, stable material. All existing material that has been disturbed shall be removed from the trench prior to installation of new material. The Contractor shall promptly notify the Engineer of any field conditions that may affect alignment and/or grade.

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Abandoned utilities found to reside in a common trench with sewer components shall be removed and disposed of prior to the installation of any new sewer facility unless otherwise directed by the Engineer. Any exposed pipe ends on abandoned lines that remain shall be plugged with Controlled Low Strength Material.

All excavations shall be able to accommodate equipment and personnel required for backfilling and compaction testing. If, in the opinion of the Engineer, typical compaction methods cannot be used, the Engineer may require the use of a pneumatic Pogo Stick/Powder Puff type compactor at no additional cost to the City. Excavations around new and existing manholes shall be a minimum of 24 inches wider than the outside of the barrel section.

Blasting shall not be permitted unless first approved of, in writing, by the City of Ukiah.

Controlled low-strength material shall be placed at the locations shown on the plans and where cover is less than 3 feet, unless otherwise specified herein, on the plans, or approved by the City of Ukiah. Controlled low-strength material shall conform to Section 19, 19-3.02G “Controlled low-strength material”, and a material submittal is required for approval. All excavations in a traveled way with controlled low strength material backfill shall be plated or otherwise safely covered to allow for safe passage during curing.

All stumps and large roots encountered during trenching operations shall be removed to the satisfaction of the Engineer.

Trenching operations shall be conducted in such a manner that will not disturb existing facilities. The Contractor shall incur all costs associated with repairs needed, in the opinion of and to the satisfaction of the Engineer, by any such damage due to their operations.

The trench shall be opened sufficiently ahead of the pipe laying operations to reveal obstructions. Trench crossings shall be provided as necessary to accommodate public travel and to provide convenient access to adjacent properties. Flow shall be maintained in any sanitary sewers, storm drains, water lines, or water courses encountered in trenching.

Cutting of Asbestos Cement Pipe (ACP) shall be done utilizing a Pipe Cutter (snapper), of the proper type and size for the intended use. A ratcheting hand snapper shall only be used on ACP sizes of 6 inch and smaller. The "snapper", and all appurtenances shall have been inspected by the Contractor to ensure that it is in good working order prior to use.
If field conditions require an alternative method for cutting the ACP, the alternative method shall comply with all laws and requirements as specified by OSHA, the Contractor's State Licensing Board, and any other governing body for this type of work. All related disposal costs shall be borne by the Contractor.

In all cases, cutting, handling and disposal shall be done per the governing bodies. Cut pipe shall be properly enclosed as soon as possible after removed from the trench.

Unless otherwise specified, excess material from excavation shall become the property of the Contractor and shall be disposed of to the satisfaction of the Engineer. The excess material shall be removed from the site daily unless it has been preapproved for reuse.

All excavated material shall be removed from the jobsite at the end of each day unless otherwise approved by the Engineer.

Five days prior to cutting into any traffic detector loop the Contractor shall notify and coordinate with the Engineer.

77-1.03C Trench Bracing and Shoring

All bracing and shoring shall conform to the Division of Industrial Safety Construction Safety Orders. Prior to the excavation of trenches five feet or more in depth, the Contractor shall submit to the City Engineer, a detailed plan prepared by a licensed Civil or Structural Engineer showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trenches. A permit must be obtained from the State of California, Division of Industrial Safety and shall be submitted to the Engineer prior to starting the trench work.

The Contractor shall take all necessary measures to protect the workers and adjacent areas and structures from the hazards of the trenching or excavation operations.

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Trench sheeting or boxes shall be withdrawn in such a manner as to prevent caving at the walls of excavations or damage to piping or other structures. Sheeting shall be completely removed from the trench and no backfill shall be installed against the sheeting before it is removed.

Trenching operations shall be conducted in such a manner that will not disturb the existing curb, gutter and existing utilities that are to remain in place.

77-1.03D Pipe Laying

Prior to start of pipe laying, the Contractor shall expose the end(s) of existing main(s) to determine individual lines and grades. New mains shall begin eight (8) feet from and on the same line and grade as the existing main. New mains shall be installed at minimum standard cover conforming to the requirements of the City Water System Design Standards, or as shown on the plans.

Where construction consists of constructing a new main or extension of an existing main, the downstream end of the new main shall be securely closed with a tight fitting plug until the construction is accepted by the Engineer.

Sewer pipe shall be installed on the alignment and grade as shown on the plans and in accordance with Special Provisions and the Standard Specifications, or as directed by the Engineer. Existing sewer laterals shall be removed and replaced at the locations shown on the plans, or as directed by the Engineer.

Sewer pipe shall be laid in straight lines and on uniform rates of grade between points where changes in alignment or grade are shown on the plans. The interior of the pipe shall be free of foreign matter before lowering into the trench.

If proper separation between new sewer lines and water mains, per the latest guidelines from the California State Water Resources Control Board cannot be maintained, the Contractor shall inform the Engineer immediately to get direction.

The pipe manufacturer's written instructions covering the installation of their pipe, and any related materials, shall be closely followed unless otherwise directed or approved in writing by the Engineer. The trench shall not be backfilled until authorized by the Engineer. Pipe laying shall proceed upgrade with the spigots pointing in direction of flow. The invert of the pipe shall be set at required line and grade as determined from batter boards set not over 25 feet apart.

Electro-optical grade setting devices may be used provided that the device will be operated by a person proficient in its operation.

Any section of pipe found to be defective or which has had grade or joints disturbed shall be re-laid by the Contractor at their expense.

Proper implements, tools and facilities satisfactory to the Engineer shall be provided and used by the Contractor for the safe and efficient execution of the work. All pipe, fittings and accessories shall be carefully lowered into the trench by means of derrick, ropes, or other suitable equipment in such a manner as to prevent damage to pipe and fittings. Under no circumstances shall pipe or accessories be dropped or dumped into the trench. The pipe and accessories shall be inspected for visible defects prior to lowering into trench. Any visibly defective or unsound pipe shall be replaced.

The line and grade of existing utilities shall not be altered. Any leakage caused in existing utilities by reason of the Contractor's operations shall be immediately repaired at the Contractor's expense.

Existing storm drains shall be supported or removed and replaced at the Contractor's option and at no additional cost to the City. In any case, the Contractor shall be responsible for maintaining the existing line and grade of the storm drains. If the Contractor elects to remove and replace, it shall be done in conformance with all applicable Special Provisions, Standard Specifications and to the satisfaction of the Engineer.

Existing water lines shall be supported in place with service maintained during construction. The Contractor shall be responsible for any damage to the water lines during construction and any damage resulting from improper backfilling.

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Existing sewer lines shall be supported in place with service maintained during construction. The Contractor may, at their option, remove and replace any sewer laterals which are not in use during construction. The Contractor shall be responsible for damage to sewer lines during construction and any damage resulting from improper backfilling.

Sewer lateral inverts shall be set above the midpoint of the sewer main unless otherwise directed by the Engineer in writing. Any lateral invert installed below the midpoint of the main without prior written approval shall be replaced and the lateral relayed at the Contractor's expense.

Any temporary connections between new and existing sewer mains and/or manholes required for the progress of work shall be made with approved rigid piping and sheer band and/or gasketed couplings. If bends are required to make the connection, the bends shall be long radius bends unless otherwise approved.

77-1.03E Sewer Laterals

The estimated locations of the existing laterals that are shown on the Plans are based on record information, television inspection, and field evidence. This information is available for review upon request. The City assumes no responsibility for the accuracy of this information or the inadvertent omission of any such information. Not all existing sewer laterals are guaranteed to be located through these means, the Contractor may, therefore encounter sewer laterals not shown on the Plans. The Contractor shall assume and allow for 40% more laterals than the number shown in the plans.

The Contractor shall have the sole responsibility for determining the exact location for all existing laterals. During sewer mainline construction but prior to the installation of each individual new sewer wye on the main, the Contractor shall determine the exact location of the existing sewer lateral 1 ft from the building property boundary. The acceptable method for locating a sewer lateral at the back of sidewalk is to insert a metallic electrician's "fish tape" into the existing lateral pipe after the pipe is exposed during sewer main excavation and tracing the "fish tape" to the back of sidewalk using a pipe and cable metal locator.

The Contractor shall confirm the current alignment with the Engineer. If the existing alignment and grades are acceptable, the pipe shall be constructed via use of a trenchless method approved by the Engineer. If not acceptable the new sewer lateral shall be installed via open cut trench or other method approved by the Engineer.

Typically, each active sewer lateral found to exist shall be replaced, unless specifically deleted by the Engineer. If a sewer lateral shown to be replaced appears to be inactive the Contractor shall notify the Engineer and then attempt to verify their conclusion.

Sewer laterals already constructed and parallel to the existing main sanitary sewer line may be constructed by use of a trenchless method approved by the Engineer, unless otherwise specified. New pipe constructed by trenchless methods shall maintain a thirty inch (30”) minimum clearance for parallel utilities, sixty inch (60”) for parallel high risk utilities, and a twelve inch (12’) minimum vertical clearance for perpendicular (or crossing) utilities. Sewer laterals not already constructed parallel to the existing main sanitary sewer line may be constructed via open cut methods.

Due to the hazards associated with pipe-bursting near natural gas lines, all natural gas lines, including but not limited to distribution mains, transmission mains, and service lines, marked within four feet (4’) of the existing sewer main, shall be uncovered (pot-holed) to confirm the required clearance exists. If the existing gas line is installed parallel and within four feet (4’) horizontally to the existing sewer main, the gas line shall be uncovered a minimum of once every one-hundred (100) feet along the length of the sewer main.

Boreholes shall be only large enough to allow for the size of pipe to be installed. If the Contractor's operations disturb the supporting soil, the Engineer may require the removal and replacement of any undermined curb, gutter or culvert; and/or the use of controlled low-strength material backfill at the Contractor's expense. The limits of the curb and gutter replacement and any required dowelling will be at the discretion of the Engineer at the Contractor's expense.

Excavation of launch pits shall be situated to provide minimum inconvenience to residents, businesses or traffic. Launch pits shall not be located in private property without permission of the homeowner and engineer.

A sump hole in the base of excavations may be required to allow for pumping of water from the excavation.

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Sewer laterals shall be replaced at the locations shown on the Plans and in accordance with City Standards. The sewer lateral shall be replaced up to the location indicated on the Plans. Connections to existing laterals shall be located 1 ft from the property boundary.

All sewer laterals shall be installed perpendicular to the main sanitary sewer line unless otherwise shown on the Plans or approved by the Engineer.

Any change in alignment shall be accomplished using long radius bends. Any use of short bends in this area must first be approved by the City.

After the pipe has been installed, allow pipe manufacturer's recommended amount of time, but not less than four (4) hours, for cooling and relaxation due to tensile stressing prior to reconnecting to the lateral or sewer.

Any lateral that is not installed perpendicular to the curb shall tracer wire installed in the following manner:
1. Wrap wire two times around wye connection at main and secure.
2. Lay both ends on top of and along the lateral to the cleanout and up the cleanout riser. Both ends of wire shall extend approximately 6 inches beyond riser.
3. Secure wire to top of lateral pipe at approximately 5 foot intervals. Ends of wire must be easily accessible inside the cleanout box.
For tracer wire specifications see Sanitary Sewer System Design Standards.

Connections to existing laterals shall be made as shown on the Project Plans 1-ft from the property boundary unless otherwise specified herein or depicted on the Project Plans.

A 4-inch high letter 'S' shall be legibly inscribed in the face of existing curbs at the location of each lateral. Where bends are required behind the curb to make a connection an additional 'S' shall be legibly inscribed at the back of sidewalk where the connection to the existing lateral was made.

Active sewer laterals are to remain in service at all times, to facilitate this when removing and replacing an existing main the Contractor shall install a temporary connection between the new wye and the existing lateral until the new sewer lateral is constructed.

Plastic flex pipe may be used for temporary connections between active existing sewer laterals and the new wyes on the main. The flex pipe shall be the same size as the existing lateral pipe and shall be connected to the new wye and the existing lateral by means of an approved flexible sewer coupling. Squeezing the flex pipe and inserting it into the cut end of the existing lateral or into the lateral opening of the wye will not be allowed. All temporary connection material shall be removed from the trench prior to final compaction.

Temporary sewer lateral connections shall be replaced with permanent laterals after installation of the sewer mainline is completed for each block, or at a maximum of 20 calendar days, whichever is sooner.

Provide 1-foot minimum clearance between wyes on all sewer mains as measured between adjacent bell ends.

Sewer wyes installed at incorrect locations shall be removed and replaced with a 4-foot minimum length of pipe and approved couplings. Capping of wyes installed at incorrect locations will not be allowed. Prior to installing wyes on the main, the Contractor shall investigate to ensure that the proposed alignment of new laterals will not be in conflict with any other facilities, existing or proposed. The Contractor shall promptly notify the Engineer of any field conditions that prohibit installing the wye in accordance with City Specifications and/or Standards.

A minimum separation of 3 feet shall exist between new sewer laterals and existing water services. If this separation requirement cannot be met the Contractor shall notify the Engineer immediately for direction prior to continuing work on this lateral. In all cases, a minimum of 5 feet separation is required between new sewer laterals and new water services.

If open cut construction is required to realign an existing sewer lateral, the Contractor shall remove and replace existing sidewalk and concrete planter strips for the installation of sewer laterals to the nearest transverse score mark on both sides of the lateral. All concrete removed shall be backfilled and compacted level with temporary asphalt concrete or covered with I inch thick plywood, laid flat with ADA compliant tapers on both ends.

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Where an excavation for a new sewer lateral occurs within the drip line of any tree the Contractor shall hand dig to protect tree roots as directed by the Engineer. Root pruning shall be done only when directed by the Engineer and shall be accomplished by use of sharp tools appropriate for the size of the root to be cut. Each cut shall be clean with no bark or splintered wood remaining on the root. At no time shall roots be pulled on by excavating equipment.

Existing irrigation facilities not shown on the plans may be encountered during sewer lateral installation. The Contractor shall repair any damage to existing irrigation facilities caused by their operations.

The Contractor shall notify and coordinate the replacement of individual sewer laterals with the effected resident or business.

77-1.03F Bypass Pumping and/or Diversion System

When bypass pumping and/or flow diversion is required to keep existing services active, the Contractor shall provide a system that furnishes and maintains all personnel, equipment, tools, power, piping and incidentals required to maintain existing sewer flows and services without interruption.

The Contractor shall submit a bypass pumping and/or diversion plan for review by the Engineer at least 10 working days prior to planned commencement of bypass pumping and/or diversion. The Engineer shall approve the bypass pumping plan before commencing any bypass pumping work. The Contractor shall notify the Engineer 2 working days prior to commencing with the bypass pumping operation.

Any proposed flow diversion plan that includes a temporary connection to existing sewer components shall also comply with other requirements stated herein.

The bypass pumping plan shall include design flow, documentation of pump and discharge line capacities, manufacturer, and age. Bypass pumping plan shall also include shop drawings that identify pumping location(s) and methods with sufficient detail to assure that the work can be accomplished without sewage spills. The plans shall include an emergency discharge response plan to be followed in the event of a failure of the bypass pumping system.
All components of the bypass pumping system shall be sound attenuated and produce noise emissions in accordance with City noise ordinances. All pumps shall be set into or surrounded by spill containment devices.

Bypass pumping shall be done in such a manner as not to damage private or public property or create a nuisance or public menace. The pumped sewage shall be in an enclosed hose or pipe system that is adequately protected from traffic and shall be redirected into the sewer system.

The Contractor shall take all necessary precautions including constant monitoring of bypass pumping to ensure that no private residences or properties are subjected to sewage backup or spills. Dumping, leaks or free flow of sewage onto private property, gutters, streets, sidewalks, or into storm sewers or waterways is strictly prohibited.

Except as otherwise specified herein for testing purposes, the Contactor must receive written approval from the Engineer prior to the use of pneumatic test plugs or any other means for blocking sewer flows. The Contractor shall submit a flow blockage plan, for review by the Engineer, identifying at a minimum the following:

1. What devices and/or material will be used,
1. Depth of upstream manhole(s),
3. Location of existing lateral cleanouts and how they will be monitored,
4. Address of all parcels along with name and operating hours of all businesses located upstream of blockage to the next upstream manhole.

The Contractor shall also provide name and cell phone number of the employee(s) that will have the sole duty of monitoring all active blockages. If multiple lines are simultaneously blocked, the Contractor's submittal must show how each blockage is to be continuously monitored. For multiple blockages, and at no additional cost to the City, the Engineer may also require devices for each blockage to give audible and/or visual ala1m of a pending overflow.

The Contractor shall be liable for all cleanup, damages and resultant fines in the event of a spill.

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Subsequent to removal of bypass pumping and/or diversion system, the Contractor shall verify existing sewer flows are restored to pre-existing condition.

The Contractor shall allow up to 10 working days for response from the City for any request regarding sewer system flows.

77-1.03G Sewer Structures

All active manholes shall be considered as confined spaces.

Manholes shall be constructed per an accepted submittal and any request and approval for alteration must be in writing.

Manholes shall be standard precast concrete manholes as detailed on City Standard 401.

Manhole bases may be poured-in-place concrete on undisturbed earth. The bases shall be poured full thickness against the side of the manhole excavation or to dimensions shown on City Standard 401. The manhole excavation site shall be dewatered before pouring.

Pre-cast manhole bases, conforming to City Standard 401 in dimensions and the requirements outlined below for materials may be used. Such pre-cast bases shall be placed on a minimum 6- inch-thick cushion of drain rock. The drain rock shall extend a minimum of 6 inches beyond the outside edges of the base.

Precast manhole bases shall be constructed per ASTM C478. Concrete for cast-in-place manhole bases shall be portland cement concrete in compliance with Section 90 of the Standard Specifications

If a new manhole is to be installed on an existing asbestos cement main, the Contractor shall remove all asbestos cement piping to a minimum of 12 inches beyond the manhole trench and into the mainline trench, any visible joints up to 36 inches beyond the manhole trench shall also be removed. All replacement materials shall be per City Standards, and all removed asbestos cement material shall be disposed of in accordance with all laws and regulations.

Except as noted below, or where otherwise specified, all manholes regardless of diameter shall have concentric tapered sections.

Eccentric tapered sections shall be installed when the installation of an inside drop is required. Where a manhole has a single drop structure the opening of the eccentric tapered section shall be directly over the drop. When multiple drops are required, the alignment of the opening shall be determined by the City Engineer.

Where the constructed height of a precast base does not allow for the installation of a tapered section due to rim to invert elevation constraints, the Contractor shall submit for a cast-in-place base for review. Slab sections shall only be considered where the height of a cast-in-place base will not allow for the installation of a tapered section.

Where steel reinforcement is required in manhole base construction, such reinforcement shall be furnished and placed as shown on the plans and in accordance with the applicable provisions of Section 52 of the Standard Specifications.

The base slab and initial riser section shall be connected with integrally poured concrete to create a watertight joint. Flow channels shall be constructed as shown on the plans. Changes in size and/or grade shall be made gradually in constructed channels, and changes in direction shall have smooth curves with proper radiuses that direct flow toward the outlet pipe and minimizes turbulence. All finished surfaces shall be smoothly troweled with a steel trowel. All manhole barrels and taper section shall be precast concrete sections using Type V portland cement complying with ASTM Designation: C 150 or low-alkali Type II cement meeting the requirements for Type V cement.

The 48-inch diameter barrels and taper sections shall be constructed in accordance with the applicable provisions of ASTM Designation: C 478 and shall be inspected by the Engineer to determine that the interior surfaces are smooth and free of pockets or depressions.

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Manhole frames and covers shall be in accordance with Standard 204. Tops of manhole frames and covers shall be set accurately to finished grade in paved streets and 1 foot above finished grade in unimproved areas. The frames shall be evenly set on the manhole on a portland cement mortar bed. Where manholes are set above finished grade, the earth shall be mounded up around the manhole in a neat and acceptable manner to the satisfaction of the Engineer.

The entire interior surface of all new manholes, and existing manhole being connected to, shall be coated including the flow channel down to the spring line after all cracks and/or chips have been patched and existing surfaces prepared. Coating and patching materials shall be submitted to the City for approval and shall be applied in accordance with the manufacturer's recommendations. Xypex concrete waterproofing coating (or approved equivalent) shall be applied to the entire interior of all sewer manholes.

The manhole shall be sealed with an external rubber sleeve Infi-Shield Gator Wrap or approved equivalent. The seal shall be made of a Stretchable, Self-Shrinking, Intra-Curing Halogenated based rubber with a minimum thickness of 30 mils. The back side of each unit shall be coated with a cross-linked re-enforced butyl adhesive. The butyl adhesive shall be non-hardening sealant with a minimum thickness of 30 mils.The seal shall be designed to stretch around the joint and then overlapped creating a cross-link and fused bond between rubber and butyl adhesive.

All joints in manholes shall be sealed by means of a preformed, self-bonding, self-sealing gasket and be approved by the City prior to use. Ram-Nek joint sealant (or approved equivalent) shall be applied between manhole sections.
Joint seals shall be installed in full compliance with the manufacturer's current recommendations.

The interior surface of all sanitary sewer main line cleanouts (area under frame and cover and around pipe), shall be troweled and brushed smooth and free of pockets or depressions.

Except as otherwise specified, all manholes on active mains shall be accessible at all times.

After placing the surface course of asphalt concrete, all manholes and cleanouts shall be located and marked with white paint before the close of that work day.

Within two working days of paving, all manholes and cleanouts shall be adjusted to grade and inspected.

77-1.03H Abandon or Remove Existing Sanitary Sewer System Components

77-1.03H(1) General

Abandonment of existing sewer components shall conform to direction provided on the Drawings, applicable City Standards, and any modifications specified in the Contract Documents.

Existing sewer system components shall be removed where shown on the Plans or to facilitate the progress of work. The Contractor must receive written approval from the Engineer prior to removing any component, fully or in part, that is active during construction. Any removed components from an active system shall be replaced with approved materials to the satisfaction of the Engineer.

77-1.04 PAYMENT

The sanitary sewer main will be paid for at the contract price per **lineal foot** for the specified sizes (as determined by measuring the total length of pipe installed and including tie-ins), and specific types which price shall include compensation for furnishing all labor, materials, tools, equipment and doing all the work involved, including but not limited to:

- potholing to verify potential conflicts with existing utilities and other known structures per these Special Provisions,
- sawcutting/grinding,
- pavement removal,
- excavation,
- material recycling
- pipe laying,
- furnishing, placing and compacting all required bedding and backfill,
- trench plates as needed,

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- permanent and temporary asphalt trench paving,
- replacement of traffic stripes, markings, and raised pavement markers,
- disposal of excavated material, including pipeline material, sanitary sewer concrete manholes, sanitary sewer manhole lids,
- trenchless construction methods including excavation for launch pits
- providing fittings, couplings, reducers and necessary pipe spools,
- any removal, replacement, supporting, and or relocation of existing facilities
- protection of pipe from damage during other phases of the work,
- protective coatings and linings,
- bypass pumping and/or other diversion methods,
- testing of the sanitary sewer main and sanitary sewer manholes,
- disposal of all test water by the Contractor,
- construction water and all work involved in its obtainment, development and distribution,
- tie-ins to existing mains,
- dewatering trench,
- dewater excavations for launch and new sanitary sewer manholes

and any other work required for constructing sanitary sewer mains and sanitary sewer clean outs not specifically enumerated on the plans or in these specifications and no additional allowance will be made therefor.

Full compensation for trench surfacing including furnishing and placing aggregate base, asphaltic paint binder, asphalt concrete and applying water, all as specified herein, shall be considered as included in the contract prices paid for sanitary sewer pipe and laterals, and no additional allowance will be made therefor.

77-2 WATER DISTRIBUTION SYSTEM

77-2.01 GENERAL

77-2.01A Summary

Section 77-2 includes general specifications for constructing water components and related items.

Excavation, backfill and shaped bedding must comply with Section 19-3. Work shall be constructed in accordance with these Special Provisions, Standard Specifications, the Plans and as directed by the Engineer. Any proposed deviations must first be approved in writing by the City of Ukiah Director of Public Works/ City Engineer.

The Contractor shall provide all means necessary, to the satisfaction of the Engineer, to ensure continuous service to all existing customers during and after work hours, weekends and holidays.

Permanent paving shall not take place until all underground work is finished, except as otherwise noted, and the Engineer has given written notice of acceptance to the Contractor

The Contractor shall provide a full size set of water distribution system "record plans" for their project to the Engineer within 7 calendar days from the final connection to the City's water distribution system. All deviations from the improvement plans shall be recorded on the plans in red ink.

77-2.01B Definitions

NOT USED

77-2.01C Submittals

The Contractor shall submit to the Engineer, in writing, a list of all materials proposed to be used on the project, showing manufacturer's name, product trade name, type, grade, and weight. Material list shall be submitted and approved before any installation occurs. Supporting documentation and/or samples may be requested to allow the Engineer to make an informed decision on acceptance or rejection of the material.

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Submittals are required for all couplings.

The Contractor shall submit manufacturer's warranty on products and a certificate showing compliance with applicable ASTM Standards

Controlled Low Strength Material (if used) must comply with Section 19-3 of the Standard Specifications.

All bracing and shoring shall conform to the Division of Industrial Safety Construction Safety Orders. Prior to the excavation of trenches five feet or more in depth, the Contractor shall submit to the City Engineer, a detailed plan prepared by a licensed Civil or Structural Engineer showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trenches. A permit must be obtained from the State of California, Division of Industrial Safety and shall be submitted to the Engineer prior to starting the trench work. Proof of such permit shall be submitted to the Engineer prior to starting the trench work.

Prior to disposal of any materials or operation of any equipment on sites provided by the Contractor for disposal of excess trench excavation owned by him, the Contractor shall submit to the Engineer written authorization for such disposal of materials and entry permission signed by the owners of the disposal site and the required permits

The Contactor shall submit the installation location for any proposed use of flange fittings. Use of flanged fittings other than those already specified herein must be approved by the City of Ukiah Director of Public Works/ City Engineer.

Methods and equipment used for hydrostatic testing shall be submitted to the Engineer for approval.

Methods, material and equipment used for disinfection of the water system shall be submitted to the Engineer for approval

The Contractor shall submit a separate written request to the Engineer to schedule each individual shutdown required to facilitate a tie-in connection or any other work where a shutdown may be necessary.

77-2.01D Quality Assurance

77-2.01D(1) Materials

The City reserves the right to reject any material that may be supplied for use.. If the City obtains information indicating that a listed item is not performing satisfactorily or is found to be defective, that item will be rejected and the Contractor shall submit a replacement for review at no additional cost to the City.

Any pipe that is delivered to the job site that, in the opinion of the Engineer, shows signs of contamination, damage and/or defect, may result in the rejection of any pipe that was delivered to the supplier on the same shipment.

77-2.01D(2) Quality Control

77-2.01D(2)a Hydrostatic Testing

Prior to being allowed to connect to the City of Ukiah's water distribution system, except where otherwise specified, all newly constructed water mains, and their appurtenances, shall be hydrostatically tested in accordance with AWWA C600, and any modifications herein.

Water service laterals 4" and larger that are installed on an existing water main by cut-in or hot tap requires that the disinfection and bacteria test sampling shall take place prior to hydrostatic testing. The Contractor shall request, and the Engineer shall provide the proper procedures for this operation.

Methods and equipment used for hydrostatic testing shall be submitted to the Engineer for approval.

The Contractor, at their option, may test the system at any time during construction. However, the final test, which will be witnessed by the City for acceptance, shall take only place after the system is fully constructed and trenches backfilled and compacted, but prior to final paving.

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Each valved section of the system, or combined sections, as approved by the Engineer, shall be hydrostatically tested to a pressure of not less than 150 psi measured at the highest point along the section to be tested. Where the static pressure in the City's distribution system to be connected to is greater than 100 psi, the test pressure shall be 1.5 times the static pressure of the City's distribution system.

If complying with the above requirements it appears that the specified test pressure may exceed the new system's designed thrust restraint, valving or joint pressures at the lowest elevation, the Contractor shall request direction from the City Engineer.

Except where otherwise specified or approved by the City Engineer, pressure testing against closed gate valves shall not take place. Where testing against a closed gate valve is approved, the valves supplied by the Contractor shall be rated to exceed the specified test pressure. Any damage to gate valves shall be the responsibility of the Contractor and must be corrected to the satisfaction of the City Engineer, including up to full replacement.

Each section of the new system shall be slowly filled with water, and all air expelled through an opening(s) located at the highest point(s) of the system. If necessary, tap the main at point(s) of the highest elevation(s) and install corporation stops to assist in expelling during filling of the system. Unless the taps are located where combination air and vacuum valves have been designed into the system, the penetrations shall be sealed with stainless-steel full circle clamps once all air is expelled. All caps, plugs, fittings and any other appurtenance shall be properly braced prior to pressurizing the system.

After all air is expelled, the specified test pressure (150 psi) shall be applied by means of an approved pump connected to the new system in a manner approved of by the Engineer. The pump, connection fittings, pressure gauge and measuring devices and all other necessary apparatus shall be furnished by the Contractor. The Contractor shall construct all openings into the new system required for filling and expelling air, and shall furnish all necessary assistance for conducting the tests. Before applying the test pressure, all air shall be expelled from the pipe.

The gauge(s) used to measure pressure for the test shall be a liquid filled gauge with increments no greater than 5psi.

The duration of each pressure test shall be 2 hours, and the test pressure shall not vary by more than ±5psi.

The pressure shall be maintained within this tolerance by adding makeup water through the approved test pump into the system. The makeup water shall be accurately measured in gallons by a meter or by pumping from an approved vessel of known volume, and shall not exceed the applicable testing allowance as specified in Table 1.

Table 1 - Hydrostatic testing makeup water allowances per 100 ft of pipeline.
Gallons per hour

	Nominal Pipe Diameter									
Avg. Test Pressure (psi)	**4”**	**6”**	**8”**	**10”**	**12”**	**14”**	**16”**	**18”**	**20”**	**24”**
150	**0.033**	**0.050**	**0.066**	**0.083**	**0.099**	**0.116**	**0.132**	**0.149**	**0.166**	**0.199**
175	**0.036**	**0.054**	**0.072**	**0.089**	**0.107**	**0.125**	**0.143**	**0.161**	**0.179**	**0.215**
200	**0.038**	**0.057**	**0.076**	**0.096**	**0.115**	**0.134**	**0.153**	**0.172**	**0.191**	**0.229**
225	**0.041**	**0.061**	**0.081**	**0.101**	**0.122**	**0.142**	**0.162**	**0.182**	**0.203**	**0.243**
250	**0.043**	**0.064**	**0.085**	**0.107**	**0.128**	**0.150**	**0.171**	**0.192**	**0.214**	**0.256**
275	**0.045**	**0.067**	**0.090**	**0.112**	**0.134**	**0.157**	**0.179**	**0.202**	**0.224**	**0.269**
300	**0.047**	**0.070**	**0.094**	**0.117**	**0.140**	**0.164**	**0.187**	**0.211**	**0.234**	**0.281**

Leakage is defined as the quantity of water to be supplied into the newly constructed water system, or any valved section thereof, necessary to maintain the specified test pressure.

If at any time during the pressure and leakage testing the specified test pressure can be maintained ±3psi for a consecutive 30 minutes without adding makeup water, the test can be discontinued and the system considered as passing. Should any test of combined or individual sections of the new system show leakage greater than the specified

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limit, the Contractor shall, at their own expense, locate the cause and repair the defect until the leakage is within the specified allowance.

Regardless of test results, the Contractor shall repair any leaks detected.

77-2.01D(2)b Water Main Cleaning and flushing

Cleaning and flushing of new water system components purposed to be connected to the City of Ukiah's Water Distribution System shall conform to AWWA C651, all applicable City Standards, and any modifications herein and/or on the plans. To ensure the sanitary integrity of the new water system the Contractor shall practice proper sanitary technics during storage, handling and construction of the new water system.

All new water mains 4" and larger, installed with the intention of being dedicated to the City or being installed by contract for the City shall be cleaned and flushed prior to chlorination and sanitation.

During the installation of new water line(s), the Contractor shall insert an appropriately sized flexible polyurethane foam sweeping or cleaning style swab, with a density of 2 pounds per cubic foot, complete with polyurethane drive seal, into the beginning or ending segment of each pipe run. The swab shall stay in place until utilized for cleaning operations as specified.

Where tees or crosses are installed as part of the new system, swabs shall be placed where practical so both the run and branch segments are able to be swabbed. If determined by the Engineer that sanitary technics were practiced during construction, the Engineer may, at their discretion, allow segments of new pipe 80 linear feet or less to be cleaned by line flushing only. The City will not be responsible for extra time for locating lost swabs.

Unless otherwise approved by the City Engineer cleaning and flushing of all mainline pipes shall be accomplished by propelling the swab down the pipeline to an approved exit point (temporary or permanent blow-off) -with an approved source of potable water. After removal of the swab(s) a unidirectional flush of the new system shall continue until the water is completely clear.

All temporary blow off assemblies installed for the purpose of removing foam swabs required for water main cleaning shall be constructed as shown on the drawings with a "same size as main" elbow and vertical stand pipe to prevent trench and dispelled water from flowing back into the main. The contractor shall provide the excavation and backfilling required to establish any temporary pig flush assemblies. The contractor shall be responsible for requesting and coordinating all utility locations prior to excavation. The pit shall be constructed in such a manner, and the temporary flush removed, so as to prevent the backflow of dirty water into the new main. It shall be the responsibility of the contractor under the supervision of City of Ukiah to flush the pig through.

Any excavation, main removal and repair required to extricate a trapped swab shall be the responsibility of the contractor. During the time any excavation is left open, the contractor shall provide all required safety barriers and fencing. When unattended, the area shall be surrounded with poly fencing. Taping off the excavated area is not considered sufficient.

After the swab is removed the end of the pipe shall be sealed watertight and all parts restrained to allow for testing. All temporary material shall be removed during operations to connect to the City's distribution system. In its place the contractor shall install a standard D.E. cap and flush

After swabbing, as specified above, is complete, any segment that may have been allowed to be omitted by the Engineer, and every lateral, shall be flushed until clean and free of air and debris.

Flushing shall be continued until the water leaving the system is clear and acceptable to the City of Ukiah, but in no case shall the flushing be performed for less than 10 minutes.

Water used for flushing shall be considered contaminated after exiting the new system and shall not be allowed to re-enter the system. If, in the opinion of the Engineer, the new system becomes contaminated the Contractor shall be required to re-disinfect the system, all or in part, at no additional cost to the City.

The Contractor shall provide a storage tank large enough to store the flushing water. Refer to Section 77-2.01D(2)d

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"Disposal of water used for flushing and chlorination", for discharge of water used for flushing.

77-2.01D(2)c Water Main Disinfection

Disinfection of new water system components purposed to be connected to the City of Ukiah's Water Distribution System shall conform to AWWA C651, all applicable City Standards, and any modifications herein and/or on the plans. To ensure the sanitary integrity of the new water system the Contractor shall practice proper sanitary technics during storage, handling and construction of the new water system.

Except as otherwise specified or permitted by the City Engineer, disinfection of the new system shall only take place after all lines have been cleaned and flushed, and each required hydrostatic test has been accepted by the Engineer.

All laterals, 2" and larger, including fire lines, installed on an existing main shall be disinfected and bacteriological test samples taken as specified herein.

All 1" and 1-1/2" service laterals components installed on an existing main shall be thoroughly swabbed with a 1 percent liquid chlorine solution during construction.

All laterals shall be thoroughly flushed just prior to being put into service.

Methods, material and equipment used for disinfection of the water system shall be submitted to the Engineer for approval.

Sodium hypochlorite (liquid chlorine) of 10%, 12.5% or 15% shall be utilized for disinfection operations and shall be applied as stated herein. The use of household bleach is not permitted for disinfection at any time.

The point of application of the disinfectant shall be through a permanent or temporary blow-off, or through a new fire hydrant installed as part of the new system. If none of the aforementioned components are available or practical for use, the Contractor may use a corporation stop of an approved size, if approved by the Engineer. Adequate venting must be allowed, and both filling and venting port elevations shall be a minimum of 6 inches higher than all components to be disinfected.

Water from the City's existing distribution system shall be used to fill the new mains at a slow controlled rate of flow during the application of the disinfectant; this rate of flow shall not exceed the limits of any openings used to expel water and/or air, including installed air release valves. Precautions shall be taken to prevent back pressure causing a reversal of flow into the City's water distribution system. In the process of disinfecting, all valves and other appurtenances on the new water system shall be operated in such a way to allow the disinfectant solution to be fully distributed to all components of the new water system.

The rate of disinfectant feed shall be in such proportion to the rate of water entering the pipe that the disinfectant dose applied shall be between 100ppm and 200ppm. The disinfectant solution shall be retained in the pipe for a period of at least 24 hours but no longer than 72 hours. After 24 hours, disinfectant levels shall not be less than 50% of the initial dosage, as recorded by the Inspector. If the disinfectant level is less than 50% of the initial dosage, the system shall be flushed and the above disinfection procedures repeated. When disinfectant levels are acceptable after the retention period, the chlorinated water shall then be discharged as specified in Section 77-2.01D(2)d "Disposal of water used for flushing and chlorination", and all new mains and laterals shall be given a final flush and then filled with water from the City's distribution system.

While the final flush of the new system is taking place the Engineer, or their representative, will take a chlorine residual reading from the City's distribution system and note it. If the reading is higher than 0.5 ppm, the new system shall be flushed until residual readings taken at all locations, as determined by the Engineer, are between the residual noted from the City's distribution system and 1 ppm, but no higher. If the residual taken from the City's distribution system is less than 0.05 ppm, the new water system shall be flushed until all locations are between 0.5 ppm and 1 ppm.

After the disinfectant is flushed from the new water system and all residual readings are as specified, an initial set, consisting of two bacteria test samples per location, shall be taken where specified by the Engineer per one of the following methods;

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Method A:
Take a first set of sample tests just after flushing is complete, and the second after a minimum of 16 hours, but not more than 72 hours after flushing.

Method B:
After flushing is complete let the system sit a minimum of 16 hours without any use, then collect both sets of sample tests from the same locations 15 minutes apart while allowing the sample port to maintain a slight flow in between samples.

The method used shall be determined by the Engineer at the time of sampling.

All residual readings and bacteria test samples specified herein shall be taken by the Engineer, or their designee, and witnessed by the Contractor.

The Engineer must receive written test results showing that all samples from both sets taken are negative for contamination prior to scheduling connection(s) to the City's water distribution system.

If bacteria test results indicate contamination the new water system shall be flushed and sampling shall take place again as specified above. If any results from the additional sampling still show indication of contamination the new system shall be disinfected and flushed again prior to any additional bacteria test sampling taking place.

Unless otherwise approved by City Engineer, the initial two sets of bacteria tests will be considered valid for up to 14 calendar days after the second set has been taken. All other sets taken will be valid for up to 10 calendar days. If more time passes than those specified before connecting to the City's distribution system, additional passing bacteria test samples will be required before connections are approved.

Costs for the collection and analysis of the initial sets of bacteria test samples will be paid for by the City. The exact location and quantity of the samples will be determined in the field by the Engineer. There shall not be more than 1200 feet between sample points. Samples taken from fire hydrants, new or existing, shall be avoided where possible, if samples must be taken from a fire hydrant the hydrant shall first receive a high-volume flush to clean the interior.

The City will pay labor and analytical fees for collecting and analyzing up to two additional sets of bacteria test samples. If additional testing is required, costs shall be borne by the Contractor. The City shall collect the samples and send it to their approved laboratory for testing at the Contractor’s expense.

If deemed necessary by the City Engineer, due to unsanitary or other construction practices, as determined by the Engineer, the Contractor may be required to do additional sampling with satisfactory results prior to connecting to the City's distribution system.

77-2.01D(2)d Disposal of water used for flushing and chlorination

Water used for flushing and disinfection of newly constructed water systems is the property of the Contractor and its disposal is the responsibility of the Contractor. Chlorinated water used to disinfect the new mains shall be disposed of in accordance with AWWA C655, all laws and regulations, and any modifications herein or specified on other contract documents.

Discharge to the storm drain system or a waterway is not permitted without a permit from the North Coast Regional Water Quality Control Board.

Discharges may be allowed to be disposed of into the sanitary sewer system.

77-2.01D(2)e Epoxy Coating Tests

All applied epoxy coating systems shall be tested for thickness and flaws by the coating applicator. Test results for tests conducted by shop-applied epoxy coating applicator shall be made available for inspection by the City. When directed by the City, additional testing shall be conducted by the Contractor under the supervision of the District Inspector at the job site. The decision of the City regarding test results will be final.

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Tests for flaws and holidays in the coating system shall be conducted using a low voltage wet sponge device acceptable to the City at a voltage setting of 67.5 volts D.C.

All areas failing to pass the electrical inspection shall be repaired as approved by the District. In addition, any visible damage to the coating shall be repaired regardless of whether it passes the electrical detector test.

77-2.02 MATERIALS

All materials used shall be lead free per California Health & Safety code, Section 116875.

The Contractor shall use a single manufacturer for pipe, fittings, valves, meter boxes (per sizes) unless otherwise approved by the Engineer.

All materials delivered to the job site shall be new and free from defects.

77-2.02A Pipe Materials

77-2.02A(1) Polyvinyl Chloride Pressure (PVC) Pipe

Polyvinyl Chloride (PVC) Pipe, 4" through 12", shall be new pipe, with a minimum pressure class (PC) rating of PC165, DR 25 conforming to the requirements of AWWA C900 "Polyvinyl Chloride (PVC) Pressure Pipe and Fabricated Fittings, 4" through 12" for Water Transmission and Distribution.

All PVC pipe shall be 20 foot laying lengths, unless otherwise shown on the Drawings.

The pipe manufacturer shall legibly mark pipe materials. Name and/or trademark of manufacturer, nominal pipe size in inches and OD base, Dimensional Ratio, AWWA Pressure Class, Test pressure for hydrotested pipe, AWWA Designation Number, and manufacturer's name and/or standard reference number shall be printed on the pipe at 3 foot-intervals or less.

An affidavit shall be provided that all delivered materials comply with the requirements of AWWA C900 and these specifications.

77-2.02B Pipe Joints and Fittings

In general, and unless otherwise specified or allowed by the City Engineer, all new water distribution system installations of 4" and larger shall be restrained with the use of thrust blocks. In lieu of, or in addition to concrete thrust blocks, approved mechanical restraint devices and/or harnesses may be used to restrain the system.

77-2.02B(1) PVC Pipe Joints

Joining of PVC pipe shall be with either elastomeric-gasket bell ends or couplings and shall comply with AWWA C900 pipe for 6-inch through 12-inch.

Elastomeric-Gasket Bell Ends: The bell ends shall be an integral thickened bell end (IB). When measured in accordance with ASTM D2122, the dimensions of the integral bell wall thickness at any point shall conform to the dimension ratio of the pipe except in the annular gasket ring groove and bell entry portions where the wall shall be at least the thickness of the pipe barrel.

All elastomeric gaskets shall be furnished by the PVC pipe manufacturer.

PVC Pipe Couplings: PVC pipe couplings shall be compatible with the PVC pipe. Couplings shall be furnished together with 2 elastomeric gaskets. All elastomeric gaskets shall be furnished by the coupling manufacturer.

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Marking on the pipe couplings shall include the nominal size OD Base, PVC, AWWA Pressure Class, AWWA Designation Number, Manufacturer's name and/or standard reference number, seal of the testing agency verifying the suitability of the coupling/ fitting for potable water service (e.g. NSF 61).

77-2.02B(1)a PVC Joint Lubricants

Joint lubricants shall be compatible with the pipe and elastomeric gaskets materials.

Lubricants shall be non-toxic and shall not support the growth of bacteria, impart a taste or odor to the pipe or adversely affect in any way the quality of water transported by the pipe when used in accordance with AWWA C605. Lubricants shall be certified to NSF 61 for use with potable water. Lubricant containers shall be labeled with the following trade name of the lubricant; lubricant manufacturer's name; NSF 61 Certification mark.

77-2.02B(2) Fittings

All fittings for use with PVC pipe (except tees and crosses) shall be either thrust retrained using appropriately sized and designed concrete thrust blocks or mechanically restrained. Ductile-iron or gray-iron fittings may be used. The rubber rings shall be furnished by the manufacturer of the fitting.

All tees and crosses used with PVC pipe shall have all flanged ends.

Reducers and elbows shall have flanged ends at connections to another fitting or to a valve and shall have mechanical restrained fittings to PVC pipe. Flanged ends shall be flat-faced and shall conform to AWWA C110.

All fittings with flanged ends shall be made of ductile iron. No PVC fittings with flanged ends shall be allowed.

77-2.02B(2)a PVC Fittings

PVC fittings shall be injection molded conforming to AWWA C907 for PVC pipe 6-inch and 8-inch, and shall be fabricated conforming to AWWA C900 for PVC pipe 12-inch.

PVC pipe fittings shall be manufactured from PVC compound meeting ASTM cell classification 12454 with a Hydrostatic Design Basis (HDB) of 4000 psi (ASTM D2837). Fittings shall be certified to NSF 61 for usage in potable water.

PVC fittings shall have a minimum wall thickness of 125 percent the wall thickness of the adjoining AWWA C900 PVC pipe of the same nominal diameter. The minimum wall thickness at any point in the bell groove shall be at least that of the wall thickness of the adjoining AWWA C900 PVC pipe of equivalent pipe size.

All fittings are to be made for usage on PVC pipe specified in Section 77-2.02A(1). PVC fittings for use on AWWA C900 PVC pipe shall have push-on joints only; no flanged joints shall be permitted on PVC fittings for PVC pipe.

Marking on fabricated and injection-molded PVC fittings shall include the nominal size OD base and deflection angle if applicable (e.g., 12-in.x 8 in. or 12-in. 45°); PVC; AWWA Pressure Class (e.g., PC 235) for AWWA C900 fittings or (e.g., PC 150) for C907 fittings; AWWA Designation Number (e.g., AWWA C900-07 or AWWA C907-04); Manufacturer's Name or Trademark; Production-record code for AWWA C907 fittings; Seal (mark) of the testing agency verifying the suitability of the pipe material for potable water service (e.g., NSF 61)

77-2.02B(2)b Ductile Iron Fittings

Ductile-iron fittings for PVC pipe shall conform to either AWWA C110 (standard-style) or AWWA C153 (compact-style) except as herein modified and shall be compatible with the type and pressure class of pipe used.

Ductile iron fittings shall be either:

1) cement mortar lined in accordance with AWWA C104 and asphaltic coated in accordance with AWWA C153, or

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2) fusion-bonded epoxy lined and coated in accordance with AWWA C116 and Section 77-2.02I.

Unless otherwise approved herein, or by the City of Ukiah all ductile iron fittings shall be mechanical joint type. Flanged fittings shall only be used on above ground installations or on tees or crosses when attached to a flange (FL) x mechanical joint (MJ) valve or approved fitting, or as otherwise approved by the City of Ukiah.

Ductile-iron fittings with flange-joint ends shall be rated for 250 psi working pressure, minimum. Ductile-iron fittings with mechanical restraint devices shall have a minimum working pressure of 350 psi.

Cast markings on ductile-iron fittings shall include the AWWA Designation Number (e.g., for compact fittings, ANSI/AWWA C153/A21.53); pressure rating; nominal diameters of openings; manufacturer's identification; country where cast; the letters "DI" or "Ductile"; number of degrees or fraction of the circle on all bends.

Restraint devices for mechanical joint fittings and appurtenances shall conform to either ANSI/AWWA C111/A21.11 or ANSI/AWWA C153/A2153. Mechanical joint restraint for PVC pipe such as "EBAA-Iron Series 2000V" manufactured by EBAA-Iron, or approved equivalent may be used for restrained joints. All restrained devices for mechanical joint fittings must be compatible by the pipe manufacturer. Requests and submittals for use shall be accompanied by supporting documentation. Information provided shall include, at a minimum, specifications of product, manufacturer's installation instructions, and compatibility acceptance from the pipe manufacturer.

All non-stainless-steel bolts, nuts and threads shall be coated with bitumastic paint or Permatex spray-on heavy duty rubberized under-coating or an approved equivalent. All nuts shall be fully tightened and surfaces to be coated dried prior to application. The use of an anti-galling agent is required on all stainless-steel bolts.

77-2.02B(2)c Steel Fittings

Steel fittings shall not be used with PVC pipe. To transition from PVC pipe to steel pipe, ductile-iron flange joint adapters shall be used.

77-2.02C Cut-in Tee or Cross

Contractor shall install a new tee or cross on an existing main, with or without valve(s), by "cut-in" at the location(s) shown on the Plans. In general, and to mitigate the necessity for prolonged shutdown times, the "cut-in assembly" shall be assembled as much as possible prior to shutting down the City's distribution system. Connection to the existing mains shall be by approved couplings as noted herein unless otherwise approved by the City Engineer.

77-2.02D Tracer Wire

Tracer wire shall be 12 AWG solid copper wire with a blue type IJF 60 mil insulation that is designed for use in the detection of underground utilities. Fasten the wire to the top of the pipe so as not to be displaced during backfilling operations, (one method of accomplishing this is to affix the wire to the top of the pipe with duct tape at approximately 10 feet intervals). Where splicing is required only watertight connectors shall be used, and shall be either Copperhead Snakebite, 3M DBR, or an approved equivalent.

77-2.02E High Density Polyethylene (HDPE) Water Service Tubing

All HDPE water service tubing shall be blue copper tubing size (CTS) SDR9 tubing, and shall conform to both AWWA C90I and ASTM D273 7, and shall be either PE3608 -200psi tubing or PE4710 -250psi tubing.
Tubing shall be continuously marked at a minimum with; manufacturer, size, specification information and manufacturing codes.

If soil contamination is suspected during construction the Contractor shall notify the Engineer prior to the installation of HDPE material. Use of HDPE material within or adjacent to areas of known contaminated soils is strictly prohibited.

77-2.02F Couplings

Connections to cast iron (CI), polyvinyl chloride (PVC), or ductile iron (DI) pipe shall be made with mechanical joint solid

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sleeves. When connecting to asbestos cement (AC) and/or "over-sized" cast iron pipe, "wide range" style couplings from Ford, Smith-Blair, Romac or an approved equivalent shall be used.

Submittals are required for all couplings.

77-2.02G Gate Valves

Gate valves shall have ductile iron bodies and bonnets and resilient seated gates, and shall conform to AWWA Standard C509 and/or AWWA Standard C515 of the latest revisions. All gate valves, unless otherwise specified, shall be non-rising stem (NRS) type with O-Ring stem seals. Gate valves installed above grade or in vaults shall be equipped with an approved hand wheel. Outside screw and yoke (OS&Y) rising stem type gate valves shall only be installed where specified or approved by the Water Department.

All gate valves shall open in the counter clockwise direction. Where elevations on buried installations will not allow a minimum of six inches of cover over the valve nut, the Contractor shall submit for approval, by the Water Department, the installation of a horizontally installed gate valve with manufacturer installed bevel gearing. Bonnet direction of horizontally installed gate valves must be approved by the City and shall be recorded on the record plans.

The working pressure rating of gate valves shall meet or exceed the pressure rating of the pipe [C900 Class 165 (DR25)] Gate valve bolts and nuts shall be stainless-steel, and joint connection bolts and nuts shall be 304 stainless-steel or coated as specified herein.

Gate valves shall be mechanical joint for AWWA C900 PVC Pipe unless otherwise approved by the Engineer.

New gate valves shown to be installed by "cut-in" on an existing main shall be done by removing a section of the existing main and installing the required gate valve, pipe and couplers. Sections of pipe used shall be at least 18 inches in length.

All exposed valve surfaces shall be coated with fusion bonded epoxy in accordance with Section 77-2.02K(1).

Valves shall be certified to NSF 61 to be suitable for contact with potable water. All wetted materials shall be suitable for service with line content containing chlorine or chloramines.

When any part of the new water system is pressurized, all affected gate valves shall be at grade and accessible to City personnel at all times. Valves that require "valve stem risers" shall not be considered accessible unless the riser is in place and operational.

77-2.02H Valve Boxes, Vaults and Pits

Each gate valve shall be covered by a precast 8" valve box set flush with street surface with cast iron ring and cover marked "WATER".

When a color coated box cover is called for, the coating shall be TIGER Series 49 Polyester TGIC, or an approved equivalent, in the color specified by the Water Department. Finish shall be a rough texture matte. Cover shall be prepared per manufacturer's recommendations prior to coating. Film thickness shall be 2.5 to 3.5 mils.

Valve box riser pipe shall be installed centered over and plumb with the valve nut prior to final paving. If riser pipe needs to be lowered for paving it shall be cut by hand perpendicular to the axis of the pipe and free of jagged edges.The riser pipe shall extend into the bottom of the valve box a minimum of 2 inches and the upper section shall be no shorter than 1-foot in length.

If valve stem risers are required they shall be installed and checked for operation prior to paving.

All meter boxes, vaults and pits shall be bedded on 3" minimum thick, 3/4" drain rock, or other approved clean material with minimum sand equivalent percent of 20, uncontaminated by native soil, against compacted or undisturbed base. The gravel bed shall extend to a 4" minimum beyond all sides of the meter box. Box shall be set flush with top of curb, sidewalk or

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ground, whichever is applicable. Addresses shall be clearly marked on top side lip of meter box with a permanent marking pen.

Meter boxes and vaults shall be set so that the reading lids are aligned over the meter registers as closely as possible.

77-2.02I Fire hydrants and Lateral Assembly

Unless stationing is specifically called out fire hydrant locations, as shown on the plans, are approximate and shall be field located with the Engineer's approval.

No bends are allowed in fire hydrant laterals without approval of the City of Ukiah.

Fire hydrants shall have two (2) 2-/1/2" hose outlets and one (1) 4-1/2" steamer outlet. All hydrants shall be Clow No. 73, or approved equivalent.

Before a public fire hydrant may be placed in service, a high velocity flushing of the hydrant lateral shall be witnessed and approved by City of Ukiah engineering personnel.

77-2.02J Air Release Valve

Air release valves and air and vacuum release valves shall be combination air valves (air valves) and conform to AWWA C512 and requirements shown on the contract drawings.

All air valves shall be submitted for engineer's approval.

77-2.02K Coatings

77-2.02K(1) Gate Valves
All exposed valve and fitting surfaces shall be coated with fusion bonded epoxy in accordance with AWWA C550 except that the coating requirements specified therein shall apply to both interior and exterior surfaces. Fusion bonded epoxy coating shall be certified to NSF 61 for use with potable water. Coating dry film thickness shall be 8 mils minimum, 20 mils maximum.

Coated flange faces shall be uniformly coated and free of runs, blisters or other irregularities so as to not interfere with gasket sealing surfaces. Rejection of such valves shall be at the sole discretion of the City

77-2.02K(2) Hydrants
Hydrant interior surfaces shall be coated with fusion bonded epoxy in accordance with AWWA C550. Fusion bonded epoxy coating shall be certified to NSF 61 for use with potable water.

Coating thickness shall be 8 mils minimum, 20 mils maximum.

Hydrant buries and break-off spools with epoxy lining and coating shall be lined and coated in accordance with AWWA C116. Epoxy coating shall be certified to NSF 61 for use with potable water.

Paint all hydrants white.

77-2.02K(3) Air Valves
The interior shall be coated with fusion bonded epoxy in accordance with AWWA C550. Fusion bonded epoxy coating shall be certified to NSF 61 for use with potable water. Coating thickness shall be 8 mils minimum, 20 mils maximum.

77-2.03 CONSTRUCTION

77-2.03A General
77-2.03B Excavation, Trenching, Backfill and Pipe Laying

77-2.03B(1) Excavation

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All existing material that has been disturbed shall be removed from the trench prior to installation of new material. The Contractor shall promptly notify the Engineer of any field conditions that may affect alignment and/or grade.

All stumps and large roots encountered during trenching operations shall be removed to the satisfaction of the Engineer.

Where excavations occur within the drip line of any tree, the Contractor shall hand dig to protect tree roots. If necessary for installations, roots one inch in diameter or smaller may be cut neat by hand tool. Unless otherwise specified, cutting roots larger than one inch in diameter shall only be done with City approval.

It is the Contactor's responsibility to ensure that water system components are laid and bedded on sound, stable material. Where the bottom of the trench is found to be unstable, to consist of rock or boulders, or to include material which, in the opinion of the Engineer, is unsuitable for proper bedding of the main, the Contractor shall over-excavate and remove such unsuitable material to the width and depth ordered by the Engineer. Before the main is laid, a new subgrade shall be prepared by backfilling with an approved material in layers of not more than 6-inches in uncompacted depth.

Unless otherwise specified, excess material from excavation shall become the property of the Contractor and shall be disposed of to the satisfaction of the Engineer. If the work is in existing City streets the excess material shall be removed from the site daily unless it has been preapproved for reuse.

Prior to disposal of any materials or operation of any equipment on sites provided by the Contractor for disposal of excess trench excavation owned by him, the Contractor shall submit to the Engineer written authorization for such disposal of materials and entry permission signed by the owners of the disposal site and the required permits.

All excavations shall be able to accommodate any typical compaction and testing equipment and personnel used to backfill the trench. If, in the opinion of the Engineer, typical methods cannot be used, the Engineer may require the use of a pneumatic Pogo Stick/Powder Puff type compactor at no additional cost to the City.

Blasting shall not be permitted unless fist approved of, in writing, by the City of Ukiah.

77-2.03B(2) Trenching, Backfill and Resurfacing

All trenching, backfill and resurfacing required for installation of water distribution system facilities shall be in accordance with all applicable City Standards, specifically Standard 320 and Section 19-3 of these Special Provisions or as modified on the plans, and approved by the City of Ukiah.

Trench resurfacing shall conform to Standard Drawing No. 320,the contract drawings and the Standard Specifications. If existing utility crossings or other potential conflicts are shown on the plans or specified in other contract documents, the Contractor shall pot hole said areas prior to the start of pipe laying. If conflicts are discovered during this investigation the Engineer shall be notified immediately.

An air gap shall be in use at all times when dewatering to the sanitary sewer system.

The trench shall be opened sufficiently ahead of the pipe laying operations to reveal obstructions. Trench crossings shall be provided as necessary to accommodate public travel and to provide convenient access to adjacent properties. Flow shall be maintained in any sanitary sewers, storm drains, water lines, or water courses encountered in trenching. All lateral services constructed under curb, gutter and driveway culverts shall be accomplished by use of a trenchless method approved by the Engineer, unless not practical due to existing utilities and other constraints in the field. Boring under sidewalks and/or concrete filled planter strips will not be allowed. Boreholes shall be only large enough to allow for the size of pipe to be installed. If the Contractor's operations disturb the supporting soil, the Engineer may require the removal and replacement of any undermined sidewalk, curb, gutter or culvert; and/or the use of temporary HMA patch at the Contractor's expense. The limits of curb and gutter replacement and any required doweling will be at the discretion of the Engineer.

Controlled low-strength material shall be placed at the locations shown on the plans and where cover is less than 3 feet unless otherwise specified herein, on the plans, or approved by the City of Ukiah. Controlled low-strength material shall

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conform to Section 19, 19-3.02G “Controlled low-strength material”, and a material submittal is required for approval. All excavations in a traveled way with controlled low-strength material backfill shall be plated or otherwise safely covered to allow for safe passage during curing.

Trenching operations shall be conducted in such a manner that will not disturb existing facilities. Existing utilities shall be supported in place with service maintained during construction. The Contractor shall incur all costs associated with repairs needed, in the opinion of and to the satisfaction of the Engineer, by any such damage due to their operations. Five days prior to cutting into any traffic detector loop the Contractor shall notify and coordinate with the Engineer.

77-2.03B(3) Trench Bracing and Shoring

All bracing and shoring shall conform to the Division of Industrial Safety Construction Safety Orders. Prior to the excavation of trenches five feet or more in depth, the Contractor shall submit to the City Engineer, a detailed plan prepared by a licensed Civil or Structural Engineer showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trenches. A permit must be obtained from the State of California, Division of Industrial Safety and shall be submitted to the Engineer prior to starting the trench work.

The Contractor shall take all necessary measures to protect the workers and adjacent areas and structures from the hazards of the trenching or excavation operations.

Trench sheeting or boxes shall be withdrawn in such a manner as to prevent caving at the walls of excavations or damage to piping or other structures. Sheeting shall be completely removed from the trench and no backfill shall be installed against the sheeting before it is removed.

Trenching operations shall be conducted in such a manner that will not disturb the existing curb, gutter and existing utilities that are to remain in place.

77-2.03B(4) Removal of Water

Contractor shall provide and maintain at all times during construction ample means and devices with which to promptly remove and properly dispose of all water entering the excavations.

Where ground water occurs, pumping shall continue until back filling has progressed to a sufficient height to prevent flotation of the pipe. No main, valves, appurtenances, concrete foundations, or thrust blocks shall be laid in water. Water shall not be allowed to rise over concrete foundations or thrust blocks until the concrete has set not less than 24 hours. No water shall be drained into work built or under construction without prior consent of the City.

Water shall be disposed of in such a manner as to cause no property damage or not be a hazard to public health

77-2.03D(5) Pipe Laying

Prior to start of pipe laying, the Contractor shall expose the ends of the existing mains to determine individual lines and grades. New mains shall begin approximately 8 feet from and on the same line and grade as the existing main unless otherwise shown or approved. New mains shall be installed at minimum standard cover of 3 ft, or as shown on the Plans. Where, in the opinion of the Engineer, new mains cannot start on the same lines and grades and the existing main, restrained fittings shall be used to make grade and/or alignment transitions for tie-ins to existing mains. This does not eliminate the requirement for thrust blocking unless specifically specified elsewhere.

Tracer wire shall be laid on the top of and along the entire length of all water pipe and HDPE tubing and shall be extended to the surface at all valve locations, blow-offs and meter boxes sufficiently for locator equipment to be attached. Except where otherwise directed by the City Engineer, fasten the wire to the top of the pipe so as not to be displaced during backfilling operations, (one method of accomplishing this is to affix the wire to the top of the pipe with duct tape at approximately 10 feet intervals). Where splicing is required only watertight connectors shall be used, and shall be either Copperhead Snakebite, 3M DBR, or an approved equivalent.

All pipe stockpiled on the job shall be stored with the ends covered to prevent the entrance of foreign matter. The Engineer may reject stockpiled pipe with exposed ends.

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Proper implements, tools, and facilities satisfactory to the Engineer shall be provided and used by the Contractor for safe, convenient, and workmanlike prosecution of the work.

All pipe fittings and valves shall be carefully lowered into the trench in such a manner as to prevent damage to pipe coatings. Under no circumstances shall pipe or accessories be dropped or clumped into the trench. Before lowering and while suspended, the pipe shall be inspected for defects and the cast iron pipe rung with a light hammer to detect cracks. Any defective, damaged, or unsound pipe shall be rejected and sound material furnished. Cutting of pipe for inserting valves, fittings, or closure pieces shall be done in a neat and workmanlike manner without damage to pipe. All pipe stockpiled on the job shall be stored with the ends covered to prevent the entrance of foreign matter.

Installation of all pipe joints shall be per manufacturer's recommendations and installation instructions, and all PVC bell and spigot joints, up to and including 8 inches, shall be assembled using the bar and block method. At any time and at no additional cost to the City the Engineer may require the use of a device to prevent "over-insertion" such as a Mega-Stop Series 5000 from EBAA Iron, or an approved equivalent. All joints that are, in the opinion of the Engineer, over-inserted, shall be pulled back to the proper insertion point or removed and replaced at the Engineer's discretion. Any adjacent joint that may have been disturbed due to the over-insertion shall be allowed to be inspected by the Engineer and if required shall be pulled back or removed and replaced.

Whenever it is necessary either in vertical or horizontal plane, to avoid obstructions or when long radius curves are permitted, the amount of deflection shall not exceed the maximum recommended by the pipe manufacturer or that required for satisfactory jointing.

Each length of pipe shall be free of any visible evidence of contamination, dirt, and foreign material before it is lowered into its position in the trench, and it shall be kept clean by approved means during and after laying. Whenever pipe laying is not in progress, the open ends of installed pipe shall be closed watertight by mechanical plug, cap or other means approved by the Engineer to prevent the entrance of foreign material or small animals. Trench water shall not be permitted to enter the pipe.

If proper separation between water mains and non-potable pipelines, per the latest guidelines from the California State Water Resources Control Board cannot be maintained, the Contractor shall inform the Engineer immediately to get direction, unless direction has been already provided in the contract documents.

Proposed water main elevations may need to be adjusted in the field to allow for the required separation between non-potable pipelines and other facilities. If water system components are proposed to be installed prior to sanitary sewer or storm drain components, the Contractor shall investigate for the possibility of conflicts or inadequate separation of facilities. The Contractor shall perform this investigation prior to water system installation and provide all relevant information in writing to the Engineer immediately upon discovery of any conflict.

77-2.03D(6) Water Main Lowering/ Over-Structure

Where shown on the Plans or as directed by the Engineer to lower or raise the alignment of the water main or 3" or larger service lateral using fittings, the alignment change shall be done in accordance with the drawings.

The lowering shall be installed as shown on the drawings and shall include restrained joints beyond the lowering to a calculated distance as directed by the Engineer.

The flame cutting of pipe by means of oxyacetylene torch shall not be allowed.

77-2.03E Water Service Laterals

The Contractor shall install new water service laterals per applicable City Standards at the locations shown on the Plans.

Service laterals other than those shown or noted on the plans shall not be installed prior to obtaining approval from the City of Ukiah. Service laterals encountered in construction that will not be used shall be abandoned.

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If a new water service lateral is replacing an existing lateral, the work shall include abandoning the old service lateral pipe or tubing, removal of curb stop valve(s), removal and disposal of old meter boxes, and removal, disposal and replacement of any existing sidewalk, curb and gutter as needed.

The Contractor shall locate the lateral and service connection in the field.

HDPE water services shall be one continuous length (no splices), from the water distribution main to the water meter. For water service laterals of other material types, the Contractor shall minimize joints as much as possible.

Water service connections to existing building service lines of 3/4" or 1" in size shall be HDPE as per Contract Drawings.

When an existing service line is found to be galvanized iron, an approved dielectric fitting shall be required. The use of PVC material as dielectric protection is not acceptable.

Except as required to comply with City Standards, bends and/or fittings shall not be installed under sidewalk or concrete planter strips.

Connections to existing water service lines shall be made 1 ft from building boundary.

Submittals are required on all material used for service tie-ins.

Submittals are required for all angle meter ball valve,, and the meter box shall be per Standard 301.

After the new water system is connected to the existing City water distribution system the Contractor shall purge the new service of air and sediment prior to new meter installation or the transferring of the existing water meter.

Prior to transferring an existing water meter, the Contractor shall notify the affected customer before shutting down their service. The Contractor shall coordinate this work to provide minimum customer out-of-service time and inconvenience. All existing water meter transfers and service tie-ins shall be witnessed by the field Inspector, and it is the Contractor's responsibility to coordinate this inspection.

The Contractor shall shut off any available property side valve on the existing service prior to cutting into the line and after the meter transfer, but prior to activating the new service, the Contractor shall notify the customer that the water is coming back on, then open the property side valve and flush the new service for a minimum of 5 minutes and until the water is clear and free of all air and foreign matter.

The existing building service line to be connected to may be metal or plastic and may not be the same size as the new service. The Contractor shall provide couplings, adapters and fittings as necessary to complete the connection to the new water service line.

77-2.03F Backflow Device Installation

The Contractor shall install new backflow prevention devices and enclosures at the location shown on the Plans or as directed by the Engineer.

The backflow preventer shall be Wilkins 975XL or Febco 825Y or approved equivalent. The backflow preventer enclosure shall be Strong Box Model SBBC-30AL or SBBC-30SS or approved equivalent.

Backflow prevention devices shall be installed per Manufacturer’s requirements. The Contractor shall purge the water service at the meter of air and sediment, prior to installation.

Submittals shall be required for all backflow devices and related materials.

After installation, the backflow prevention device shall be certified and tested by the City.

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77-2.03G Concrete Thrust Blocks

Unless other arrangements are made that are acceptable to the Engineer, the Contractor shall coordinate notification, and allow for visual inspection by the City, of all concrete thrust blocks.

Regardless of restrained joint requirements specified elsewhere or actual installation, concrete thrust blocks shall be installed behind all tees, when connecting to any existing line larger than 2" in diameter, and all other locations shown on the construction drawings. ..

Concrete thrust blocks and/or harnesses shall also be installed per applicable City Standard, and in addition to restrained joints, where the water main is 12" in diameter or larger and the static water pressure in the distribution system is 90 psi or greater.

Permanent concrete thrust blocks and/or harnesses restraints shall be installed at least 24 hours prior to reactivation of the water system when reactivation is required immediately after completion of any operation where a water system shut down is needed and temporary blocking is not feasible. If a joint restraint system can be installed to alleviate the need for concrete thrust blocks and protects the existing and new water systems, it shall be used in place of this requirement.

Wherever concrete thrust blocking is required, it shall be installed per City Standards 311 and 312 unless otherwise specified on the plans.

77-2.03H Abandon or Removal of Water Distribution System Components

Water mains and service laterals larger than 1-1/2" shown on the plans to be abandoned shall be abandoned with concrete plug (8” min thick), compacted earth (12” min thick). . If the end of the pipe to be abandoned is connected in any way to an active main and allowed to stay in place with the approval from the City Engineer, the abandonment shall consist of a watertight cap or plug and proper restraint, and the location shall be recorded on the plans.

Existing water system components shall be removed where shown on the Plans, or to facilitate the progress of work. The Contractor must first receive written approval from the City Engineer prior to removing any component, fully or in part, that is active during construction, and the removed material shall be replaced to the satisfaction of the Water Department.

Prior to abandoning an existing main that will be replaced with a new main, all water services shall be transferred to the new and active main.

Leaded joints encountered on water mains that are to stay active within the limits of excavations shall be removed by the Contractor as directed by the Engineer. The Contractor shall remove the joints by cutting out the section of pipe containing the exposed joint and installing ductile iron pipe and approved couplers. The removed joint shall be handled, and disposed of according to the Contractor's State Licensing Law and all other applicable laws and regulations.

Tees or crosses shown to be removed on water mains that will remain in service, shall have the tee or cross, any related valves and thrust blocking removed, and the main shall be repaired with ductile iron pipe and approved couplers.

Barrels of existing fire hydrants to be removed shall be carefully separated from risers and buries by the Contractor, and the bury, if left in the ground, shall be capped or plugged in an acceptable manner. The hydrant only shall be delivered to the City's Public Works Corporation Yard located at 1320 Airport Road, unless the Contractor has obtained specific written approval by the City to otherwise dispose of the materials.

Remove all valve boxes and risers on abandoned mains and backfill and resurface using temporary AC. If any portion of a gate valve that is to be abandoned is in the structural section of the street, the valve must be fully removed and the pipe ends abandoned.Any valves not in the structural section of the street may be abandoned in place in the fully closed position.

All system components located behind curb and gutter, or edge of pavement where there is no curb or gutter, on laterals to be abandoned shall be fully removed to a minimum of 1' below grade, unless otherwise directed or approved by the Engineer. All voids shall be backfilled per City Standards and surfaced in an acceptable manner to match the surrounding area. Any sidewalk that must be replaced shall be temporarily patched with HMA Type A.

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After a new water service lateral is installed on an existing main and the meter is transferred, the old service lateral shall be abandoned as specified herein.

Any abandonment that requires a system shutdown, such as removing an old water service from an active main, shall be done under inspection by authorized City personnel.

77-2.03I Water main connections and Shutdown/ Service Notifications

Upon completion of construction and testing of new water mains, service laterals and other appurtenances, tie-in connection(s) can be made by the Contractor under inspection by authorized City personnel.

Connections to the City's distribution system will not be scheduled until the Engineer has received documentation of all required passing bacteria tests.

77-2.03I(1) Notifications

The Contractor shall make a schedule request, to the Engineer, for any work which requires a City water distribution system shutdown, including, but not limited to, connection to the City's distribution system or a service hot tap.

The Contractor shall submit a separate written request to the Engineer to schedule each individual shutdown required to facilitate a tie-in connection or any other work where a shutdown may be necessary.

The Contractor shall submit written shut down requests at least 2 working days, and 3 working days in advance for residential and commercial shutdowns respectively. The City of Ukiah will attempt to facilitate shutdowns within these timeframes; however, extenuating circumstances may result in response times in excess of those mentioned above. Under such conditions, no claims related to work delays shall be considered.

All shutdowns and valve turning operations shall be performed by authorized City personnel only. Authorized City personnel must be present during any operation requiring a shutdown unless otherwise approved by the City Engineer and provided to the Contractor in writing. Connections to the City's distribution system shall not be performed without prior authorization by the Engineer.

Individual hot taps may be requested a minimum of 2 working days in advance, if the request is for multiple hot taps to be done on the same day the request shall be made a minimum of 5 working days in advance. The City will attempt to facilitate hot taps within these timeframes; however, extenuating circumstances may result in response times in excess of those mentioned herein. Under such conditions, no claims related to hot tap delays will be considered.

4" and larger hot taps or any size cut-in shall not be allowed within 4' of a joint unless first receiving written approval from the City Engineer. 4" and larger hot taps that are within 4' of a joint shall be replaced with a cut-in tee.

Any existing joint that is not specified to be replaced and is disturbed by the Contractor's operations may be require by the City Engineer to be removed and replaced with approved pipe and couplings under City inspection, and at no additional cost.

Excavations for individual tie-in connections and hot taps shall be completed as much as possible without causing damage to new or existing facilities and plated a minimum of 1 working day in advance of the scheduled work. If this requirement is not met the scheduled work will be cancelled. All connection materials shall be on site for inspection at the tie-in location the morning of the scheduled work.

Contractors who fail to keep field appointments shall be billed for City personnel and equipment time used, and the contractor shall bear the costs incurred by the City for notification of its customers for the subsequent appointment.

Interruption of service to commercial customers shall, as much as practical, be coordinated with the customer's needs. After notification by the Contractor for such a need, the City will contact commercial customers for service interruption needs and will inform the Contractor accordingly.

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Contractors requiring work of any kind by City forces shall request such services a minimum of 48 hours in advance of the time such services are desired. Work requests, which will involve City forces for more than 8 hours or an extensive number of City supplied parts, shall be requested a minimum of 7 calendar days in advance.

If it is necessary to terminate service to any customer, the contractor shall make the request for such work an additional 72-hours (three additional working days for a total of five working days advance notice) in advance of the time such services are desired to allow the customers affected to have a minimum 72-hour notice.

77-2.03I(2) Tie-ins

77-2.03I(2)a General

When installing a cut-in-tee or cross that is larger than the existing pipe, the new assembly shall be installed at the depth appropriate to the size of the "cut-in" tee or cross, and shall include all fittings, pipe and couplers required to make the change in grade and connections unless otherwise directed by the Engineer. Depth shall also be sufficient to allow any valve(s) that may be part of the assembly to remain below the subgrade of the street.

When a connection is required to an existing water pipe, the contractor shall provide all excavation, shoring, backfill and trench resurfacing per Section 77-2.03B.

All joints of a tie-in connection to the City's distribution system shall be mechanically restrained.

Where the connection is to be a "hot tap", the contractor shall provide and install the tapping valve and sleeve, and any other hardware required.

Full circle tapping saddles shall be used when hot tapping 10" and Larger PVC pipe with a static pressure of 85psi or higher.

Where a "cut-in" tee or cross and valve(s) assembly is required to be installed, the contractor shall provide and install the entire assembly (including valves), and any other hardware necessary under City inspection, and shall provide all other work and materials necessary to complete the installation to City Standards.

During the work, the Contractor shall exercise all necessary precautions to prevent the entrance of trench water or any other foreign material into the water main and appurtenances and shall conduct all operations in accordance with the most stringent sanitation practices. The interior of all appurtenances being installed, as well as the exterior of the pipe that will come into contact with the distribution water, shall be thoroughly swabbed with a 1 percent liquid chlorine solution prior to installation.

When connecting to an existing water main the Contractor shall install temporary and permanent thrust blocking, as necessary, for restraint and to allow for reenergizing of the water main immediately after all plumbing is complete.

When installing new components by "cut-in" to an existing PVC or ductile iron main, all new joints shall be mechanically restrained.

Pipe and fittings furnished for tie-ins shall be no smaller than the existing water main to which each tie-in is made.

77-1.03I(2)b Asbestos Cement Pipe (ACP)

Cutting of Asbestos Cement Pipe (ACP) shall be done utilizing a Pipe Cutter (snapper), of the proper type and size for the intended use. A ratcheting hand snapper shall only be used on ACP sizes of 6 inch and smaller. The "snapper", and all appurtenances shall have been inspected by the Contractor to ensure that it is in good working order prior to use.

If field conditions require an alternative method for cutting the ACP, the alternative method shall comply with all laws and requirements as specified by OSHA, the Contractor's State Licensing Board, and any other governing body for this type of work.

In all cases, cutting, handling and disposal shall be done per the above stated governing bodies. Cut pipe shall be properly enclosed as soon as possible after removed from the trench.

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77-2.03J Construction Water

All water required for the performance of work shall be legally obtained and furnished by the Contractor. Construction water for the work under this contract will not be furnished by the City.

Construction water shall be obtained from the City water system only at the point(s) designated by the Engineer. Contractors are prohibited from operating gate valves or fire hydrants on the City system.

At no time shall water trucks or any other unapproved vessel be used in the application of loading water mains unless first approved of by the City.

Prior to obtaining water from the City's water system the Contractor shall obtain a Water Use Permit and rent a hydrant. This can be done by contacting the Public Works Department . The Contractor is responsible for any deposits required, permits and moving fees, and the cost of all water used. Deposits shall be refunded upon removal of the meter by City forces, less any charges for water used. Any damage to the meter may result in forfeiture of all or part of the deposit.

Unmetered connections are not permitted to the City of Ukiah water system. Such connections shall be severed by the Water Department and will result in penalties including payment of fines and estimated water usage fees.

Use of water obtained from unmetered fire hydrants or other facilities is a violation of City ordinance and State law. Use of construction water from sources other than the City Water System must be approved by Engineer.

Citations and fines will be levied for violation of these and other utility regulations and deductions will be made from progress payments if necessary.

77-2.01K Payment

Potable water main will be paid for at the contract price per lineal foot for specified sizes (as determined by measuring the total length of pipe installed and including tie-ins), and specific types which price shall include full compensation for furnishing all labor, materials, tools, equipment and doing all the work involved, including but not limited to:

- potholing to verify potential conflicts with existing utilities and other known structures per these Special Provisions,
- sawcutting/grinding,
- pavement removal,
- excavation,
- material recycling
- pipe laying,
- furnishing, placing and compacting all required bedding and backfill,
- trench plates as needed,
- permanent and temporary asphalt trench paving Standard Specifications,
- replacement of traffic stripes, markings, and raised pavement markers,
- replacement of wireless vehicle detectors,
- disposal of excavated material, including contaminated soil, in conformance with Section 60, Section 13 and Section 14
- providing fittings, couplings, reducers and necessary pipe spools,
- thrust blocking restrained joints, and harnesses, as required,
- any removal, replacement, supporting, and or relocation of existing facilities
- Installing saddle and corporation stop/ valve and size penetration in main
- providing, installing all meter boxes, valves and fittings
- providing and installing gate valves and risers, pier blocks, nut extensions, valve boxes, concrete collars,
- protection of pipe from damage during other phases of the work,
- protective coatings and linings,
- hydrostatic testing of the potable water main and appurtenances,
- disposal of all test water,
- construction water and all work involved in its obtainment, development and distribution,

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- tie-ins to existing mains,
- temporary blow-off for testing and flushing,
- cleaning and flushing the water mains,
- pigging/swabbing of lines,
- disinfection of lines,
- dewatering trench,
- tracer wire,

and any other work required for constructing potable water mains, water services and gate valves not specifically enumerated on the plans or in these specifications and no additional allowance will be made therefor.

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78 INCIDENTAL CONSTRUCTION

Add to section 78-2.01:

Survey monuments shall be removed and returned to the City Engineer.

^^

79 RESERVED

No Changes

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80 FENCES

No Changes

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DIVISION IX TRAFFIC CONTROL FACILITIES

81 MISCELLANEOUS TRAFFIC CONTROL DEVICES

No Changes

^^^^^^^^^^^^^^^^^^^

^^^

^^

96 GEOSYNTHETICS

No Changes

^^

97–98 RESERVED

No Changes

^^

DIVISION XII BUILDING CONSTRUCTION

99 BUILDING CONSTRUCTION

No Changes

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SECTION 14. EXCLUSIONS FROM GENERAL CONDITIONS

14-01. Provisions to be Excluded from General Conditions. The following designated provisions of the General Conditions are hereby determined to be inapplicable to the proposed work and, therefore, are hereby excluded from the terms of the Notice to Bidders, Proposal, Agreement and other contract documents as though entirely omitted from said General Conditions:

(1) Section 6-02. Office at the Site
(2) Section 7-03. Surveys

No other exclusions.

SECTION 15. AMENDMENTS TO GENERAL CONDITIONS

15-01. Sections of General Conditions to be Amended.

The following designated sections of the Special Provisions are hereby amended to read as follows:

No amendments.

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SECTION 16. FEDERAL REQUIREMENTS FOR FEDERAL-AID CONSTRUCTION PROJECTS

1. Disadvantaged Business Enterprise (DBE)

Under 49 CFR 26.13(b):

The contractor, sub recipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate.

Take necessary and reasonable steps to ensure that DBEs have opportunity to participate in the contract (49 CFR 26).

To ensure equal participation of DBEs provided in 49 CFR 26.5, the Agency shows a goal for DBEs.
Make work available to DBEs and select work parts consistent with available DBE subcontractors and suppliers.
Meet the DBE goal shown elsewhere in these special provisions or demonstrate that you made adequate good faith efforts to meet this goal.

It is your responsibility to verify that the DBE firm is certified as DBE at date of bid opening. For a list of DBEs certified by the California Unified Certification Program, go to: http://www.dot.ca.gov/hq/bep/find_certified.htm
All DBE participation will count toward the California Department of Transportation's federally mandated statewide overall DBE goal.

Credit for materials or supplies you purchase from DBEs counts towards the goal in the following manner:

1. percent counts if the materials or supplies are obtained from a DBE manufacturer.
2. 60 percent counts if the materials or supplies are obtained from a DBE regular dealer.
3. Only fees, commissions, and charges for assistance in the procurement and delivery of materials or supplies count if obtained from a DBE that is neither a manufacturer or regular dealer. 49 CFR 26.55 defines "manufacturer" and "regular dealer."

You receive credit towards the goal if you employ a DBE trucking company that performs a commercially useful function as defined in 49 CFR 26.55(d)(1) through (4) and (6).

DBE Commitment Submittal
Submit Local Agency Bidder DBE Commitment (Construction Contracts), Exhibit 15-G, form, included in the Bid book. If the form is not submitted with the bid, remove the form from the Bid book before submitting your bid.
If the DBE Commitment form is not submitted with the bid, the apparent low bidder, the 2nd low bidder, and the 3rd low bidder must complete and submit the DBE Commitment form to the Agency. DBE Commitment form must be received by the Agency no later than 4:00 p.m. on the 4th business day after bid opening.

Other bidders do not need to submit the DBE Commitment form unless the Agency requests it. If the Agency requests you to submit a DBE Commitment form, submit the completed form within 4 business days of the request.
Submit written confirmation from each DBE stating that it is participating in the contract. Include confirmation with the DBE Commitment form. A copy of a DBE's quote will serve as written confirmation that the DBE is participating in the contract.

If you do not submit the DBE Commitment form within the specified time, the Agency finds your bid nonresponsive.

Good Faith Efforts Submittal
If you have not met the DBE goal, complete and submit the DBE Information - Good Faith Efforts, Exhibit 15-H, form with the bid showing that you made adequate good faith efforts to meet the goal. Only good faith efforts directed towards obtaining participation by DBEs will be considered. If good faith efforts documentation is not submitted with the bid, it must be received by the Agency no later than 4:00 p.m. on the 4th business day after bid opening.

If your DBE Commitment form shows that you have met the DBE goal or if you are required to submit the DBE Commitment form, you must also submit good faith efforts documentation within the specified time to protect your eligibility for award of the contract in the event the Agency finds that the DBE goal has not been met.

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Good faith efforts documentation must include the following information and supporting documents, as necessary:

1. Items of work you have made available to DBE firms. Identify those items of work you might otherwise perform with its own forces and those items that have been broken down into economically feasible units to facilitate DBE participation. For each item listed, show the dollar value and percentage of the total contract. It is your responsibility to demonstrate that sufficient work to meet the goal was made available to DBE firms.
2. Names of certified DBEs and dates on which they were solicited to bid on the project. Include the items of work offered. Describe the methods used for following up initial solicitations to determine with certainty if the DBEs were interested, and the dates of the follow-up. Attach supporting documents such as copies of letters, memos, facsimiles sent, telephone logs, telephone billing statements, and other evidence of solicitation. You are reminded to solicit certified DBEs through all reasonable and available means and provide sufficient time to allow DBEs to respond.
3. Name of selected firm and its status as a DBE for each item of work made available. Include name, address, and telephone number of each DBE that provided a quote and their price quote. If the firm selected for the item is not a DBE, provide the reasons for the selection.
4. Name and date of each publication in which you requested DBE participation for the project. Attach copies of the published advertisements.
5. Names of agencies and dates on which they were contacted to provide assistance in contacting, recruiting, and using DBE firms. If the agencies were contacted in writing, provide copies of supporting documents.
6. List of efforts made to provide interested DBEs with adequate information about the plans, specifications, and requirements of the contract to assist them in responding to a solicitation. If you have provided information, identify the name of the DBE assisted, the nature of the information provided, and date of contact. Provide copies of supporting documents, as appropriate.
7. List of efforts made to assist interested DBEs in obtaining bonding, lines of credit, insurance, necessary equipment, supplies, and materials, excluding supplies and equipment that the DBE subcontractor purchases or leases from the prime contractor or its affiliate. If such assistance is provided by you, identify the name of the DBE assisted, nature of the assistance offered, and date assistance was provided. Provide copies of supporting documents, as appropriate.
8. Any additional data to support demonstration of good faith efforts.

The Agency may consider DBE commitments of the 2nd and 3rd bidders when determining whether the low bidder made good faith efforts to meet the DBE goal.

Exhibit 15-G - Local Agency Bidder DBE Information (Construction Contracts)
Complete and sign Exhibit 15-G Local Agency Bidder DBE Commitment (Construction Contracts) included in the contract documents regardless of whether DBE participation is reported.

Provide written confirmation from each DBE that the DBE is participating in the Contract. A copy of a DBE's quote serves as written confirmation. If a DBE is participating as a joint venture partner, the Agency encourages you to submit a copy of the joint venture agreement.)

Subcontractor and Disadvantaged Business Enterprise Records (CT Stnd Spec 51.13B(1))
Use each DBE subcontractor as listed on Exhibit 12-B Bidder's List of Subcontractors (DBE and Non-DBE) and Exhibit 15-G Local Agency Bidder DBE Commitment (Construction Contracts) form unless you receive authorization for a substitution.

The Agency requests the Contractor to:

1 Notify the Engineer of any changes to its anticipated DBE participation

2 Provide this notification before starting the affected work

3 Maintain records including:

- Name and business address of each 1st-tier subcontractor
- Name and business address of each DBE subcontractor, DBE vendor, and DBE trucking company, regardless of tier
- Date of payment and total amount paid to each business

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If you are a DBE contractor, include the date of work performed by your own forces and the corresponding value of the work.

Before the 15th of each month, submit a Monthly DBE Trucking Verification form.

If a DBE is decertified before completing its work, the DBE must notify you in writing of the decertification date. If a business becomes a certified DBE before completing its work, the business must notify you in writing of the certification date. Submit the notifications. On work completion, complete a Disadvantaged Business Enterprises (DBE) Certification Status Change, Exhibit 17-O, form. Submit the form within 30 days of contract acceptance.
Upon work completion, complete Exhibit 17-F Final Report – Utilization of Disadvantaged Business Enterprises (DBE), First-Tier Subcontractors. Submit it within 90 days of contract acceptance. The Agency will withhold $10,000 until the form is submitted. The Agency releases the withhold upon submission of the completed form.

Performance of Disadvantaged Business Enterprises (CT Stnd Spec 5-1.13B(2))
DBEs must perform work or supply materials as listed in the Exhibit 15-G Local Agency Bidder DBE Commitment (Construction Contracts) form, included in the Bid.

Do not terminate or substitute a listed DBE for convenience and perform the work with your own forces or obtain materials from other sources without authorization from the Agency.

The Agency authorizes a request to use other forces or sources of materials if it shows any of the following justifications:

1. Listed DBE fails or refuses to execute a written contract based on plans and specifications for the project.
2. You stipulated that a bond is a condition of executing the subcontract and the listed DBE fails to meet your bond requirements.
3. Work requires a contractor's license and listed DBE does not have a valid license under Contractors License Law.
4. Listed DBE fails or refuses to perform the work or furnish the listed materials.
5. Listed DBE's work is unsatisfactory and not in compliance with the contract.
6. Listed DBE is ineligible to work on the project because of suspension or debarment.
7. Listed DBE becomes bankrupt or insolvent.
8. Listed DBE voluntarily withdraws with written notice from the Contract
9. Listed DBE is ineligible to receive credit for the type of work required.
10. Listed DBE owner dies or becomes disabled resulting in the inability to perform the work on the Contract.
11. Agency determines other documented good cause.

Notify the original DBE of your intent to use other forces or material sources and provide the reasons. Provide the DBE with 5 days to respond to your notice and advise you and the Agency of the reasons why the use of other forces or sources of materials should not occur.
Your request to use other forces or material sources must include:

1. One or more of the reasons listed in the preceding paragraph
2. Notices from you to the DBE regarding the request
3. Notices from the DBEs to you regarding the request

If a listed DBE is terminated or substituted, you must make good faith efforts to find another DBE to substitute for the original DBE. The substitute DBE must perform at least the same amount of work as the original DBE under the contract to the extent needed to meet the DBE goal.

The substitute DBE must be certified as a DBE at the time of request for substitution.

Unless the Agency authorizes (1) a request to use other forces or sources of materials or (2) a good faith effort for a substitution of a terminated DBE, the Agency does not pay for work listed on the Exhibit 15-G Local Agency Bidder DBE Commitment (Construction Contracts) form unless it is performed or supplied by the listed DBE or an authorized substitute.

2. BID OPENING The Agency publicly opens and reads bids at the time and place shown on the *Notice to Contractors*.

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3. **BID RIGGING** The U.S. Department of Transportation (DOT) provides a toll-free hotline to report bid rigging activities. Use the hotline to report bid rigging, bidder collusion, and other fraudulent activities. The hotline number is (800) 424-9071. The service is available 24 hours 7 days a week and is confidential and anonymous.. The hotline is part of the DOT's effort to identify and investigate highway construction contract fraud and abuse and is operated under the direction of the DOT Inspector General.

4. **CONTRACT AWARD** If the Agency awards the contract, the award is made to the lowest responsible and responsive bidder.

5. **CONTRACTOR LICENSE**

   The Contractor must be properly licensed as a contractor from contract award through Contract acceptance (Public Contract Code § 10164).

6. **CHANGED CONDITIONS**

a. Differing Site Conditions

i. During the progress of the work, if subsurface or latent physical conditions are encountered at the site differing materially from those indicated in the contract or if unknown physical conditions of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in the work provided for in the contract, are encountered at the site, the party discovering such conditions shall promptly notify the other party in writing of the specific differing conditions before the site is disturbed and before the affected work is performed.

ii. Upon written notification, the engineer will investigate the conditions, and if it is determined that the conditions materially differ and cause an increase or decrease in the cost or time required for the performance of any work under the contract, an adjustment, excluding anticipated profits, will be made and the contract modified in writing accordingly. The engineer will notify the contractor of the determination whether or not an adjustment of the contract is warranted.

iii. No contract adjustment which results in a benefit to the contractor will be allowed unless the contractor has provided the required written notice.

iv. No contract adjustment will be allowed under this clause for any effects caused on unchanged work. (This provision may be omitted by the Local Agency, at their option.)

b. Suspensions of Work Ordered by the Engineer

i. If the performance of all or any portion of the work is suspended or delayed by the engineer in writing for an unreasonable period of time (not originally anticipated, customary, or inherent to the construction industry) and the contractor believes that additional compensation and/or contract time is due as a result of such suspension or delay, the contractor shall submit to the engineer in writing a request for adjustment within 7 calendar days of receipt of the notice to resume work. The request shall set forth the reasons and support for such adjustment.

ii. Upon receipt, the engineer will evaluate the contractor's request. If the engineer agrees that the cost and/or time required for the performance of the contract has increased as a result of such suspension and the suspension was caused by conditions beyond the control of and not the fault of the contractor, its suppliers, or subcontractors at any approved tier, and not caused by weather, the engineer will make an adjustment (excluding profit) and modify the contract in writing accordingly. The contractor will be notified of the engineer's determination whether or not an adjustment of the contract is warranted.

iii. No contract adjustment will be allowed unless the contractor has submitted the request for adjustment within the time prescribed.

iv. No contract adjustment will be allowed under this clause to the extent that performance would have been suspended or delayed by any other cause, or for which an adjustment is provided or excluded under any other term or condition of this contract.

c. Significant Changes in the Character of Work

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i. The engineer reserves the right to make, in writing, at any time during the work, such changes in quantities and such alterations in the work as are necessary to satisfactorily complete the project. Such changes in quantities and alterations shall not invalidate the contract nor release the surety, and the contractor agrees to perform the work as altered.

ii. If the alterations or changes in quantities significantly change the character of the work under the contract, whether such alterations or changes are in themselves significant changes to the character of the work or by affecting other work cause such other work to become significantly different in character, an adjustment, excluding anticipated profit, will be made to the contract. The basis for the adjustment shall be agreed upon prior to the performance of the work. If a basis cannot be agreed upon, then an adjustment will be made either for or against the contractor in such amount as the engineer may determine to be fair and equitable.

iii. If the alterations or changes in quantities do not significantly change the character of the work to be performed under the contract, the altered work will be paid for as provided elsewhere in the contract.

iv. The term "significant change" shall be construed to apply only to the following circumstances:

- When the character of the work as altered differs materially in kind or nature from that involved or included in the original proposed construction; or
- When a major item of work, as defined elsewhere in the contract, is increased in excess of 125 percent or decreased below 75 percent of the original contract quantity. Any allowance for an increase in quantity shall apply only to that portion in excess of 125 percent of original contract item quantity, or in case of a decrease below 75 percent, to the actual amount of work performed.

7. BEGINNING OF WORK, TIME OF COMPLETION AND LIQUIDATED DAMAGES

The Contractor shall begin work within 15 calendar days after the issuance of the Notice to Proceed.

This work shall be diligently prosecuted to completion before the expiration of 250 WORKING DAYS beginning on the fifteenth calendar day after the date shown on the Notice to Proceed.

The Contractor shall pay to the City of Ukiah the sum of $500 per day, for each and every calendar days' delay in finishing the work in excess of the number of working days prescribed above.

8. BUY AMERICA

Furnish steel and iron materials to be incorporated into the work with certificates of compliance and certified mill test reports. Mill test reports must indicate where the steel and iron were melted and manufactured. Steel and iron materials must be produced in the U.S. except:

1. Foreign pig iron and processed, pelletized, and reduced iron ore may be used in the domestic production of the steel and iron materials [60 Fed Reg 15478 (03/24/1995)];
2. If the total combined cost of the materials does not exceed the greater of 0.1 percent of the total bid or $2,500, materials produced outside the U.S. may be used.

Production includes:

1. Processing steel and iron materials, including smelting or other processes that alter the physical form or shape (such as rolling, extruding, machining, bending, grinding, and drilling) or chemical composition;
2. Coating application, including epoxy coating, galvanizing, and painting, that protects or enhances the value of steel and iron materials.

9. QUALITY ASSURANCE

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The Agency uses a Quality Assurance Program (QAP) to ensure a material is produced to comply with the Contract. You may examine the records and reports of tests the Agency performs if they are available at the job site.

Schedule work to allow time for QAP.

10. PROMPT PAYMENT OF FUNDS WITHHELD TO SUBCONTRACTORS

The agency may hold retainage from the prime contractor and shall make prompt and regular incremental acceptances of portions, as determined by the agency, of the contract work, and pay retainage to the prime contractor based on these acceptances. The prime contractor, or subcontractor, shall return all monies withheld in retention from a subcontractor within seven (7) days after receiving payment for work satisfactorily completed and accepted including incremental acceptances of portions of the contract work by the agency, unless as agreed to in writing by the prime contractor and subcontractor, pursuant to Section 7108.5 of the Business and Professions Code. Any violation of this provision shall subject the violating prime contractor or subcontractor to the penalties, sanctions and other remedies specified in Section this code. These requirements shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to the prime contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the prime contractor, deficient subcontract performance, or noncompliance by a subcontractor.

11. FORM FHWA-1273 REQUIRED CONTRACT PROVISIONS FEDERAL-AID CONTRACTS

(Excluding ATTACHMENT A - EMPLOYMENT AND MATERIALS PREFERENCE FOR APPALACHIAN DEVELOPMENT HIGHWAY SYSTEM OR APPALACHIAN LOCAL ACCESS ROAD CONTRACTS)

FHWA-1273 -- Revised May 1, 2012

REQUIRED CONTRACT PROVISIONS
FEDERAL-AID CONSTRUCTION CONTRACTS

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I. General
II. Nondiscrimination
III. No segregated Facilities
IV. Davis-Bacon and Related Act Provisions
V. Contract Work Hours and Safety Standards Act Provisions
VI. Subletting or Assigning the Contract
VII. Safety: Accident Prevention
VIII. False Statements Concerning Highway Projects
IX. Implementation of Clean Air Act and Federal Water Pollution Control Act
X. Compliance with Government wide Suspension and Debarment Requirements
XI. Certification Regarding Use of Contract Funds for

Lobbying ATTACHMENTS

A. Employment and Materials Preference for Appalachian Development Highway System or Appalachian Local Access Road Contracts (included in Appalachian contracts only)

I. GENERAL

1. Form FHWA-1273 must be physically incorporated in each construction contract funded under Title 23 (excluding emergency contracts solely intended for debris removal). The contractor (or subcontractor) must insert this form in each subcontract and further require its inclusion in all lower tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services).

The applicable requirements of Form FHWA-1273 are incorporated by reference for work done under any purchase order, rental agreement or agreement for other services. The prime contractor shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Form FHWA-1273 must be included in all Federal-aid design-build contracts, in all subcontracts and in lower tier subcontracts (excluding subcontracts for design services, purchase orders, rental agreements and other agreements for supplies or services). The design-builder shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Contracting agencies may reference Form FHWA-1273 in bid proposal or request for proposal documents, however, the Form FHWA-1273 must be physically incorporated (not referenced) in all contracts, subcontracts and lower-tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services related to a construction contract).

2. Subject to the applicability criteria noted in the following sections, these contract provisions shall apply to all work performed on the contract by the contractor's own organization and with the assistance of workers under the contractor's immediate superintendence and to all work performed on the contract by piecework, station work, or by subcontract.

3. A breach of any of the stipulations contained in these Required Contract Provisions may be sufficient grounds for withholding of progress payments, withholding of final payment, termination of the contract, suspension / debarment or any other action determined to be appropriate by the contracting agency and FHWA.

4. Selection of Labor: During the performance of this contract, the contractor shall not use convict labor for any purpose within the limits of a construction project on a Federal-aid highway unless it is labor performed by convicts who are on parole, supervised release, or probation. The term Federal-aid highway does not include roadways functionally classified as local roads or rural minor collectors.

II. NONDISCRIMINATION

The provisions of this section related to 23 CFR Part 230 are applicable to all Federal-aid construction contracts and to all related construction subcontracts of $10,000 or more. The provisions of 23 CFR Part 230 are not applicable to material supply, engineering, or architectural service contracts.

In addition, the contractor and all subcontractors must comply with the following policies: Executive Order 11246, 41 CFR 60, 29 CFR 1625-
1627, Title 23 USC Section 140, the Rehabilitation Act of 1973, as amended (29 USC 794), Title VI of the Civil Rights Act of 1964, as amended, and related regulations including 49 CFR Parts 21, 26 and 27; and 23 CFR Parts 200, 230, and 633.

The contractor and all subcontractors must comply with: the requirements of the Equal Opportunity Clause in 41 CFR 60-1.4(b) and, for all construction contracts exceeding $10,000, the Standard Federal Equal Employment Opportunity Construction Contract Specifications in 41 CFR 60-4.3.

Note: The U.S. Department of Labor has exclusive authority to determine compliance with Executive Order 11246 and the policies of the Secretary of Labor including 41 CFR 60, and 29 CFR 1625-1627. The contracting agency and the FHWA have the authority and the responsibility to ensure compliance with Title 23 USC Section 140, the Rehabilitation Act of 1973, as amended (29 USC 794), and Title VI of the Civil Rights Act of 1964, as amended, and related regulations including 49 CFR Parts 21, 26 and 27; and 23 CFR Parts 200, 230, and
633.

The following provision is adopted from 23 CFR 230, Appendix A, with appropriate revisions to conform to the U.S. Department of Labor (US DOL) and FHWA requirements.

1. Equal Employment Opportunity: Equal employment opportunity (EEO) requirements not to discriminate and to take affirmative action to assure equal opportunity as set forth under laws, executive orders, rules, regulations (28 CFR 35, 29 CFR 1630, 29 CFR 1625-1627, 41 CFR 60 and 49 CFR 27) and orders of the Secretary of Labor as modified by the provisions prescribed herein, and imposed pursuant to 23 U.S.C. 140 shall constitute the EEO and specific affirmative action standards for the contractor's project activities under this contract. The provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) set forth under 28 CFR 35 and 29 CFR 1630 are incorporated by reference in this contract. In the execution of this contract, the contractor agrees to comply with the following minimum specific requirement activities of EEO:

a. The contractor will work with the contracting agency and the Federal Government to ensure that it has made every good faith effort to provide equal opportunity with respect to all of its terms and conditions of employment and in their review of activities under the contract.

b. The contractor will accept as its operating policy the following statement:

"It is the policy of this Company to assure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, color, national origin, age or disability. Such action shall include: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, pre-apprenticeship, and/or on-the-job training."

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2. EEO Officer: The contractor will designate and make known to the contracting officers and EEO Officer who will have the responsibility for and must be capable of effectively administering and promoting and active EEO program and who must be assigned adequate authority and responsibility to do so.

3. Dissemination of Policy: All members of the contractor's staff who are authorized to hire, supervise, promote, and discharge employees, or who recommend such action, or who are substantially involved in such action, will be made fully cognizant of, and will implement, the contractor's EEO policy and contractual responsibilities to provide EEO in each grade and classification of employment. To ensure that the above agreement will be met, the following actions will be taken as a minimum:

a. Periodic meetings of supervisory and personnel office employees will be conducted before the start of work and then not less often than once every six months, at which time the contractor's EEO policy and its implementation will be reviewed and explained. The meetings will be conducted by the EEO Officer.

b. All new supervisory or personnel office employees will be given a thorough indoctrination by the EEO Officer, covering all major aspects of the contractor's EEO obligations within thirty days following their reporting for duty with the contractor.

c. All personnel who are engaged in direct recruitment for the project will be instructed by the EEO Officer in the contractor's procedures for locating and hiring minorities and women.

d. Notices and posters setting forth the contractor's EEO policy will be placed in areas readily accessible to employees, applicants for employment and potential employees.

e. The contractor's EEO policy and the procedures to implement such policy will be brought to the attention of employees by means of meetings, employee handbooks, or other appropriate means.

4. Recruitment: When advertising for employees, the contractor will include in all advertisements for employees the notation: "An Equal Opportunity Employer." All such advertisements will be placed in publications having a large circulation among minorities and women in the area from which the project work force would normally be derived.

a. The contractor will, unless precluded by a valid bargaining agreement, conduct systematic and direct recruitment through public and private employee referral sources likely to yield qualified minorities and women. To meet this requirement, the contractor will identify sources of potential minority group employees, and establish with such identified sources procedures whereby minority and women applicants may be referred to the contractor for employment consideration.

b. In the event the contractor has a valid bargaining agreement providing for exclusive hiring hall referrals, the contractor is expected to observe the provisions of that agreement to the extent that the system meets the contractor's compliance with EEO contract provisions. Where implementation of such an agreement has the effect of discriminating against minorities or women, or obligates the contractor to do the same, such implementation violates Federal nondiscrimination provisions.

c. The contractor will encourage its present employees to refer minorities and women as applicants for employment. Information and procedures with regard to referring such applicants will be discussed with employees.

5. Personnel Actions: Wages, working conditions, and employee benefits shall be established and administered, and personnel actions of every type, including hiring, upgrading, promotion, transfer, demotion, layoff, and termination, shall be taken without regard to race, color, religion, sex, national origin, age or disability. The following procedures shall be followed:

a. The contractor will conduct periodic inspections of project sites to insure that working conditions and employee facilities do not indicate discriminatory treatment of project site personnel.

b. The contractor will periodically evaluate the spread of wages paid within each classification to determine any evidence of discriminatory wage practices.

c. The contractor will periodically review selected personnel actions in depth to determine whether there is evidence of discrimination. Where evidence is found, the contractor will promptly take corrective action. If the review indicates that the discrimination may extend beyond the actions reviewed, such corrective action shall include all affected persons.

d. The contractor will promptly investigate all complaints of alleged discrimination made to the contractor in connection with its obligations under this contract, will attempt to resolve such complaints, and will take appropriate corrective action within a reasonable time. If the investigation indicates that the discrimination may affect persons other than the complainant, such corrective action shall include such other persons. Upon completion of each investigation, the contractor will inform every complainant of all of their avenues of appeal.

6. Training and Promotion:

a. The contractor will assist in locating, qualifying, and increasing the skills of minorities and women who are applicants for employment or current employees. Such efforts should be aimed at developing full journey level status employees in the type of trade or job classification involved.

b. Consistent with the contractor's work force requirements and as permissible under Federal and State regulations, the contractor shall make full use of training programs, i.e., apprenticeship, and on-the-job training programs for the geographical area of contract performance. In the event a special provision for training is provided under this contract, this subparagraph will be superseded as indicated in the special provision. The contracting agency may reserve training positions for persons who receive welfare assistance in accordance with 23 U.S.C. 140(a).

c. The contractor will advise employees and applicants for employment of available training programs and entrance requirements for each.

d. The contractor will periodically review the training and promotion potential of employees who are minorities and women and will encourage eligible employees to apply for such training and promotion.

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7. Unions: If the contractor relies in whole or in part upon unions as a source of employees, the contractor will use good faith efforts to obtain the cooperation of such unions to increase opportunities for minorities and women. Actions by the contractor, either directly or through a contractor's association acting as agent, will include the procedures set forth below:

a. The contractor will use good faith efforts to develop, in cooperation with the unions, joint training programs aimed toward qualifying more minorities and women for membership in the unions and increasing the skills of minorities and women so that they may qualify for higher paying employment.

b. The contractor will use good faith efforts to incorporate an EEO clause into each union agreement to the end that such union will be contractually bound to refer applicants without regard to their race, color, religion, sex, national origin, age or disability.

c. The contractor is to obtain information as to the referral practices and policies of the labor union except that to the extent such information is within the exclusive possession of the labor union and such labor union refuses to furnish such information to the contractor, the contractor shall so certify to the contracting agency and shall set forth what efforts have been made to obtain such information.

d. In the event the union is unable to provide the contractor with a reasonable flow of referrals within the time limit set forth in the collective bargaining agreement, the contractor will, through independent recruitment efforts, fill the employment vacancies without regard to race, color, religion, sex, national origin, age or disability; making full efforts to obtain qualified and/or qualifiable minorities and women. The failure of a union to provide sufficient referrals (even though it is obligated to provide exclusive referrals under the terms of a collective bargaining agreement) does not relieve the contractor from the requirements of this paragraph. In the event the union referral practice prevents the contractor from meeting the obligations pursuant to Executive Order 11246, as amended, and these special provisions, such contractor shall immediately notify the contracting agency.

8. Reasonable Accommodation for Applicants / Employees with Disabilities: The contractor must be familiar with the requirements for and comply with the Americans with Disabilities Act and all rules and regulations established there under. Employers must provide reasonable accommodation in all employment activities unless to do so would cause an undue hardship.

9. Selection of Subcontractors, Procurement of Materials and Leasing of Equipment: The contractor shall not discriminate on the grounds of race, color, religion, sex, national origin, age or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The contractor shall take all necessary and reasonable steps to ensure nondiscrimination in the administration of this contract.

a. The contractor shall notify all potential subcontractors and suppliers and lessors of their EEO obligations under this contract.

b. The contractor will use good faith efforts to ensure subcontractor compliance with their EEO obligations.

10. Assurance Required by 49 CFR 26.13(b):

a. The requirements of 49 CFR Part 26 and the State DOT's U.S. DOT-approved DBE program are incorporated by reference.

b. The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the contracting agency deems appropriate.

11. Records and Reports: The contractor shall keep such records as necessary to document compliance with the EEO requirements. Such records shall be retained for a period of three years following the date of the final payment to the contractor for all contract work and shall be available at reasonable times and places for inspection by authorized representatives of the contracting agency and the FHWA.

a. The records kept by the contractor shall document the following:

(1) The number and work hours of minority and non-minority group members and women employed in each work classification on the project;

(2) The progress and efforts being made in cooperation with unions, when applicable, to increase employment opportunities for minorities and women; and

(3) The progress and efforts being made in locating, hiring, training, qualifying, and upgrading minorities and women.

b. The contractors and subcontractors will submit an annual report to the contracting agency each July for the duration of the project, indicating the number of minority, women, and non-minority group employees currently engaged in each work classification required by the contract work. This information is to be reported on Form FHWA-1391. The staffing data should represent the project work force on board in all or any part of the last payroll period preceding the end of July. If on-the-job training is being required by special provision, the contractor will be required to collect and report training data. The employment data should reflect the work force on board during all or any part of the last payroll period preceding the end of July.

III. NONSEGREGATED FACILITIES

This provision is applicable to all Federal-aid construction contracts and to all related construction subcontracts of $10,000 or more.

The contractor must ensure that facilities provided for employees are provided in such a manner that segregation on the basis of race, color, religion, sex, or national origin cannot result. The contractor may neither require such segregated use by written or oral policies nor tolerate such use by employee custom. The contractor's obligation extends further to ensure that its employees are not assigned to perform their services at any location, under the contractor's control, where the facilities are segregated. The term "facilities" includes waiting rooms, work areas, restaurants and other eating areas, time clocks, restrooms, washrooms, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing provided for employees. The contractor shall provide separate or single-user restrooms and necessary dressing or sleeping areas to assure privacy between sexes.

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IV. DAVIS-BACON AND RELATED ACT PROVISIONS

This section is applicable to all Federal-aid construction projects exceeding $2,000 and to all related subcontracts and lower-tier subcontracts (regardless of subcontract size). The requirements apply to all projects located within the right-of-way of a roadway that is functionally classified as Federal-aid highway. This excludes roadways functionally classified as local roads or rural minor collectors, which are exempt. Contracting agencies may elect to apply these requirements to other projects.

The following provisions are from the U.S. Department of Labor regulations in 29 CFR 5.5 “Contract provisions and related matters” with minor revisions to conform to the FHWA-1273 format and FHWA program requirements.

1. Minimum wages

a. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics.

Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph 1.d. of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under paragraph 1.b. of this section) and the Davis-Bacon poster (WH–1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

b. (1) The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

(i) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(ii) The classification is utilized in the area by the construction industry; and

(iii) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(2) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(3) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Wage and Hour Administrator for determination. The Wage and Hour Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(4) The wage rate (including fringe benefits where appropriate) determined pursuant to paragraphs 1.b.(2) or 1.b.(3) of this section, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

c. Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

d. If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

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2. Withholding

The contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor under this contract, or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work, all or part of the wages required by the contract, the contracting agency may, after written notice to the contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

3. Payrolls and basic records

a. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

b. (1) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the contracting agency. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g. , the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH–347 is available for this purpose from the Wage and Hour Division Web site at http://www.dol.gov/esa/whd/forms/wh347instr.htm or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to the contracting agency for transmission to the State DOT, the FHWA or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the contracting agency.

(2) Each payroll submitted shall be accompanied by a “Statement of Compliance,” signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(i) That the payroll for the payroll period contains the information required to be provided under §5.5 (a)(3)(ii) of Regulations, 29 CFR part 5, the appropriate information is being maintained under §5.5 (a)(3)(i) of Regulations, 29 CFR part 5, and that such information is correct and complete;

(ii) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations, 29 CFR part 3;

(iii) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(3) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH–347 shall satisfy the requirement for submission of the “Statement of Compliance” required by paragraph 3.b.(2) of this section.

(4) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under section 1001 of title 18 and section 231 of title 31 of the United States Code.

c. The contractor or subcontractor shall make the records required under paragraph 3.a. of this section available for inspection, copying, or transcription by authorized representatives of the contracting agency, the State DOT, the FHWA, or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the FHWA may, after written notice to the contractor, the contracting agency or the State DOT, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

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4. Apprentices and trainees

a. Apprentices (programs of the USDOL).

Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice.

The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed.

Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination.

In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

b. Trainees (programs of the USDOL).

Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration.

The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration.

Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed.

In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

c. Equal employment opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

d. Apprentices and Trainees (programs of the U.S. DOT).

Apprentices and trainees working under apprenticeship and skill training programs which have been certified by the Secretary of Transportation as promoting EEO in connection with Federal-aid highway construction programs are not subject to the requirements of paragraph 4 of this Section IV. The straight time hourly wage rates for apprentices and trainees under such programs will be established by the particular programs. The ratio of apprentices and trainees to journeymen shall not be greater than permitted by the terms of the particular program.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract.

6. Subcontracts. The contractor or subcontractor shall insert Form FHWA-1273 in any subcontracts and also require the subcontractors to include Form FHWA-1273 in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR 5.5.

7. Contract termination: debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

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8. Compliance with Davis-Bacon and Related Act requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

10. Certification of eligibility.

a. By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

b. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

c. The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

V. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

The following clauses apply to any Federal-aid construction contract in an amount in excess of $100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by 29 CFR 5.5(a) or 29 CFR 4.6. As used in this paragraph, the terms laborers and mechanics include watchmen and guards.

1. Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

2. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1.) of this section, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph(1.) of this section, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1.) of this section.

3. Withholding for unpaid wages and liquidated damages. The FHWA or the contacting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2.) of this section.

4. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1.) through (4.) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1.) through (4.) of this section.

VI. SUBLETTING OR ASSIGNING THE CONTRACT

This provision is applicable to all Federal-aid construction contracts on the National Highway System.

1. The contractor shall perform with its own organization contract work amounting to not less than 30 percent (or a greater percentage if specified elsewhere in the contract) of the total original contract price, excluding any specialty items designated by the contracting agency. Specialty items may be performed by subcontract and the amount of any such specialty items performed may be deducted from the total original contract price before computing the amount of work required to be performed by the contractor's own organization (23 CFR 635.116).

a. The term “perform work with its own organization” refers to workers employed or leased by the prime contractor, and equipment owned or rented by the prime contractor, with or without operators. Such term does not include employees or equipment of a subcontractor or lower tier subcontractor, agents of the prime contractor, or any other assignees. The term may include payments for the costs of hiring leased employees from an employee leasing firm meeting all relevant Federal and State regulatory requirements. Leased employees may only be included in this term if the prime contractor meets all of the following conditions:

(1) the prime contractor maintains control over the supervision of the day-to-day activities of the leased employees;
(2) the prime contractor remains responsible for the quality of the work of the leased employees;
(3) the prime contractor retains all power to accept or exclude individual employees from work on the project; and
(4) the prime contractor remains ultimately responsible for the payment of predetermined minimum wages, the submission of payrolls, statements of compliance and all other Federal regulatory requirements.

b. "Specialty Items" shall be construed to be limited to work that requires highly specialized knowledge, abilities, or equipment not ordinarily available in the type of contracting organizations qualified and expected to bid or propose on the contract as a whole and in general are to be limited to minor components of the overall contract.

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2. The contract amount upon which the requirements set forth in paragraph (1) of Section VI is computed includes the cost of material and manufactured products which are to be purchased or produced by the contractor under the contract provisions.

3. The contractor shall furnish (a) a competent superintendent or supervisor who is employed by the firm, has full authority to direct performance of the work in accordance with the contract requirements, and is in charge of all construction operations (regardless of who performs the work) and (b) such other of its own organizational resources (supervision, management, and engineering services) as the contracting officer determines is necessary to assure the performance of the contract.

4. No portion of the contract shall be sublet, assigned or otherwise disposed of except with the written consent of the contracting officer, or authorized representative, and such consent when given shall not be construed to relieve the contractor of any responsibility for the fulfillment of the contract. Written consent will be given only after the contracting agency has assured that each subcontract is evidenced in writing and that it contains all pertinent provisions and requirements of the prime contract.

5. The 30% self-performance requirement of paragraph (1) is not applicable to design-build contracts; however, contracting agencies may establish their own self-performance requirements.

VII. SAFETY: ACCIDENT PREVENTION

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

1. In the performance of this contract the contractor shall comply with all applicable Federal, State, and local laws governing safety, health, and sanitation (23 CFR 635). The contractor shall provide all safeguards, safety devices and protective equipment and take any other needed actions as it determines, or as the contracting officer may determine, to be reasonably necessary to protect the life and health of employees on the job and the safety of the public and to protect property in connection with the performance of the work covered by the contract.

2. It is a condition of this contract, and shall be made a condition of each subcontract, which the contractor enters into pursuant to this contract, that the contractor and any subcontractor shall not permit any employee, in performance of the contract, to work in surroundings or under conditions which are unsanitary, hazardous or dangerous to his/her health or safety, as determined under construction safety and health standards (29 CFR 1926) promulgated by the Secretary of Labor, in accordance with Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704).

3. Pursuant to 29 CFR 1926.3, it is a condition of this contract that the Secretary of Labor or authorized representative thereof, shall have right of entry to any site of contract performance to inspect or investigate the matter of compliance with the construction safety and health standards and to carry out the duties of the Secretary under Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C.3704).

VIII. FALSE STATEMENTS CONCERNING HIGHWAY PROJECTS

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

In order to assure high quality and durable construction in conformity with approved plans and specifications and a high degree of reliability on statements and representations made by engineers, contractors, suppliers, and workers on Federal-aid highway projects, it is essential that all persons concerned with the project perform their functions as carefully, thoroughly, and honestly as possible. Willful falsification, distortion, or misrepresentation with respect to any facts related to the project is a violation of Federal law. To prevent any misunderstanding regarding the seriousness of these and similar acts, Form FHWA-1022 shall be posted on each Federal-aid highway project (23 CFR 635) in one or more places where it is readily available to all persons concerned with the project:

18 U.S.C. 1020 reads as follows:

"Whoever, being an officer, agent, or employee of the United States, or of any State or Territory, or whoever, whether a person, association, firm, or corporation, knowingly makes any false statement, false representation, or false report as to the character, quality, quantity, or cost of the material used or to be used, or the quantity or quality of the work performed or to be performed, or the cost thereof in connection with the submission of plans, maps, specifications, contracts, or costs of construction on any highway or related project submitted for approval to the Secretary of Transportation; or

Whoever knowingly makes any false statement, false representation, false report or false claim with respect to the character, quality, quantity, or cost of any work performed or to be performed, or materials furnished or to be furnished, in connection with the construction of any highway or related project approved by the Secretary of Transportation; or

Whoever knowingly makes any false statement or false representation as to material fact in any statement, certificate, or report submitted pursuant to provisions of the Federal-aid Roads Act approved July 1, 1916, (39 Stat. 355), as amended and supplemented;

Shall be fined under this title or imprisoned not more than 5 years or both."

IX. IMPLEMENTATION OF CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

By submission of this bid/proposal or the execution of this contract, or subcontract, as appropriate, the bidder, proposer, Federal-aid construction contractor, or subcontractor, as appropriate, will be deemed to have stipulated as follows:

1. That any person who is or will be utilized in the performance of this contract is not prohibited from receiving an award due to a violation of Section 508 of the Clean Water Act or Section 306 of the Clean Air Act.
2. That the contractor agrees to include or cause to be included the requirements of paragraph (1) of this Section X in every subcontract, and further agrees to take such action as the contracting agency may direct as a means of enforcing such requirements.

Pre-Final - Not For Bid

X. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

This provision is applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, consultant contracts or any other covered transaction requiring FHWA approval or that is estimated to cost $25,000 or more – as defined in 2 CFR Parts 180 and 1200.

1. Instructions for Certification – First Tier Participants:

a. By signing and submitting this proposal, the prospective first tier participant is providing the certification set out below.

b. The inability of a person to provide the certification set out below will not necessarily result in denial of participation in this covered transaction. The prospective first tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective first tier participant to furnish a certification or an explanation shall disqualify such a person from participation in this transaction.

c. The certification in this clause is a material representation of fact upon which reliance was placed when the contracting agency determined to enter into this transaction. If it is later determined that the prospective participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the contracting agency may terminate this transaction for cause of default.

d. The prospective first tier participant shall provide immediate written notice to the contracting agency to whom this proposal is submitted if any time the prospective first tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

e. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180 and 1200. “First Tier Covered Transactions” refers to any covered transaction between a grantee or subgrantee of Federal funds and a participant (such as the prime or general contract). “Lower Tier Covered Transactions” refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). “First Tier Participant” refers to the participant who has entered into a covered transaction with a grantee or subgrantee of Federal funds (such as the prime or general contractor). “Lower Tier Participant” refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

f. The prospective first tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

g. The prospective first tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions," provided by the department or contracting agency, entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the $25,000 threshold.

h. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the Excluded Parties List System website (https://www.epls.gov/), which is compiled by the General Services Administration.

i. Nothing contained in the foregoing shall be construed to require the establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of the prospective participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

j. Except for transactions authorized under paragraph (f) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

* * *

2. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – First Tier Participants:

a. The prospective first tier participant certifies to the best of its knowledge and belief, that it and its principals:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;

(2) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (a)(2) of this certification; and

(4) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

b. Where the prospective participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

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2. **Instructions for Certification - Lower Tier Participants:**

(Applicable to all subcontracts, purchase orders and other lower tier transactions requiring prior FHWA approval or estimated to cost $25,000 or more - 2 CFR Parts 180 and 1200)

a. By signing and submitting this proposal, the prospective lower tier is providing the certification set out below.

b. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department, or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

c. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous by reason of changed circumstances.

d. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180 and 1200. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations. “First Tier Covered Transactions” refers to any covered transaction between a grantee or subgrantee of Federal funds and a participant (such as the prime or general contract). “Lower Tier Covered Transactions” refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). “First Tier Participant” refers to the participant who has entered into a covered transaction with a grantee or subgrantee of Federal funds (such as the prime or general contractor). “Lower Tier Participant” refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

e. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

f. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the $25,000 threshold.

g. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the Excluded Parties List System website (https://www.epls.gov/), which is compiled by the General Services Administration.

h. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and normally possessed by a prudent person in the ordinary course of business dealings.

i. Except for transactions authorized under paragraph e of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

* * * * *

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Participants:

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

* * * * *

XI. CERTIFICATION REGARDING USE OF CONTRACT FUNDS FOR LOBBYING

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts which exceed $100,000 (49 CFR 20).

1. The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

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2. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

3. The prospective participant also agrees by submitting its bid or proposal that the participant shall require that the language of this certification be included in all lower tier subcontracts, which exceed information of participant is not required to exceed that which is $100,000 and that all such recipients shall certify and disclose accordingly.

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12. FEMALE AND MINORITY GOALS

To comply with Section II, "Nondiscrimination," of "Required Contract Provisions Federal-Aid Construction Contracts," the following are for female and minority utilization goals for Federal-aid construction contracts and subcontracts that exceed $10,000:

The nationwide goal for female utilization is 6.9 percent.

The goals for minority utilization [45 Fed Reg 65984 (10/3/1980)] are as follows:

MINORITY UTILIZATION GOALS

	Economic Area	Goal (Percent)
174	Redding CA: Non-SMSA (Standard Metropolitan Statistical Area) Counties: CA Lassen; CA Modoc; CA Plumas; CA Shasta; CA Siskiyou; CA Tehama	6.8
175	Eureka, CA Non-SMSA Counties: CA Del Norte; CA Humboldt; CA Trinity	6.6
176	San Francisco-Oakland-San Jose, CA: SMSA Counties: 7120 Salinas-Seaside-Monterey, CA CA Monterey 7360 San Francisco-Oakland CA Alameda; CA Contra Costa; CA Marin; CA San Francisco; CA San Mateo 7400 San Jose, CA CA Santa Clara, CA 7485 Santa Cruz, CA CA Santa Cruz 7500 Santa Rosa CA Sonoma 8720 Vallejo-Fairfield-Napa, CA CA Napa; CA Solano Non-SMSA Counties: CA Lake; CA Mendocino; CA San Benito	28.9 25.6 19.6 14.9 9.1 17.1 23.2
177	Sacramento, CA: SMSA Counties: 6920 Sacramento, CA CA Placer; CA Sacramento; CA Yolo Non-SMSA Counties CA Butte; CA Colusa; CA El Dorado; CA Glenn; CA Nevada; CA Sierra; CA Sutter; CA Yuba	16.1 14.3
178	Stockton-Modesto, CA: SMSA Counties: 5170 Modesto, CA CA Stanislaus 8120 Stockton, CA CA San Joaquin Non-SMSA Counties CA Alpine; CA Amador; CA Calaveras; CA Mariposa; CA Merced; CA Tuolumne	12.3 24.3 19.8
179	Fresno-Bakersfield, CA SMSA Counties: 0680 Bakersfield, CA CA Kern 2840 Fresno, CA	19.1 26.1

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	CA Fresno Non-SMSA Counties: CA Kings; CA Madera; CA Tulare	23.6
180	Los Angeles, CA: SMSA Counties: 0360 Anaheim-Santa Ana-Garden Grove, CA CA Orange 4480 Los Angeles-Long Beach, CA CA Los Angeles 6000 Oxnard-Simi Valley-Ventura, CA CA Ventura 6780 Riverside-San Bernardino-Ontario, CA CA Riverside; CA San Bernardino 7480 Santa Barbara-Santa Maria-Lompoc, CA CA Santa Barbara Non-SMSA Counties CA Inyo; CA Mono; CA San Luis Obispo	11.9 28.3 21.5 19.0 19.7 24.6
181	San Diego, CA: SMSA Counties 7320 San Diego, CA CA San Diego Non-SMSA Counties CA Imperial	16.9 18.2

For the last full week July during which work is performed under the contract, you and each non material-supplier subcontractor with a subcontract of $10,000 or more must complete Form FHWA PR-1391 (Appendix C to 23 CFR 230). Submit the forms by August 15.

13. TITLE VI ASSURANCES

During the performance of this Agreement, the contractor, for itself, its assignees and successors in interest (hereinafter collectively referred to as CONTRACTOR) agrees as follows:

1. Compliance with Regulations: CONTRACTOR shall comply with the regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the REGULATIONS), which are herein incorporated by reference and made a part of this agreement.
2. Nondiscrimination: CONTRACTOR, with regard to the work performed by it during the AGREEMENT, shall not discriminate on the grounds of race, color, sex, national origin, religion, age, or disability in the selection and retention of sub-applicants, including procurements of materials and leases of equipment. CONTRACTOR shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the agreement covers a program set forth in Appendix B of the Regulations.
3. Solicitations for Sub-agreements, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by CONTRACTOR for work to be performed under a Sub- agreement, including procurements of materials or leases of equipment, each potential sub-applicant or supplier shall be notified by CONTRACTOR of the CONTRACTOR'S obligations under this Agreement and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
4. Information and Reports: CONTRACTOR shall provide all information and reports required by the

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Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the California Department of Transportation or FHWA to be pertinent to ascertain compliance with such Regulations or directives. Where any information

required of CONTRACTOR is in the exclusive possession of another who fails or refuses to furnish this information, CONTRACTOR shall so certify to the California Department of Transportation or the FHWA as appropriate, and shall set forth what efforts CONTRACTOR has made to obtain the information.

a. Sanctions for Noncompliance: In the event of CONTRACTOR's noncompliance with the nondiscrimination provisions of this agreement, the California Department of Transportation shall impose such agreement sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:

   i. withholding of payments to CONTRACTOR under the Agreement within a reasonable period of time, not to exceed 90 days; and/or

   ii. cancellation, termination or suspension of the Agreement, in whole or in part.

b. Incorporation of Provisions: CONTRACTOR shall include the provisions of paragraphs (1) through (6) in every sub-agreement, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

CONTRACTOR shall take such action with respect to any sub-agreement or procurement as the California Department of Transportation or FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance, provided, however, that, in the event CONTRACTOR becomes involved in, or is threatened with, litigation with a sub-applicant or supplier as a result of such direction, CONTRACTOR may request the California Department of Transportation enter into such litigation to protect the interests of the State, and, in addition, CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

14. USE OF UNITED STATES-FLAG VESSELS (CARGO PREFERENCE ACT)

The CONTRACTOR agrees-

1. To utilize privately owned United States-flag commercial vessels to ship at least 50 percent of the gross tonnage (computed separately for dry bulk carries, dry cargo liners, and tankers) involved, whenever shipping any equipment, material, or commodities pursuant to this contract, to the extent such vessels are available at fair and reasonable rates for United States-flag commercial vessels.
2. To Furnish within 20 days following the date of loading for shipments originating within the United State or within 30 working days following the date of loading for shipments originating outside the United States, a legible copy of a rated "on-board" commercial ocean bill-of-lading in English for each shipment of cargo described in paragraph (1) of this section to both the Contracting Officer (through the prime contractor in the case of subcontractor bills-of-lading) and to the Division of National Cargo, Office of Market Development, Maritime Administration, Washington, DC 20590.
3. To insert the substance of the provisions of this clause in all subcontracts issued pursuant to this contract.

15. FEDERAL TRAINEE PROGRAM

For the Federal training program, the number of trainees or apprentices is 3.

This section applies if a number of trainees or apprentices is specified in the special provisions.

As part of your equal opportunity affirmative action program, provide on-the-job training to develop full journeymen in the types of trades or job classifications involved.

You have primary responsibility for meeting this training requirement.

If you subcontract a contract part, determine how many trainees or apprentices are to be trained by the subcontractor. Include these training requirements in your subcontract.

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Where feasible, 25 percent of apprentices or trainees in each occupation must be in their 1st year of apprenticeship or training.

Distribute the number of apprentices or trainees among the work classifications on the basis of your needs and the availability of journeymen in the various classifications within a reasonable recruitment area.

Before starting work, submit to the City of Ukiah:

1. Number of apprentices or trainees to be trained for each classification
2. Training program to be used
3. Training starting date for each classification

Obtain the City of Ukiah's approval for this submitted information before you start work. The City of Ukiah credits you for each apprentice or trainee you employ on the work who is currently enrolled or becomes enrolled in an approved program.

The primary objective of this section is to train and upgrade minorities and women toward journeymen status. Make every effort to enroll minority and women apprentices or trainees, such as conducting systematic and direct recruitment through public and private sources likely to yield minority and women apprentices or trainees, to the extent they are available within a reasonable recruitment area. Show that you have made the efforts. In making these efforts, do not discriminate against any applicant for training.

Do not employ as an apprentice or trainee an employee:

1. In any classification in which the employee has successfully completed a training course leading to journeyman status or in which the employee has been employed as a journeyman
2. Who is not registered in a program approved by the US Department of Labor, Bureau of Apprenticeship and Training

Ask the employee if the employee has successfully completed a training course leading to journeyman status or has been employed as a journeyman. Your records must show the employee's answers to the questions.

In your training program, establish the minimum length and training type for each classification. The City of Ukiah and FHWA approves a program if one of the following is met:

1. It is calculated to:
   - Meet the your equal employment opportunity responsibilities
   - Qualify the average apprentice or trainee for journeyman status in the classification involved by the end of the training period
2. It is registered with the U.S. Department of Labor, Bureau of Apprenticeship and Training, and it is administered in a way consistent with the equal employment responsibilities of Federal-aid highway construction contracts

Obtain the State's approval for your training program before you start work involving the classification covered by the program.

Provide training in the construction crafts, not in clerk-typist or secretarial-type positions. Training is allowed in lower level management positions such as office engineers, estimators, and timekeepers if the training is oriented toward construction applications. Training is allowed in the laborer classification if significant and meaningful training is provided and approved by the division office. Off-site training is allowed if the training is an integral part of an approved training program and does not make up a significant part of the overall training.

The City of Ukiah reimburses you 80 cents per hour of training given an employee on this contract under an approved training program:

1. For on-site training
2. For off-site training if the apprentice or trainee is currently employed on a Federal-aid project and you do at least one of the following:
   - Contribute to the cost of the training

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- Provide the instruction to the apprentice or trainee
- Pay the apprentice's or trainee's wages during the off-site training period

3. If you comply this section. Each apprentice or trainee must:

1. Begin training on the project as soon as feasible after the start of work involving the apprentice's or trainee's skill
2. Remain on the project as long as training opportunities exist in the apprentice's or trainee's work classification or until the apprentice or trainee has completed the training program

Furnish the apprentice or trainee:

1. Copy of the program you will comply with in providing the training

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BID SUBMITTAL CHECKLIST

The following is a checklist to assist you in your submission of your bid documents. Please make sure you include the following when submitting your bid documents to reduce the risk of having your bid rejected:

Did you include?...

- **Proposal** (Page ___)
  - Unit prices filled out clearly.
  - Extended prices filled out clearly and calculated correctly
  - Total bid amount filled out clearly and calculated correctly
  - Sign the proposal, and provide complete information
  - CLSB No. and expiration date
  - Department of Industrial Relations Public Works Contractor Registration Number

- **Fair Employment Practices Certification** (Page ___)
  - Filled out completely per instruction

- **Worker's Compensation Certificate** (Page ____)
  - Filled out completely per instruction

- **Certification of Non-Discrimination in Employment** (Page ___)
  - Filled out completely per instruction

- **List of Proposed Subcontractors** (Page _____)
  - Filled out completely per instruction

- **Statement of Experience** (Page ____)

- **Signature of Bidder** (Page _____)
  - Filled out completely per instruction
  - Authorized signature provided

- **Bidder's Bond** (Page _____)
  - Filled out completely per instruction

- **Non-Collusion Affidavit** (Page _____)
  - Filled out completely per instruction
  - Notarized

- **Addenda Issued**
  - Signed and Returned

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CITY OF UKIAH
MENDOCINO COUNTY, CALIFORNIA

PROPOSAL

FOR
DOWNTOWN WATER AND SANITARY SEWER UTILITY PROJECT

Specification No. XXXXX

The undersigned, as bidder,
declares that he or she has examined thoroughly all of the contract documents herein contained, that this proposal is made without collusion with any other person, firm or corporation and that all laws and ordinances relating to the interest of public officers in this contract have been complied with in every respect.

AND he or she proposes and agrees, if this proposal is accepted,

1) that he or she will contract with the City of Ukiah, Mendocino County, California, in the form of the copy of the agreement herein contained

   a) to provide all necessary machinery, tools, apparatus and other means of construction;

   b) to furnish all materials;

   c) to provide all superintendence, overhead expenses and all labor and expenses of whatever nature necessary to complete the job in conformity with the specifications and drawings and other contract provisions herein or reasonably implied hereby or as necessary to complete the work in the manner and within the time named herein and according to the requirements and to the reasonable satisfaction of the City Engineer;

   d) to pay all charges of freight transportation and hauling;

2) that he or she indemnifies the City against any loss or damage arising from any act of the undersigned as Contractor; and

3) that he or she will accept as full payment therefor the following sums:

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BIDDING SCHEDULE

In the case of any discrepancy between the unit price and the total set forth for the item, the unit price shall prevail; provided, however, that if the amount set forth as a unit price is ambiguous, unintelligible or uncertain for any reason, or is omitted, or in the case of lump sum items, is not the same amount as the entry in the "Total" column, then the amount set forth in the "Total" column for the item shall prevail in accordance with the following:

1. As to lump sum items, the amount set forth in the "Total" column shall be the unit price;
2. As to unit basis items, the amount set forth in the "Total" column shall be divided by the estimated quantity for the item and the price thus obtained shall be the unit price.

The Total Base Bid shall be the sum of the items in the "Total" column. In case of discrepancy between the sum of the items in the "Total" column and the amount entered as Total Base Bid, the sum of the "Total" column items shall prevail. The bid comparison will be based on the sum of the items in the "total" column for each bidder.

The Unit prices for the various Construction Items below include all costs associated with the General Conditions, Special Provisions, Requirements of the Construction Contract, and represent the total, complete, in-place cost for each specific Construction Item in accordance with the Construction Documents, including all elements, work components, accessories, and connections, shown in applicable details or required to yield a complete, sound and functional component or system appropriate for its intended function, whether or not such is specifically described or listed in any description of measurement or payment. The total amount of the Construction items below shall represent the total and complete cost of the fully functional Project. All work not specifically listed below be required to complete the work of the various construction items and the cost of such shall be considered as included throughout the various unit prices indicated.

Lowest bid will be based on the lowest Base Bid.

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NAME OF BIDDER: _____
SPEC #: **2019-17**
PROJECT NAME: DOWNTOWN WATER AND SANITARY REPLACEMENT PROJECT

Item No.	Description	Unit of Measure	Qty	Unit Price	Total
1	Mobilization, Demobilization and Final	LS			
2	Temporary Water Pollution Control Plan	LS			
3	Progress Schedule (Critical Path Method)	LS			
4	Construction Area Signs	LS			
5	Traffic Control System	LS			
6	Construction Survey	LS			
7	Erosion Control	LS			
8	Bypass Sewage Pumping	LS			
9	Underground Fuel Storage Tank	EA			
10	Utility Conflict Resolution	FA			
11	Demo and Dispose PCC Paving	SF			
12	Trench Bracing & Shoring - Water	LS			
13	Abandon or Remove Water System Components (valves, pipelines, laterals)	LS			
14	Remove & Salvage Existing Fire Hydrant	EA			
15	12" Water Main	LF			
16	6" Water Main	LF			
17	6" Gate Valve	EA			
18	12" Gate Valve	EA			
19	1" Water Service	EA			
20	Fire Hydrant and Lateral	EA			
21	Air Release Valves	EA			
22	Temporary Blow Off	EA			
23	Tie-in to Existing Water Main	EA			
24	Trench Bracing & Shoring - Sewer	LS			
25	Back Flow Prevention	EA			
26	Remove Existing Sewer Main	LF			
27	Remove Existing Sewer Manhole	EA			
28	8" Sewer Main	LF			
29	10" Sewer Main	LF			
30	4" Sewer Lateral with Cleanout	EA			
31	6" Sewer Lateral with Cleanout	EA			
32	Inline Cleanout	EA			
33	48" Precast Concrete Sanitary Sewer	EA			
34	Sanitary Sewer Main Tie-in	EA			
35	PCC Restoration - Dowel into existing surface	SF			

Pre-Final. Not For Bid

We, the undersigned, acknowledge that the City Council has reserved the right to reject any or all bids and to determine which proposal is, in its opinion, the lowest responsive bid from a responsible bidder and that which it deems in the best interest of the City to accept. We, the undersigned, further agree, if this proposal shall be accepted, to sign the agreement and to furnish the required bonds with satisfactory surety, or sureties, within fifteen (15) calendar days after written notice that the contract is ready for signature; and, if the undersigned shall fail to contract, as aforesaid, it shall be understood that he or she has abandoned the contract and that, therefore, this proposal shall be null and void and the proposal guaranty accompanying this proposal, or the amount of said guaranty, shall be forfeited to and become the property of the City. Otherwise, the proposal guaranty accompanying this proposal shall be returned to the undersigned.

Witness our hands this day of _____, 20____.

Licensed in accordance with an act providing for the registration of California Contractors License No. _____, expiration date _____.

THE CONTRACTOR'S LICENSE NUMBER AND EXPIRATION DATE STATED HEREIN ARE MADE UNDER PENALTY OF PERJURY.

Department of Industrial Relations Public Works Contractor Registration Number:_____

Signature of bidder or bidders, with business name, address, phone number and fax number:

_____

_____

_____

_____

Notice: In the case of a corporation, give below the addresses of the principal office thereof and names and addresses of the President, Secretary, Treasurer.

_____

_____

_____

Pre-Final. Not For Bid

FAIR EMPLOYMENT PRACTICES CERTIFICATION

TO:_____

_____

The undersigned, in submitting a bid for performing the following work by Contract, hereby certifies that he or she has or will meet the standards of affirmative compliance with the Fair Employment Practices requirements of the Special Provisions contained herein.

DOWNTOWN WATER AND SANITARY SEWER UTILITY PROJECT

_____
(Signature of Bidder)

Business Mailing Address:

_____

_____

_____

Business Location:

_____

_____

(The bidder shall execute the certification of this page prior to submitting his or her proposal.)

Pre-Final. Not For Bid

WORKER'S COMPENSATION CERTIFICATE

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Worker's Compensation or undertake self-insurance in accordance with the provisions of that code and I will comply with such provisions before commencing the performance of the work of this contract.

Witness my hand this_____ day of _____, 200____

Signature of Bidder, with Business Address:

_____

_____

_____

_____

Pre-Final. Not For Bid

CERTIFICATION OF NONDISCRIMINATION IN EMPLOYMENT

The bidder represents that he or she has/has not, participated in a previous contract or subcontract subject to either the equal opportunity clause herein or the clause contained in Section 301 of Executive Order 10925; that he or she has/has not, filed all required compliance reports; and that representations indicating submission of required compliance prior to subcontract awards.

Signature and address of Bidder:

_____ Date_____

_____

_____

_____

(This certification shall be executed by the bidder in accordance with Section 60-1.6 of the Regulations of the President's Committee on Equal Employment Opportunity for implementing Executive Orders 10925 and 11114.)

Pre-Final. Not For Bid

LIST OF PROPOSED SUBCONTRACTORS

In compliance with the provisions of Sections 4100-4108 of the California Public Contract Code and any amendments thereof, each bidder shall set forth (a) the name and location of the place of business of each subcontractor who will perform work or labor or render service in or about the construction site or a subcontractor licensed by the State of California who, under subcontract to the prime contractor, specially fabricates and installs a portion of the work or improvement according to detailed drawings contained in the plans and specifications in an amount in excess of one-half of 1 percent of the total bid and (b) the California Contractor License Number for each subcontractor, and (c) the portion of the work to be done by each subcontractor.(See General Conditions Section 1-09.) Include with the name of each sub-contractor their Department of Industrial Relations Public Works Contractor Registration Number.

SUBCONTRACTOR NAME	SUBCONTRACTOR LICENSE NUMBER	SUBCONTRACTOR DIR REGISTRATION NUMBER	SUBCONTRACTOR BUSINESS ADDRESS	DESCRIPTION OF WORK

Pre-Final. Not For Bid

STATEMENT OF EXPERIENCE OF BIDDER

The bidder is required to state below what work of similar magnitude or character he or she has done and to give references that will enable the City Council to judge of his or her experience, skill and business standing and his or her ability to conduct work as completely and rapidly as required under the terms of the contract.

Pre-Final. Not For Bid

SIGNATURE(S) OF BIDDER

Accompanying this proposal is _____
(insert the words "cash ($)", "cashier's check" or "bidder's bond", as the case may be) in an amount equal to at least 10 percent of the bid.

The names of all persons interested in the foregoing proposal as principals are as follows:

IMPORTANT NOTICE: If bidder or other interested person is a corporation, provide the legal name of corporation and also the names of the president, secretary, treasurer and manager thereof. If a co-partnership, provide the true name of firm and also the names of all individual co-partners composing the firm. If bidder or other interested person is an individual, provide the first and last names in full.

_____

_____

_____

Licensed in accordance with an act providing for the registration of Contractors:

License No. _____, License Expiration Date _____.

Signature(s) of Bidder: _____

_____

_____

NOTE: If bidder is a corporation, the legal name of the corporation shall be set forth above together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation; if bidder is a co-partnership, the true name of the firm shall be set forth above together with the signature of the partner or partners authorized to sign contracts in behalf of the co-partnership; and if bidder is an individual, his or her signature shall be placed above. If a member of a partnership, a Power of Attorney must be on file with the Department prior to opening bids or submitted with the bid; otherwise, the bid will be disregarded as irregular and unauthorized.

Business address: _____

_____

Place of residence: _____

_____

Dated: _____

Pre-Final - Not For Bid

CITY OF UKIAH
Mendocino County, California

BIDDER'S BOND

KNOW ALL MEN BY THESE PRESENTS,

That we, _____

_____, as PRINCIPAL and

_____

_____, as SURETY,

are held and firmly bound unto the City of Ukiah in the penal sum of 10 PERCENT OF THE TOTAL AMOUNT OF THE BID of the Principal above named, submitted by said Principal to the City of Ukiah, as the case may be, for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, to the City Clerk to which said bid was submitted, we bind ourselves, our heirs, executors, administrators and successors jointly and severally, firmly by these presents. In no case shall the liability of the surety hereunder exceed the sum of $_____

THE CONDITION OF THIS OBLIGATION IS SUCH,

That whereas the Principal has submitted the above mentioned bid to the City of Ukiah, as aforesaid, for certain construction specifically described as follows, for which bids are to be opened at the Office of the City Clerk, Ukiah Civic Center, Ukiah, California, on <<DATE OF BID OPENING>> for DOWNTOWN WATER AND SANITARY SEWER UTILITY PROJECT

NOW, THEREFORE, If the aforesaid Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him or her for signatures, enters into a written contract, in the prescribed form, in accordance with the bid and files two bonds with the City of Ukiah, one to guarantee faithful performance and the other to guarantee payment for labor and materials, as required by law, then this obligation shall be null and void; otherwise, it shall be and remain in full force and virtue.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this _____ day of _____, A.D. 20_____.

_____(Seal)

_____(Seal)

_____(Seal)
Principal

_____(Seal)

_____(Seal)

_____(Seal)
Surety

Address: _____

_____

_____

Pre-Final - Not For Bid

NON-COLLUSION AFFIDAVIT

Note: Bidder shall execute the affidavit on this page prior to submitting his or her bid.

To City Council, City of Ukiah:

The undersigned in submitting a bid for performing DOWNTOWN WATER AND SANITARY SEWER UTILITY PROJECT by contract, being duly sworn, deposes and says:

> that he or she has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with such contract.

_____

_____

_____
Signature(s) of Bidder

Business Address:_____

_____

_____

Place of Residence:_____

_____

_____

NOTARIZATION

Subscribed and sworn to before me this _____ day of _____, 20____.

_____

Notary Public in and for the County of_____, State of California.

My Commission Expires _____, 20 ____.

Pre-Final. Not For Bid

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The bidder_____, proposed subcontractor _____, hereby certifies that he has ___ , has not , participated in

a previous contract or subcontract subject to the equal opportunity clauses, as required by Executive Orders 10925, 11114, or

11246, and that, where required, he has filed with the Joint Reporting Committee, the Director of the Office of Federal

Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on

Equal Employment Opportunity, all reports due under the applicable filling requirements.

Note: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of $10,000 or under are exempt.)

Currently, Standard Form 100 (EEO-1) is the only report required by the Executive Orders or their implementing regulations.

Proposed prime contractors and subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60-1.7(b) (1) prevents the award of contracts and subcontracts unless such contractor submits a report covering the delinquent period or such other period specified by the Federal Highway Administration or by the Director, Office of Federal Contract Compliance, U.S. Department of Labor.

_____

Pre-Final. Not For Bid

DEBARMENT AND SUSPENSION CERTIFICATION
TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29

The bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Notes: Providing false information may result in criminal prosecution or administrative sanctions.
The above certification is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Certification.

_____

Pre-Final. Not For Bid

NONLOBBYING CERTIFICATION FOR FEDERAL-AID CONTRACTS

The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

(l) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in conformance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed $100,000 and that all such subrecipients shall certify and disclose accordingly.

Pre-Final. Not For Bid

DISCLOSURE OF LOBBYING ACTIVITIES

COMPLETE THIS FORM TO DISCLOSE LOBBYING ACTIVITIES PURSUANT TO 31 U.S.C. 1352

1. Type of Federal Action:

☐ a. contract
b. grant
c. cooperative agreement
d. loan
e. loan guarantee
f. loan insurance

2. Status of Federal Action:

☐ a. bid/offer/application
b. initial award
c. post-award

3. Report Type:

☐ a. initial
b. material change

For Material Change Only:
year_____quarter _____
date of last report _____

4. Name and Address of Reporting Entity

☐ Prime ☐ Subawardee
Tier_____, if known

Congressional District, if known

5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:

Congressional District, if known

6. Federal Department/Agency:

7. Federal Program Name/Description:

_____

CFDA Number, if applicable

8. Federal Action Number, if known:

9. Award Amount, if known:

10. a. Name and Address of Lobby Entity
(If individual, last name, first name, MI)

b. Individuals Performing Services (including address if different from No. 10a)
(last name, first name, MI)

(attach Continuation Sheet(s) if necessary)

11. Amount of Payment (check all that apply)

$ _____ ☐ actual ☐ planned

12. Form of Payment (check all that apply):

☐ a. cash
☐ b. in-kind; specify: nature _____
value _____

13. Type of Payment (check all that apply)

☐ a. retainer
☐ b. one-time fee
☐ c. commission
☐ d. contingent fee
☐ e deferred _____
☐ f. other, specify

14. Brief Description of Services Performed or to be performed and Date(s) of Service, including officer(s), employee(s), or member(s) contacted, for Payment Indicated in Item 11:

(attach Continuation Sheet(s) if necessary)

15. Continuation Sheet(s) attached: Yes ☐ **No** ☐

16. Information requested through this form is authorized by Title 31 U.S.C. Section 1352. This disclosure of lobbying reliance was placed by the tier above when his transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to Congress semiannually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: _____

Print Name: _____

Title: _____

Telephone No.:_____Date:

Federal Use Only:

Authorized for Local Reproduction

Pre-Final. Not For Bid

Pre-Final. Not For Bid

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of covered Federal action or a material change to previous filing pursuant to title 31 U.S.C. section 1352. The filing of a form is required for such payment or agreement to make payment to lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress an officer or employee of Congress or an employee of a Member of Congress in connection with a covered Federal action. Attach a continuation sheet for additional information if the space on the form is inadequate. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence, the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a follow-up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last, previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, state and zip code of the reporting entity. Include Congressional District if known. Check the appropriate classification of the reporting entity that designates if it is or expects to be a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the first tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in Item 4 checks "Subawardee" then enter the full name, address, city, state and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organization level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identification in item 1 (e.g., Request for Proposal (RFP) number, Invitation for Bid (IFB) number, grant announcement number, the contract grant. or loan award number, the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitments for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, state and zip code of the lobbying entity engaged by the reporting entity identified in item 4 to influenced the covered Federal action.
    (b) Enter the full names of the individual(s) performing services and include full address if different from 10 (a). Enter Last Name, First Name and Middle Initial (MI).
11. Enter the amount of compensation paid or reasonably expected to be paid by the reporting entity (item 4) to the lobbying entity (item 10). Indicate whether the payment has been made (actual) or will be made (planned). Check all boxes that apply. If this is a material change report, enter the cumulative amount of payment made or planned to be made.
12. Check the appropriate box. Check all boxes that apply. If payment is made through an in-kind contribution, specify the nature and value of the in-kind payment.
13. Check the appropriate box. Check all boxes that apply. If other, specify nature.
14. Provide a specific and detailed description of the services that the lobbyist has performed or will be expected to perform and the date(s) of any services rendered. Include all preparatory and related activity not just time spent in actual contact with Federal officials. Identify the Federal officer(s) or employee(s) contacted or the officer(s) employee(s) or Member(s) of Congress that were contacted.
15. Check whether or not a continuation sheet(s) is attached.
16. The certifying official shall sign and date the form, print his/her name title and telephone number.

Pre-Final. Not For Bid

Public reporting burden for this collection of information is estimated to average 30 minutes per response, including time for reviewing instruction, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, D.C. 20503.
SF-LLL-Instructions Rev. 06-04-90

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Exhibit 12-B Bidder's List of subcontractor (DBE and Non-DBE) Part 1

As of March 1, 2015 Contractors (and sub-contractors) wishing to bid on public works contracts shall be registered with the State Division of Industrial Relations and certified to bid on Public Works contracts. Please register at: https://efiling.dir.ca.gov/PWCR/ActionServlet?action=displayPWCRegistrationForm

In accordance with Title 49, Section 26.11 of the Code of Federal Regulations, and Section 4104 of the Public Contract Code of the State of California, as amended, the following information is required for each sub-contractor who will perform work amounting to more than one half of one percent (0.5%) of the Total Base Bid or $10,000 (whichever is greater). **Photocopy this form for additional firms.** Federal Project Number: HSIPL-5049(026)

Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Sub-contracted	Contractor License Number / DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.

Distribution: 1) Original-Local Agency File 2) Copy-DLAE w/ Award Package

Pre-Final. Not For Bid

Exhibit 12-B Bidder's List of subcontractor (DBE and Non-DBE) Part 2

In accordance with Title 49, Section 26 of the Code of Federal Regulations, the Bidder shall list all subcontractor who provide a quote or bid but were not selected to participate as a subcontractor on this project. Photocopy this form for additional firms.

Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Sub-contracted	Contractor License Number / DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.
Name: City, State:							☐ <$1 million ☐ <$5 million ☐ <$10 million ☐ <$15 million Age of Firm: ___ yrs.

Distribution: 1) Original-Local Agency File 2) Copy-DLAE w/ Award Package

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Exhibit 15-G Construction Contract DBE Commitment

1. Local Agency: City of Ukiah 2. Contract DBE Goal: 10%

3. Project Description: Streetscape improvements including sidewalk widening, curb ramps and bulb-outs, lighting, furniture and trees

4. Project Location: State, Perkins, Standley, and Henry Streets, Ukiah, CA

5. Bidder's Name: _____ 6. Prime Certified DBE: ☐ 7. Bid Amount: _____

8. Total Dollar Amount for **ALL** Subcontractors: _____ 9. Total Number of **ALL** Subcontractors: _____

10. Bid Item Number	11. Description of Work, Service, or Materials Supplied	12. DBE Certification Number	13. DBE Contact Information (Must be certified on the date bids are opened)	14. DBE Dollar Amount

Local Agency to Complete this Section upon Execution of Award

21. Local Agency Contract Number: _____

22. Federal-Aid Project Number: _____

23. Bid Opening Date: _____

24. Contract Award Date:

25. Award Amount: _____

Local Agency certifies that all DBE certifications are valid and information on this form is complete and accurate.

26. Local Agency Representative's Signature _____ 27. Date _____

28. Local Agency Representative's Name _____ 29. Phone _____

30. Local Agency Representative's Title _____

15. TOTAL CLAIMED DBE PARTICIPATION **$** **%**

IMPORTANT: Identify all DBE firms being claimed for credit, regardless of tier. Names of the First Tier DBE Subcontractors and their respective item(s) of work listed above must be consistent, where applicable with the names and items of the work in the "Subcontractor List" submitted with your bid. Written confirmation of each listed DBE is required.

16. Preparer's Signature _____ 17. Date _____

18. Preparer's Name _____ 19. Phone _____

20. Preparer's Title _____

DISTRIBUTION: 1. Original – Local Agency
2. Copy – Caltrans District Local Assistance Engineer (DLAE). Failure to submit to DLAE within 30 days of contract execution may result in de-obligation of federal funds on contract.
3. Include additional copy with award package.

Not For Bid

INSTRUCTIONS – CONSTRUCTION CONTRACT DBE COMMITMENT

CONTRACTOR SECTION

1. Local Agency - Enter the name of the local agency that is administering the contract.
2. Contract DBE Goal - Enter the contract DBE goal percentage as it appears on the project advertisement.
3. Project Location - Enter the project location(s) as it appears on the project advertisement.
4. Project Description - Enter the project description as it appears on the project advertisement (Bridge Rehab, Seismic Rehab, Overlay, Widening, etc).
5. Bidder's Name - Enter the contractor's firm name.
6. Prime Certified DBE - Check box if prime contractor is a certified DBE.
7. Bid Amount - Enter the total contract bid dollar amount for the prime contractor.
8. Total Dollar Amount for ALL Subcontractors – Enter the total dollar amount for all subcontracted contractors. SUM = (DBEs + all Non-DBEs). Do not include the prime contractor information in this count.
9. Total number of ALL subcontractors – Enter the total number of all subcontracted contractors. SUM = (DBEs + all Non-DBEs). Do not include the prime contractor information in this count.
10. Bid Item Number - Enter bid item number for work, services, or materials supplied to be provided.
11. Description of Work, Services, or Materials Supplied - Enter description of work, services, or materials to be provided. Indicate all work to be performed by DBEs including work performed by the prime contractor's own forces, if the prime is a DBE. If 100% of the item is not to be performed or furnished by the DBE, describe the exact portion to be performed or furnished by the DBE. See LAPM Chapter 9 to determine how to count the participation of DBE firms.
12. DBE Certification Number - Enter the DBE's Certification Identification Number. All DBEs must be certified on the date bids are opened.
13. DBE Contact Information - Enter the name, address, and phone number of all DBE subcontracted contractors. Also, enter the prime contractor's name and phone number, if the prime is a DBE.
14. DBE Dollar Amount - Enter the subcontracted dollar amount of the work to be performed or service to be provided. Include the prime contractor if the prime is a DBE. See LAPM Chapter 9 for how to count full/partial participation.
15. Total Claimed DBE Participation - $: Enter the total dollar amounts entered in the "DBE Dollar Amount" column. %: Enter the total DBE participation claimed ("Total Claimed DBE Participation Dollars" divided by item "Bid Amount"). If the total % claimed is less than item "Contract DBE Goal," an adequately documented Good Faith Effort (GFE) is required (see Exhibit 15-H DBE Information - Good Faith Efforts of the LAPM).
16. Preparer's Signature - The person completing the DBE commitment form on behalf of the contractor's firm must sign their name.
17. Date - Enter the date the DBE commitment form is signed by the contractor's preparer.
18. Preparer's Name - Enter the name of the person preparing and signing the contractor's DBE commitment form.
19. Phone - Enter the area code and phone number of the person signing the contractor's DBE commitment form.
20. Preparer's Title - Enter the position/title of the person signing the contractor's DBE commitment form.

LOCAL AGENCY SECTION

21. Local Agency Contract Number - Enter the Local Agency contract number or identifier.
22. Federal-Aid Project Number - Enter the Federal-Aid Project Number(s).
23. Bid Opening Date - Enter the date contract bids were opened.
24. Contract Award Date - Enter the date the contract was executed.
25. Award Amount – Enter the contract award amount as stated in the executed contract.
26. Local Agency Representative's Signature - The person completing this section of the form for the Local Agency must sign their name to certify that the information in this and the Contractor Section of this form is complete and accurate.

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27. Date - Enter the date the DBE commitment form is signed by the Local Agency Representative.

28. Local Agency Representative's Name - Enter the name of the Local Agency Representative certifying the contractor's DBE commitment form.
29. Phone - Enter the area code and phone number of the person signing the contractor's DBE commitment form.
30. Local Agency Representative Title - Enter the position/title of the Local Agency Representative certifying the contractor's DBE commitment form.

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Exhibit 15-H: Proposer/Contractor Good Faith Efforts

Federal-aid Project No(s). HSIPL-5049(026)_____ Bid Opening Date _____

The City of Ukiah established a Disadvantaged Business Enterprise (DBE) goal of 10% for this contract. The information provided herein shows the required good faith efforts to meet or exceed the DBE contract goal.

Proposers or bidders submit the following information to document their good faith efforts within five (5) business days from bid opening. Proposers and bidders are recommended to submit the following information even if the Exhibit 10-O1: Consultant Proposal DBE Commitments or Exhibit 15-G: Construction Contract DBE Commitment indicate that the proposer or bidder has met the DBE goal. This form protects the proposer's or bidder's eligibility for award of the contract if the administering agency determines that the bidder failed to meet the goal for various reasons, e.g., a DBE firm was not certified at bid opening, or the bidder made a mathematical error.

The following items are listed in the Section entitled "Submission of DBE Commitment" of the Special Provisions, **please attach additional sheets as needed**:

A. The names and dates of each publication in which a request for DBE participation for this project was placed by the bidder (please attach copies of advertisements or proofs of publication):

Publications	Dates of Advertisement

B. The names and dates of written notices sent to certified DBEs soliciting bids for this project and the dates and methods used for following up initial solicitations to determine with certainty whether the DBEs were interested (please attach copies of solicitations, telephone records, fax confirmations, etc.):

Names of DBEs Solicited	Date of Initial Solicitation	Follow Up Methods and Dates

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C. The items of work made available to DBE firms including those unbundled contract work items into economically feasible units to facilitate DBE participation. It is the bidder's responsibility to demonstrate that sufficient work to facilitate DBE participation in order to met or exceed the DBE contract goal.

Items of Work	Bidder Normally Performs Item (Y/N)	Breakdown of Items	Amount ($)	Percentage Of Contract

D. The names, addresses and phone numbers of rejected DBE firms, the reasons for the bidder's rejection of the DBEs, the firms selected for that work (please attach copies of quotes from the firms involved), and the price difference for each DBE if the selected firm is not a DBE:

Names, addresses and phone numbers of rejected DBEs and the reasons for the bidder's rejection of the DBEs:

_____
_____
_____
_____

Names, addresses and phone numbers of firms selected for the work above:

_____
_____
_____
_____

E. Efforts (e.g. in advertisements and solicitations) made to assist interested DBEs in obtaining information related to the plans, specifications and requirements for the work which was provided to DBEs:

_____
_____
_____
_____

Pre-Final. Not For Bid

F. Efforts (e.g. in advertisements and solicitations) made to assist interested DBEs in obtaining bonding, lines of credit or insurance, necessary equipment, supplies, materials, or related assistance or services, excluding supplies and equipment the DBE subcontractor purchases or leases from the prime contractor or its affiliate:

_____

_____

_____

_____

G. The names of agencies, organizations or groups contacted to provide assistance in contacting, recruiting and using DBE firms (please attach copies of requests to agencies and any responses received, i.e., lists, Internet page download, etc.):

Name of Agency/Organization	Method/Date of Contact	Results

H. Any additional data to support a demonstration of good faith efforts:

_____

_____

Pre-Final. Not For Bid

PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT

In accordance with Public Contract Code Section 10285.1 (Chapter 376, Stats, 1986), The bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder has___, has not___ been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The bidder must place a check mark after "has" or "has not" in one of the blank spaces provided.

The above Statement is part of the Proposal. Signing the Contractor's Proposal on the signature portion thereof shall also constitute signature of this Statement.

Bidders are cautioned that making false certification may subject the certifier to criminal prosecution.

Pre-Final. Not For Bid

PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In accordance with Public Contract Code Section 10162, The Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes _____ No _____

If the answer is "Yes," explain the circumstances in the following space.

Pre-Final. Not For Bid

PUBLIC CONTRACT SECTION 10232 STATEMENT

In accordance with Public Contract Code Section 10232, the Contractor hereby states under penalty of perjury that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

Note: The above Statement and Questionnaire are part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire.

Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

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CITY OF UKIAH
Mendocino County, California

AGREEMENT

FOR

DOWNTOWN WATER AND SANITARY SEWER UTILITY PROJECT
Specification No.XXXX-XXX

THIS AGREEMENT, made this _____ day of _____, 20____, by and between the City of Ukiah,

Mendocino County, California, hereinafter called the City and _____ hereinafter called the

Contractor,

WITNESSETH:

WHEREAS, the City has caused to be prepared in accordance with law, specifications, drawings and other contract documents for the work herein described and shown and has approved and adopted these contract documents, specifications and drawings and has caused to be published in the manner and for the time required by law a notice to bidders inviting sealed proposals for doing the work in accordance with the terms of this contract and

WHEREAS, the Contractor, in response to the notice to bidders, has submitted to the City a sealed proposal accompanied by a proposal guaranty in an amount of not less than 10 percent of the bid price for the construction of the proposed work in accordance with the terms of this contract and

WHEREAS, the City, in the manner prescribed by law, has publicly opened, examined and canvassed the proposals submitted and as a result has determined and declared the Contractor to be the lowest and best regular responsible bidder for the work and for the sums named in the proposal,

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

Article 1. Work to be Done and Contract Days Allowed.

That the Contractor shall provide all necessary machinery, tools, apparatus and other means of construction; shall furnish all materials, superintendence, overhead, expenses, all labor and expenses of whatever nature necessary for completion of the work in conformity with the Special Provisions and other contract documents hereto attached and according to such instructions as may be given by the Engineer. The Contractor shall complete the work within 250 WORKING days. Contract days shall be counted starting with the 10th day following receipt of notice that the contract has been executed by the City. Contractor, at his or her option, may begin work prior to start of counting contract days, however, in no event shall the Contractor start work without giving notification to the Engineer at least 72 hours prior to the start of work, without obtaining an encroachment permit from the City, or without having submitted certificates of insurance that have been accepted and approved by the Engineer

Article II. Contract Prices.

That the City shall pay the Contractor the prices stated in the proposal submitted by the Contractor, for complete performance of the contract by the Contractor. The Contractor hereby agrees to accept the prices as full

Pre-Final Not For Bid

compensation for all material and appliances necessary to the work, for all labor and use of tools and other implements necessary to execute the work contemplated in this contract; for all loss or damage arising out of the nature of the work or from the action of the elements, or from any unforeseen obstructions or difficulties which may be encountered in the prosecution of the work; for all risks of every description connected therewith; for all expenses of the work, as herein specified; for all liability and other insurance, for all overhead and other expenses incident to the work; all according to the Contract Drawings, the Special Provisions, the Details, the instructions and the requirements of the City.

Article III. Labor Discrimination.

Attention is directed to Section 1735 of the Labor Code, which reads as follows:

> "No discrimination shall be made in the employment of persons upon public works because of the race, color, national origin or ancestry, or religion of such persons and every contractor for public works violating this section is subject to all the penalties imposed for a violation of this chapter."

In connection with the performance of work under this contract, the Contractor agrees as follows:

(a) The Contractor will not willfully discriminate against any employee or an applicant for employment because of race, color, religion, ancestry, or national origin. The Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, ancestry, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the awarding authority setting forth the provisions of this Fair Employment Practice section.

(b) The Contractor will send to each labor union or representative of workers with which he or she has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the awarding authority, advising the said labor union or worker's representative of the Contractor's commitments under this section, to employees and applicants for employment.

(c) The Contractor will permit access to his or her records of employment, employment advertisements, application forms and other pertinent data and records by the Fair Employment Practices Commission, City of Ukiah or any other appropriate agency of the State of California designated by the awarding authority, for the purposes of investigation to ascertain compliance with the Fair Employment Practices section of this contract.

(d) A finding of willful violation of the Fair Employment Practices section of this Contract or of the Fair Employment Practices Act shall be regarded by the awarding authority as a basis for determining the Contractor to be not a "responsible bidder" as to future contracts for which such Contractor may submit bids, for revoking the Contractor's pre-qualification rating, if any and for refusing to establish, reestablish or renew a pre-qualification rating for the Contractor.

The City of Ukiah shall deem a finding of willful receipt of written notice from the Fair Employment Practices Act to have occurred upon that it has investigated and determined that the Contractor has violated the Fair Employment Practices Act and has issued an order under Labor Code Section 1426 or obtained an injunction under Labor Code Section 1429.

Upon receipt of such written notice from the Fair Employment Practices Commission, the City shall notify the Contractor that unless he or she demonstrates to the satisfaction of the awarding authority

Pre-Final Not For Bid

within a stated period that the violation has been corrected, his or her pre-qualification rating will be revoked at the expiration of such period.

(e) The Contractor agrees that should the City determine that the Contractor has not complied with the Fair Employment Practices section of this Contract, then pursuant to Labor Code Section 1735 and 1775 the Contractor shall, as a penalty to the City, forfeit for each calendar day or portion thereof, for each person who was denied employment as a result of such non-compliance, the penalties provided in the Labor Code for violation of prevailing wage rates. Such monies may be recovered from the Contractor. The City may deduct any such damages from any monies due the Contractor.

(f) Nothing contained in this Fair Employment Practices section shall be construed in any manner of fashion so as to prevent the City or the State of California from pursuing any other remedies that may be available at law.

(g) Prior to awarding the Contract, the Contractor shall certify to the awarding authority that he or she has or will meet the following standards for affirmative compliance, which shall be evaluated in each case by the awarding authority:

(1) The Contractor shall provide evidence, as required by the City that he or she has notified all supervisors, foremen and other personnel officers in writing of the content of the anti-discrimination clause and their responsibilities under it.

(2) The Contractor shall provide evidence, as required by the City, that he or she has notified all sources of employees' referrals (including unions, employment agencies, advertisements, Department of Employment) of the content of the anti-discrimination clause.

(3) The Contractor shall file a basic compliance report, as required by the City. Willfully false statements made in such reports shall be punishable as provided by law. The compliance report shall also spell out the sources of the work force and who has the responsibility for determining whom to hire, or whether or not to hire.

(4) Personally, or through his or her representatives, the Contractor shall, through negotiations with the unions with whom he or she has agreements, attempt to develop an agreement which will:

a. Spell out responsibilities for nondiscrimination in hiring, referral, upgrading and training.

b. Otherwise implement an affirmative anti-discrimination program in terms of the unions' specific areas of skill and geography to the end that qualified minority workers will be available and given and equal opportunity for employment.

(5) The Contractor shall notify the City of opposition to the anti-discrimination clause by individuals, firms or organizations during the period of its pre-qualification.

(h) The Contractor will include the provisions of the foregoing paragraphs 1 through 5 in every first tier subcontract so that such provisions will be binding upon each such subcontractor.

(i) The "Fair Employment Practices Certification" must be completed and signed prior to the time of submitting the bid.

Article IV. Parts of the Contract.

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That the complete contract consists of the following documents, all of which shall be considered a part of this agreement.

1. Notice to Bidders
2. Wage Rates
3. General Conditions
4. Technical Specifications
5. Proposal
6. Fair Employment Practices Certification
7. Agreement
8. Contract Bonds
9. Contract Drawings and Construction Details
10. Standard Drawings
11. Indemnification Agreement

IN WITNESS WHEREOF, this contract being executed in duplicate and the parties having caused their names to be signed by authority of their duly authorized office this _____ day of _____, 20____.

CITY OF UKIAH, MENDOCINO COUNTY, CALIFORNIA

By: _____
CITY MANAGER, CITY OF UKIAH

Attest: _____
CITY CLERK, CITY OF UKIAH

By: _____
CONTRACTOR

Attest: _____

Title: _____

The foregoing contract is approved as to form and legality this _____ day of _____, 20 ____.

_____
CITY ATTORNEY, CITY OF UKIAH

Pre-Final. Not For Bid

INDEMNIFICATION AGREEMENT

This Indemnification Agreement is made and entered in Ukiah, California, on _____, 20____, by and between the City of Ukiah (Ukiah) and _____ (Contractor).

Contractor is

_____

_____ for Ukiah.

As a condition of issuing the work order, attached hereto, Ukiah requires assurance that Contractor will protect Ukiah from damage or damage claims which arise from its performance of the work.

Accordingly, Contractor agrees as follows:

1. **Indemnification**. Contractor shall indemnify and hold harmless Ukiah and its officers, agents, and employees from and against any claim, loss, or damage, including the legal and other costs of defending against any claim of damage or loss which arises out of the Contractor's negligent or wrongful performance under the work order attached hereto, except for claims, losses, or damages resulting from the sole and exclusive negligence or other wrongful conduct of Ukiah or its officers, agents and employees.

CONTRACTOR

BY: _____

TITLE: _____

Pre-Final. Not For Bid

CITY OF UKIAH
Mendocino County, California

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS,

That we the undersigned, _____

_____,
AS PRINCIPAL, and

_____,
AS SURETY,

are held firmly bound unto **THE CITY OF UKIAH**, hereinafter called the "City", in the penal sum of

_____dollars ($_____)
for the payment of which sum we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally.

WHEREAS, the Principal has entered into a certain Contract with the City, dated _____, 20_____, a copy of which is hereto attached and made a part hereof,

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall in all respects fully perform the Contract and all duly authorized modifications thereof, during its original term and any extensions thereof that may be granted and during any guaranty period for which the Contract provides, and if the Principal shall fully satisfy all claims, arising out of the prosecution of the work under the Contract and shall fully indemnify the City for all expenses which it may incur by reason of such claims, including its attorney's fees and court costs, and if the Principal shall make full payment to all persons supplying labor, services, materials, or equipment in the prosecution of the work under the Contract, in default of which such persons shall have a direct right of action hereupon; and if the Principal shall pay or cause to be paid all sales and use taxes payable as a result of the performance of the Contract as well as payment of gasoline and special motor fuels taxes in the performance of the Contract and all motor vehicle fees required for commercial motor vehicles used in connection with the performance of the Contract, then this obligation shall be void; otherwise, it shall remain in full force and effect. No modification of the Contract or extension of the term thereof, nor any forbearance on the part of the City shall in any way release the Principal or the Surety from liability hereunder. Notice to the Surety of any such modification, extension, or forbearance is hereby waived.

IN WITNESS WHEREOF, the aforesaid Principal and Surety have executed this instrument and affixed their seals hereto, this _____ day of _____,20_____.

In the presence of:

WITNESS:

_____

_____(SEAL)
(Individual Principal)

_____
(Business Address)

_____
(City/State/Zip Code)

Pre-Final Not For Bid

WITNESS:

_____

_____(SEAL)
(Corporate Principal)

_____
(Business Address)

_____
(City/State/Zip Code)

ATTEST:

_____

_____
(Corporate Principal) Affix Corporate Seal

_____
(Business Address)

_____
(City/State/Zip Code)

ATTEST:

_____ _____ Affix
(Corporate Surety) Corporate Seal

_____
(Business Address)

_____
(City/State/Zip Code)

The rate of premium on this bond is $_____ per thousand.

The total amount of premium charges is $_____..

(The above is to be filled in by Surety Company). (Power of Attorney of person signing for Surety Company must be attached).

(CERTIFICATE AS TO CORPORATE PRINCIPAL)

I,_____, certify that I am the _____ Secretary of the corporation named as Principal in the foregoing bond; that _____, who signed the said bond on behalf of the Principal, was then _____ of said corporation; that I know his signature, and that his signature thereto is genuine; and that said bond was duly signed, sealed, and attested to for and in behalf of said corporation by authority of its governing body.

Pre-Final. Not For Bid

_____ Affix Corporate Seal

Pre-Final. Not For Bid

CITY OF UKIAH
Mendocino County, California

MATERIAL AND LABOR BOND

KNOW ALL MEN BY THESE PRESENTS,

That we the undersigned, _____

_____, **AS PRINCIPAL**, and

_____

_____, **AS SURETY**,

are held firmly bound unto **THE CITY OF UKIAH**, hereinafter called the "City" in the penal sum of

_____ dollars ($_____)
for the payment of which sum we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally.

WHEREAS, the Principal has entered into a certain Contract with the City, dated _____, 20_____, a copy of which is hereto attached and made a part hereof,

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall in all respects fully perform the Contract and all duly authorized modifications thereof, during its original term and any extensions thereof that may be granted and during any guaranty period for which the Contract provides, and if the Principal shall fully satisfy all claims, arising out of the prosecution of the work under the Contract and shall fully indemnify the City for all expenses which it may incur by reason of such claims, including its attorney's fees and court costs, and if the Principal shall make full payment to all persons supplying labor, services, materials, or equipment in the prosecution of the work under the Contract, in default of which such persons shall have a direct right of action hereupon; and if the Principal shall pay or cause to be paid all sales and use taxes payable as a result of the performance of the Contract as well as payment of gasoline and special motor fuels taxes in the performance of the Contract and all motor vehicle fees required for commercial motor vehicles used in connection with the performance of the Contract, then this obligation shall be void; otherwise, it shall remain in full force and effect. No modification of the Contract or extension of the term thereof, nor any forbearance on the part of the City shall in any way release the Principal or the Surety from liability hereunder. Notice to the Surety of any such modification, extension, or forbearance is hereby waived.

IN WITNESS WHEREOF, the aforesaid Principal and Surety have executed this instrument and affixed their seals hereto, this _____ day of _____,20_____.

In the presence of:

WITNESS:

_____

_____(SEAL)
(Individual Principal)

_____
(Business Address)

_____
(City/State/Zip Code)

Pre-Final Not For Bid

Pre-Final. Not For Bid

WITNESS:

_____

_____(SEAL)
(Corporate Principal)

_____
(Business Address)

_____
(City/State/Zip Code)

ATTEST:

_____

_____
(Corporate Principal)

Affix Corporate Seal

_____
(Business Address)

_____
(City/State/Zip Code)

ATTEST:

_____

_____
(Corporate Surety)

Affix Corporate Seal

_____
(Business Address)

_____
(City/State/Zip Code)

The rate of premium on this bond is $_____ per thousand.

The total amount of premium charges is $_____..

(The above is to be filled in by Surety Company). (Power of Attorney of person signing for Surety Company must be attached).

(CERTIFICATE AS TO CORPORATE PRINCIPAL)

I,_____, certify that I am the _____ Secretary of the corporation named as Principal in the foregoing bond; that _____, who signed the said bond on behalf of the Principal, was then _____ of said corporation; that I know his signature, and that his signature thereto is genuine; and that said bond was duly signed, sealed, and attested to for and in behalf of said corporation by authority of its governing body.

_____ Affix Corporate Seal

Pre-Final. Not For Bid

DIRECTIONS FOR PREPARATION OF PERFORMANCE AND MATERIAL AND LABOR BOND

1. Individual sureties, partnerships, or corporations not in the surety business will not be acceptable.

2. The name of the Principal shall be shown exactly as it appears in the Contract.

3. The penal sum shall not be less than required by the Specifications.

4. If the Principals are partners or joint venturers, each member shall execute the bond as an individual and state his place of residence.

5. If the Principal is a corporation, the bond shall be executed under its corporate seal.
   If the corporation has no corporate seal, it shall so state and affix a scroll or adhesive seal following the corporate name.

6. The official character and authority of the person(s) executing the bond for the Principal, if a corporation, shall be certified by the Secretary or Assistant Secretary thereof under the corporate seal, or copies attached to such records of the corporation as will evidence the official character and authority of the officer signing, duly certified by the Secretary or Assistant Secretary, under the corporate seal, to be true copies.

7. The current power-of-attorney of the person signing for the surety company must be attached to the bond.

8. The date of the bond must not be prior to the date of the Contract.

9. The following information must be placed on the bond by the surety company:

   a. The rate of premium in dollars per thousand; and

   b. The total dollar amount of premium charged.

10. The signature of a witness shall appear in the appropriate place attending to the signature of each party of the bond.

11. Type or print the name underneath each signature appearing on the bond.

12. An executed copy of the bond must be attached to each copy of the Contract (original counterpart) intended for signing.

Pre-Final. Not For Bid

CITY OF UKIAH
Mendocino County, California

DEFECTIVE MATERIAL AND WORKMANSHIP (MAINTENANCE) BOND

KNOW ALL MEN BY THESE PRESENTS,

That we, _____

_____, as **PRINCIPAL**

and_____

_____, as **SURETY**,

are held and firmly bound unto the **City of Ukiah** as Obligee, in the penal sum of

_____

_____($_____),
(5 PERCENT OF THE FINAL CONTRACT AMOUNT)

to which payment well and truly to be made, we do bind ourselves, our and each of our heirs, executors, administrators successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal entered into a Contract with the City Of Ukiah
dated_____
for _____
_____

WHEREAS, said Contract has been completed, and was approved on the _____ day of _____, _____,

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall guarantee that the work will be free of any defective materials or workmanship which become apparent during the period of one (1) year following completion of the Contract, then this obligation shall be void, otherwise to remain in full force and effect, provided however, any additional warranty or guarantee whether expressed or implied is extended by the Principal or Manufacturer only, and the surety assumes no liability for such a guarantee.

Signed, sealed, and dated this _____ day of _____, 20_____.

_____(Seal)

BY:_____(Seal)

_____(Seal)
Principal

_____(Seal)

BY:_____(Seal)

_____(Seal)
Surety

Pre-Final. Not For Bid

Pre-Final. Not For Bid

Agenda Item No: 12.c.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-150

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Discussion and Possible Direction to Staff Regarding Mendocino County 2019-2027 Housing Element Update.

DEPARTMENT: Community Development

PREPARED BY: Craig Schlatter, Community Development Director

ATTACHMENTS:

1. Mendocino County 2019-2027 Housing Element Update Draft
2. City of Ukiah CD Dept comments- Mendocino County 2019-2027 Housing Element

Summary: Council will discuss and possibly give direction to Staff regarding the Mendocino County 2019-2027 Housing Element Update.

Background: The County of Mendocino made its draft 2019-2027 Housing Element Update available for public review on its website on Monday, October 7, 2019. The County requested public comments be received no later than the date of the Mendocino County Planning Commission meeting of October 17, 2019. See Attachment 1 for the Mendocino County 2019-2027 Housing Element Update administrative draft.

City Staff reviewed the County's draft Housing Element and submitted a comment letter via email on October 16, 2019 (Attachment 2). Staff also attended the Planning Commission meeting and provided verbal comments. As stated in the City's comment letter, given the relatively short public review period for the County's 344-page Housing Element, the City's comments may not fully represent all potential concerns related to the draft Housing Element Update.

During the Planning Commission meeting, County Planning and Building Services staff explained that next steps for the Housing Element included submitting the draft to the State Department of Housing and Community Development (HCD) for their 60-day review, followed by submitting the final draft to the Board of Supervisors for adoption. For the County to meet compliance requirements under SB 375, the Mendocino County Housing Element Update must be adopted by December 13, 2019.

Discussion: During this period of HCD review, HCD normally reviews and considers any comments received either prior or during their review. City Staff intends to submit a second letter as a follow-up to the first letter which clearly outlines changes needed to the document.

At this juncture, and prior to submitting a second letter, Staff requests additional input from City Council. This input would be incorporated into the letter and sent to the County of Mendocino and possibly HCD if necessary.

Recommended Action: Discuss and possibly give direction to Staff regarding Mendocino County 2019-2027 Housing Element Update.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

Approved: Sage Sangiacomo, City Manager

MENDOCINO COUNTY HOUSING ELEMENT

2019-2027 UPDATE
ADMINISTRATIVE DRAFT
OCTOBER 2019

Draft

Prepared By: Mendocino County
Department of Planning and Building Services

Draft

MENDOCINO COUNTY
HOUSING ELEMENT

TABLE OF CONTENTS

THE TABLE OF CONTENTS WILL BE PROVIDED AT A LATER DATE

Draft

(1)

Draft

INTRODUCTION

The Housing Element is designed to facilitate the development of housing adequate to meet the needs of all County residents. This introduction presents an overview of the document, its purpose and methodology, and the scope and organization of the Element. In addition, major data sources used in the Housing Element are identified and community participation efforts are summarized. Finally, the Housing Element is reviewed for consistency with the General Plan.

Overview

The Housing Element is one of the eight (8) required elements in the County's General Plan. It contains an overview of the housing needs in the unincorporated area of the County. The Element includes an analysis of both the constraints that may impact housing development as well as the resources available to facilitate it. Past accomplishments from the County's 2014 Housing Element are evaluated and a new plan presents goals, policies, and actions to achieve the County's share of the regional housing need.

Legal Basis and Requirements

According to the California Legislature, "*The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*"[1] Given this goal, the Legislature has required that all cities and counties must prepare a Housing Element as part of their General Plan.

The Housing Element is intended to reflect and address changing community needs. The present Housing Element covers a five-year planning period (Government Code Section 65588(b)) from 2019 to 2027. The Housing Element is the only element of the General Plan that must be submitted to the State Department of Housing and Community Development (HCD) in order to determine compliance with State laws.

The Housing Element must demonstrate the availability of appropriately zoned land to meet the Regional Housing Needs Assessment (RHNA). The previous Housing Element demonstrated that adequate land was available to meet the RHNA. This includes a provision to complete the 2010 Housing Element Action to rezone an additional 24 acres of land to high density zoning as part of a Court ordered settlement agreement. The court order was lifted in April, 2016 after the County demonstrated that it had fulfilled its obligations.. For this 6th Cycle, the County again has an ample supply of land suitable for residential development to meet the RHNA (see **Table 5-1-2** and **Table 5-4-4** for further details).

State certification of the Housing Element provides the County with a number of benefits. These include:

- A legally adequate General Plan
- Greater protection from potential legal challenges to the Housing Element

[1] State of California, Government Code Section 65580.

- Priority access to State housing funds
- No potential financial penalties resulting from future legislation

Organization

The Housing Element consists of two components which address the requirements of State law. The *Housing Plan* presents Mendocino County's plan, including goals, policies, and actions to address the County's housing needs and to facilitate the development of housing for all income levels and groups. The information, contained in the *Housing Needs Assessment*, *Housing Constraints and Opportunities* and *Housing Resources*, provides an assessment of existing conditions, past actions, and future needs and resources relating to housing the residents of the County.

The Housing Element consists of the following sections:

- *Introduction* provides information on the housing element process, primary data sources used for the Element, community involvement, consistency with the General Plan, and a glossary.
- *Housing Plan* contains goals, policies, and actions.
- *Housing Needs Assessment* contains a demographic and housing profile of the County and a discussion of current and future housing needs.
- *Housing Constraints and Opportunities* contains an analysis of the constraints that impact the development of housing.
- *Housing Resources* provides an inventory of land in the unincorporated area suitable for development, a detailed analysis of potential development based on available land, and the financial and administrative resources available to facilitate housing production.
- *Housing Accomplishments* evaluates the County's past performance based on its progress toward the objectives identified in the previous Housing Element.
- *Appendix A*: *Summary of Public Outreach* provides a summary of outreach efforts and community feedback from the Housing Element update process.
- *Appendix B*: *Housing Action Team and Anderson Valley Community Services District Input* provides a range of suggestions from Healthy Mendocino Housing Action Team and Anderson Valley Community Services District
- *Appendix C: Residential Sites Inventory* contains the residential sites inventory, which provides a detailed analysis of potential development based on available land.

Purpose and Methodology

The Housing Element identifies the housing needs in the unincorporated area of the County and provides a plan to address those needs over the 2019–2027 planning period. Research for the Housing Element was compiled through the use of a variety of data sources (see below), agency contacts, interviews, and the review of existing documents. The goals, policies, programs, and objectives were developed based on the identified housing needs and constraints and through consultation with County staff and the public.

Data Sources

This Housing Element was prepared by compiling and evaluating existing information from the U.S. Census Bureau, State and local governmental agencies, and information from local organizations. The following is a list of the primary data sources that were used for the preparation of the Housing Element:

- California Department of Developmental Services, Consumer Count
- Zillow.com
- Decennial Census Data for 2000 and 2010 from the Census Bureau
- American Community Survey (ACS) data from the Census Bureau
- Data from the California Employment Development Department (EDD)
- Demographic Housing and population projection data from the California Department of Finance (DOF) Demographic Research Unit
- Housing affordability data from the California Housing and Community Development Department (HCD)
- Regional Housing Needs Allocation Report from the Mendocino Council of Governments
- General Plan, County Zoning, and other ordinances, and other County plans and reports
- Rent survey conducted by Planning and Building Services Staff
- Community Care Licensing Division data
- County staff and reference data
- Interviews with local non-profit service providers and developers
- Information, comments, and documents associated with housing forums and workshops
- Input from Healthy Mendocino - Housing Action Team
- Mendocino County Sustainable Agricultural Lands Strategy, 2017
- Mendocino County Digital Infrastructure Plan: 2019–2015

Community Profile

Situated between Humboldt County and Sonoma County on the California coast, Mendocino County was established in 1850. Mendocino is a large and diverse county with a rugged and dramatic coastline, redwood forests, and agricultural valleys. The County has four incorporated cities: Fort Bragg, Willits, Ukiah, and Point Arena (refer to **Figure 5-1**). However, much of the rest of the County is more rural, with smaller communities like Boonville, Covelo, Hopland, and Gualala scattered across the different regions.

Mendocino County's land ownership patterns have changed over time. The first land ownership was in the form of Spanish land grants. Later, smaller homesteads granted by the federal government in the County's early days were consolidated into massive ranches, which were later subdivided into smaller ownerships. Today, the fragmentation is continuing, fed in part by declines in ranching and timber and demand for smaller parcels by individuals seeking the County's ambiance and quality of life.

Historically, resource and extraction industries, agriculture, and tourism have been the largest employers in the County. Increasingly, however, the County has become a destination for persons looking to move away from urban environments such as the San Francisco Bay Area and the Sacramento Valley. Between 1970 and 2000, the County's population increased by 70 percent. The growth rate has slowed in

recent years and was only 1.3 percent from 2010 to 2019, increasing from 87,841 to 89,009. The anticipated growth by the year 2030 is a 4 percent increase from 2019, resulting in a population of about 92,655 (see **Table 5-2-1**).

In 2017 & 2018, Mendocino County experienced multiple large-scale wildfires with devastating consequences for local residents and businesses. The 'Redwood Complex Fire', which started on October 8, 2017, was responsible for the destruction of more than 500 structures, and burned approximately 37,000 acres across unincorporated areas of the County. Included in those 500 structures were more than 349 residential dwellings. In 2018, the Mendocino Complex Fire, which eventually became the largest recorded fire complex in California history, started in Mendocino County, and burned a total of 459,000 acres. The fires were fueled by forest and grassland vegetation, which are typical types of land cover found throughout the Mendocino County. A large percentage of residences and unincorporated small communities are found in areas within a Wildland-Urban Intermix, with development scattered throughout thick wildland fuels, with little or no distinct interface boundary between wildland fuels.

The median home value in Mendocino County decreased by 4.4 percent between 2012 ($353,400) and 2017 ($338,000). Compared with neighboring counties, Mendocino County had the second highest median home value, after Sonoma County, according to the latest ACS five-year estimates by the Census Bureau.

Community Participation

The County conducted outreach in order to involve residents and community organizations in the development of the Housing Element. Meetings were held in 2019 on August 7 in Fort Bragg, August 8 in Willits, August 21 in Fort Bragg, and August 29 in Ukiah. Community input gathered at those meetings assisted the County in revising the Housing Element.

The draft Housing Element was available for public review on the Mendocino County Planning and Building Services (PBS) Housing Element website at www.mendocinocounty.org/government/planning-building-services/plans/housingelement, and at County offices and libraries. Additionally, public participation was encouraged and welcomed at a Planning Commission hearing on October 17, 2019. Appendix A contains greater detail on the community input provided at meetings and at a Planning Commission hearing.

Consistency with General Plan

According to State law, a jurisdiction's general plan and its elements must be integrated, internally consistent, and a compatible statement of policies. The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the County. Without consistency, the General Plan cannot effectively serve as a guide to future development.

The Housing Element has been reviewed for consistency with the County's other General Plan Elements, which were last updated in 2009. The policies and programs in this Housing Element reflect the policy

direction contained in other parts of the General Plan. Once the Housing Element is adopted, the County will ensure the General Plan's ongoing internal consistency by reviewing any additional amendments to the Plan or Zoning Ordinances for potential conflicts with the Housing Element. The Mendocino Town Plan was added as a Chapter to the Coastal Element in 2017. The Housing Element has been reviewed for consistency with the updated Mendocino Town Plan, as well.

Presently, the County is finalizing the identification of funding for a Safety Element update through FEMA's Hazard Mitigation Grant Program, and intends to combine it with the pending update to the Mendocino County Multi-Hazard Mitigation Plan, which was last reviewed in 2014. Staff intends to complete and adopt the Safety Element by February 2022. A SB 244, Disadvantaged Unincorporated Communities analysis is presently underway, which will be used to bring the Land Use Element current.

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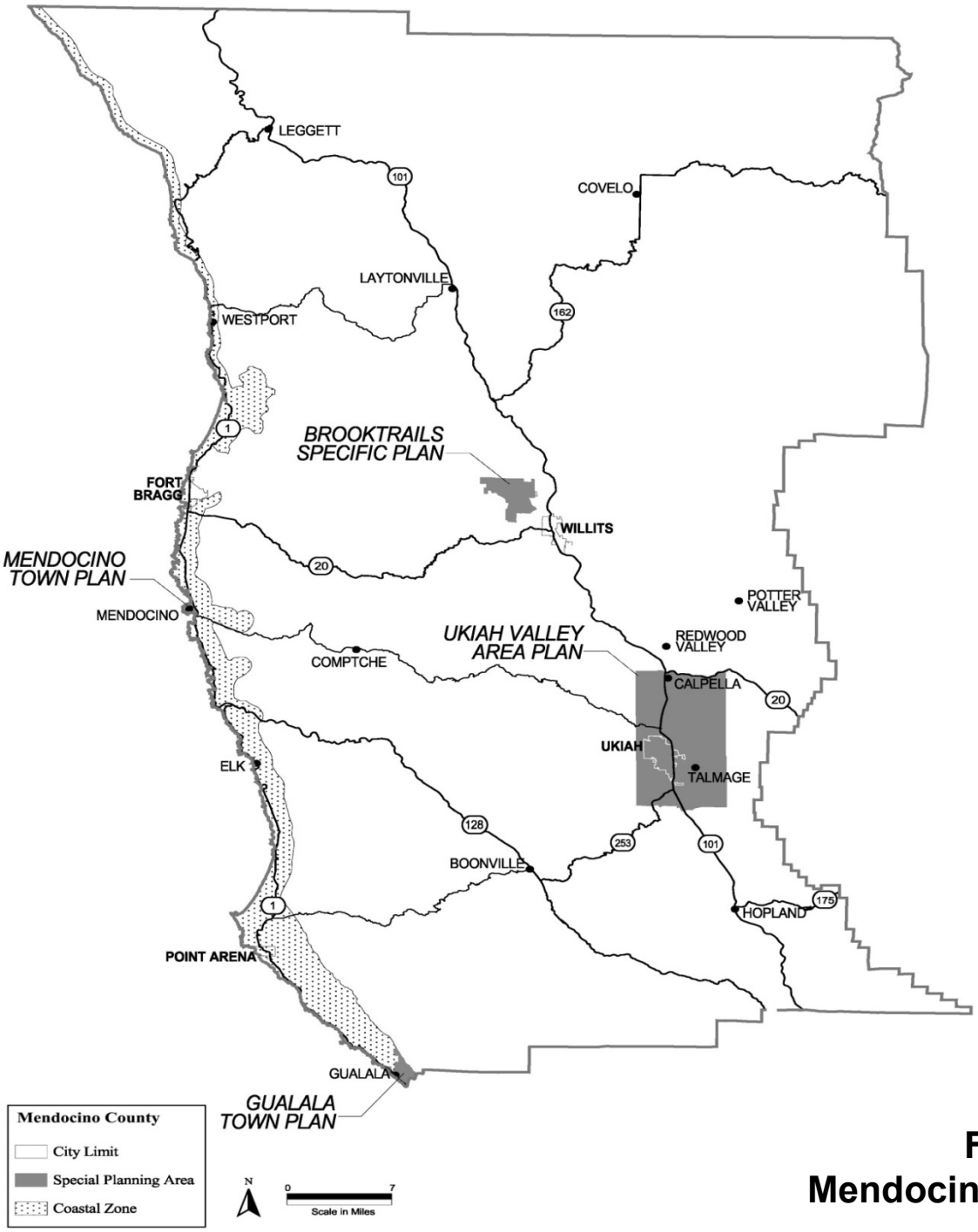

Figure 5-1
Mendocino County

GLOSSARY

Affordable housing: Any housing unit or combination of units developed through action of a private, public, or nonprofit party, or a combination thereof, which results in the production of housing unit(s) that are capable of being purchased or rented by household(s) with extremely low-, very low-, low- or moderate-incomes based on payment of not more than 30 percent of the gross monthly income (or 25 percent based on specific program guidelines), including rent or mortgage, taxes, and insurance when the unit's affordability is protected for an established amount of time.

Article 34 of the California Constitution: Requirement that any low rent housing project developed, constructed, or acquired in any manner by any State or public agency (i.e., Community Development Commission of Mendocino County) receive prior voter approval.

Coastal Zone: Land and water areas subject to the Coastal Act of 1976 and the Mendocino County Local Coastal Program.

Density ranges: The following residential density ranges, defined for the purposes of the Housing Element, are intended to be approximate.

Rural Density:	Not more than one unit per acre
Urban Density:	Greater than one unit per acre

Household income limits: Median household income adjusted for family size, used to determine extremely low, very low, low, moderate, and above-moderate (upper income) household levels. The State of California, Department of Housing and Community Development adjusts these levels periodically and provides this information to local communities.

Housing unit: A single unit with complete living facilities including permanent provisions for living, sleeping, eating, and sanitation, whether provided individually in the unit or as part of shared facilities. Includes a single-family unit, multi-family dwelling unit, condominium, apartment, mobile home, manufactured home, or any other residential unit considered real property under State law, except as modified by any law or regulation.

Income groups: Income levels as a percent of Mendocino County's median family income:

Extremely Low:	Income not exceeding 30 percent
Very Low:	Income not exceeding 50 percent
Low:	Income between 50 and 80 percent
Moderate:	Income between 80 and 120 percent
Above Moderate:	Income above 120 percent

Lower income groups: Encompassing low-, very low-, and extremely low-income groups.

LAFCO: Five member Local Agency Formation Commission of Mendocino County, charged with the responsibility for reviewing and approving special district and city boundary changes pursuant to Government Code Section 56000 et seq.

Mixed use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Universal design: Design and features that make residential units accessible to all who live there or come to visit, regardless of age or ability.

Draft

HOUSING PLAN

GOALS AND POLICIES

The Housing Element is one of the seven required elements in the County's General Plan. It is designed to facilitate the development of housing adequate to meet the needs of all County residents.

The goals, policies, and actions in this Housing Element have been developed based on the evaluation of housing needs, constraints, and resources contained within sections 3 through 5. They are designed to address housing issues in the County and its communities and facilitate the development of the County's share of the Regional Housing Need, as well as to advance the purposes of Housing Element law. Time frames and agencies responsible for carrying out the actions below may be found in section 2.

(2) Housing Production

The Mendocino Council of Government's (MCOG) Regional Housing Needs Assessment (RHNA), part of the overall 2018 Regional Housing Needs Plan, assigned the County a production goal of 1,349 housing units for the unincorporated area between 2018 and 2027. Determining the Regional Housing Needs is a complex process that begins with the State of California. The State prepares projections about expected population growth in the State and then allocates a portion of the total State population growth to each region. Regional planning organizations (e.g., MCOG) in turn distribute the regional allocation among local jurisdictions including Mendocino County. There are three primary objectives in allocating the residences to local jurisdictions: increasing housing supply, affordability, and housing type; encouraging infill and efficient development; and promoting a balance between jobs and housing. Recently, MCOG has focused on influencing growth patterns to minimize greenhouse gas emissions by focusing development in areas near services and transit, as is mandated by the State.

Draft

The following goals and policies facilitate the development of these housing units at a range of sizes and types to address this need.

GOAL 1 DEVELOP HEALTHY AND WELL-BALANCED COMMUNITIES THROUGH COOPERATION BETWEEN PUBLIC AND PRIVATE ENTITIES

POLICY 1.1 Promote safe and healthy housing arrangements for residents of all income levels.

Action 1.1a Minimize the effects of excessive noise, light, traffic, and exposure to hazardous industrial facilities and uses through the appropriate location of all new housing away from incompatible uses. Use Geographic Information Systems (GIS) and other tools to map and identify incompatible uses during the General Plan amendment process to change General Plan land-use classifications.

Responsibility: PBS and BOS
Time frame: Ongoing

Action 1.1b Work with developers to create residential neighborhoods with mixed housing densities, types, and affordability levels that promote human interaction, neighborhood-scale services and facilities, and connectivity to schools, neighborhoods, and commerce during pre-subdivision consultation and throughout the Inclusionary Housing development planning process.

Responsibility: PBS and Developers
Time frame: Ongoing as projects are processed through the Planning Department

POLICY 1.2 Encourage and support the development of affordable housing and supporting infrastructure and services by local agencies, non-profit and for-profit housing developers, and Native American housing authorities through financial assistance, local cooperation agreements, partnerships, and regulatory incentives.

Action 1.2a Work with new and existing affordable housing development organizations that identify and address affordable housing needs throughout the County. Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.

Responsibility: PBS
Time frame: Ongoing as projects are processed through the Planning Department

POLICY 1.3 Work cooperatively with the cities and special districts within Mendocino County and surrounding counties on regional housing issues.

Draft

Action 1.3a Facilitate future annexation and housing development by pursuing a master tax-sharing agreement between the County and its cities.

Responsibility: Executive Office
Time frame: Annually/Ongoing

POLICY 1.4 Recognize that the different regions of the County have varying housing needs unique to the specific geographic regions.

Action 1.4a Empower Municipal Advisory Committees (MACs) to assist the County in developing and updating community specific plan documents for the areas they represent by identifying their residential and economic capacity, as well as local advantages, to create more resilient and vibrant communities.

Responsibility: PBS
Time frame: Ongoing

POLICY 1.5 Improve information sharing on housing-related programs, financial resources, and progress in meeting Housing Element Goals between various governmental agencies and the general public.

Action 1.5a Continue to publish housing resource information used to facilitate the development and improvement of affordable housing. Included could be items such as funding resources, affordable housing development agencies and developers, and energy conservation and green-building resources and services.

In addition, the County will continue the following actions:

- Disseminate housing-related brochures (e.g. farmworker housing) to individuals, developers, and builders that visit Planning and Building offices.
- Continue to report on the implementation and effectiveness of the Housing Element in the General Plan Annual Report to the Board of Supervisors.
- Require that building permit application packets include the Housing Affordability Survey needed for the Annual Housing Report, with the requirement that it be turned in by the applicant with the permit packet in order for the application to be considered complete.

Responsibility: PBS
Time frame: Initial/Ongoing

GOAL 2 PRESERVE AND IMPROVE EXISTING HOUSING STOCK, ESPECIALLY FOR LOW- AND MODERATE-INCOME HOUSEHOLDS

Draft

POLICY 2.1 Conserve the housing stock through preservation, rehabilitation or replacement of existing units. Priority shall be given to affordable housing and those serving special needs populations.

Action 2.1a Assist developers and non-profit organizations with the acquisition, rehabilitation, or development of affordable housing as funding permits.

Responsibility: PBS and Non-profits
Time frame: Annually/Ongoing

Action 2.1b Continue code enforcement actions to identify substandard or unsafe housing and sanitary facilities.

- Provide contact information to property owners to assist in identifying programs to abate violations, assist with upgrades and weatherization, and conserve the housing stock.
- Use Revenue and Taxation Code Section 17274 as an inducement to private sector rehabilitation of rental housing (denies State tax deductions to owners of substandard rental property); include notice of potential use in violation notices.
- Explore establishing a program to facilitate the replacement of older mobile homes in order to remove substandard units from County housing stock. This exploration should consider whether internal methods or collaborating with outside agencies, or a combination of the two, would be most efficient.
- Continue to comply with Government Code Section 65590 in the Coastal Zone (requires converted or demolished low- or moderate-income housing units within the Coastal Zone to be replaced with similarly affordable units onsite or elsewhere within the Coastal Zone if feasible), including procedures to review and track conversions and Coastal Zoning Code amendments if necessary.
- The County will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.
-

  This requirement applies to:
  - Non-vacant sites
  - Vacant sites with previous residential uses that have been vacated or demolished

Responsibility: PBS, CE, BOS
Time frame: Intermediate/Ongoing

Draft

Action 2.1c Continue to monitor the dates that rent- or price-restricted affordable housing projects in the unincorporated County will convert to market rate units. Work with owners and agencies to preserve this stock of affordable housing.

Responsibility: PBS and agencies
Time frame: Ongoing

Draft

GOAL 3 INCREASE THE SUPPLY OF HOUSING, ESPECIALLY FOR LOW- AND MODERATE-INCOME HOUSEHOLDS

POLICY 3.1 Encourage the development of an adequate supply of housing and range of housing densities and types to meet the diverse needs of County residents.

Action 3.1a Work with developers to include a variety of housing types, such as smaller single-family homes, second units, duplexes, and multi-family units, including rental units for lower-income large families and developments exceeding ten residential units, during pre-subdivision consultation and through the Inclusionary Housing development planning process. Consider development incentives such as reduced setbacks, density bonuses, fee assistance, etc.

Responsibility: PBS
Time frame: Ongoing

Action 3.1b On sites lacking public water, sewer, or both, allow higher density housing development, within the scope of the zoning designation, that have alternate means of water supply or sewage treatment, and which meet the requirements of the County Division of Environmental Health and the State Regional Water Quality Control Board and geological review.

Responsibility: PBS, EH
Time frame: Ongoing

Action 3.1c Ensure the General Plan land-use classification “Mixed Use” is used in a manner that maximizes residential potential and provides a clear set of policies, regulations, and requirements for those interested in developing their properties. The Mixed Use District shall allow up to 29.04 units per acre and include design criteria that will allow developers to submit a project, aware of the site design requirements.

Responsibility: PBS
Time frame: Ongoing

Action 3.1d Update the Density Bonus Code (Chapter 20.238) as necessary, to be consistent with current State law.

Responsibility: PBS, EH
Time frame: Update in early 2020.

POLICY 3.2 Promote the development of accessory dwelling units.

Action 3.2a Continue to publicize the opportunities for and encourage the production of accessory dwelling units for full-time occupancy, and encourage family care units.

Responsibility: PBS
Time frame: Ongoing

POLICY 3.3 Utilize surplus public agency lands and structures to provide affordable or special needs housing opportunities.

Action 3.3a Inform local agencies of their obligations to:

(1) provide the County a written offer to sell or lease surplus land for affordable housing purposes (Government Code Section 54220 et seq.),

(2) fully use Revenue and Taxation Code regulations authorizing use of State tax-defaulted property for public purposes such as land banking or specific housing projects (Section 3695.5 and 3791.4), and

(3) promote housing opportunities using underutilized lands or facilities.

Responsibility: PBS
Time frame: Initial

POLICY 3.4 Promote new residential development in or adjacent to towns and cities that facilitate infill and compact development, and assist in the creation and improvement of community water and sewer services.

Action 3.4a Work with water and sewer service districts to coordinate improvements with a priority to serve those medium and high residential densities as set forth in the General Plan. Inform the various service districts of the location of medium and high density residential designations to enable the districts to identify needed capacity improvements. Notify the districts of applicable grant opportunities that facilitate sustainable, compact development.

Responsibility: PBS
Time frame: Intermediate

Action 3.4b Service District Constraints: (1) Inform water and sewer districts of the requirement to grant priority to allocation of available and future water resources to lower income housing developments that help meet the Regional Housing Need (Government Code Section 65589.7), and (2) recommend that service districts reduce, waive, or defer connection fees for affordable housing projects

when requested for project feasibility. The County will request districts to provide a copy of adopted regulations, follow up with subsequent correspondence, and notify the public of Government Code Section 65589.7.

Responsibility: PBS
Timeframe: Initial

Action 3.4c Prior to future Regional Housing Needs Assessment (RHNA) allocation processes, advocate before the Mendocino Council of Governments (MCOG) the County's strong support for higher density low- and very low- income housing development in urbanized or incorporated parts of the County. This is based on the understanding that lower income populations can more easily obtain public services (e.g. transportation, shopping, employment centers and/or training, etc.) in such areas, and that service (i.e. water, sewer) capacity is often more readily available for high density residential development.

Responsibility: PBS
Time frame: During the RHNA update process.

POLICY 3.5 Encourage and assist in developing affordable housing by reducing constraints and identifying incentives and tools for affordable residential unit development.

Action 3.5a Reduce Constraints to Housing Production:

(1) Amend the Zoning Code and the Division of Land Regulations to allow additional exceptions to standards to facilitate affordable project feasibility, such as exceptions for setbacks, lot configuration, lot coverage, parking, building height, and others.

(2) Evaluate and, where appropriate, reduce or modify the standards above to facilitate market rate housing production.

(3) Provide priority processing by County staff and hearing boards for affordable housing units or special needs housing or supporting infrastructure.

(4) Consider permit fee waivers, reductions, or deferments requested by affordable housing developers, as the County budget permits, based upon the merits of each project in meeting the County's housing goals. All such requests must be reviewed and approved by the Board of Supervisors.

(5) Identify obstacles in zoning requirements and possible conflicts between codes and policies that may prevent the development of affordable housing at full density levels. Amend such identified codes where feasible.

(6) The County will amend the Zoning Code to conform with State law by permitting mobile home parks in all residential zones.

(7) Improve the County's Inclusionary Housing requirements to encourage greater use of the program.

(8) Per AB 101 (2019) the County will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers for the homeless per Government Code 65660-65668.

Responsibility: PBS, BOS, BPS
Time frame: Intermediate/Ongoing, Review code for updates in early 2020.

Action 3.5b Investigate the creation of an overlay district for affordable housing that permits an increase in density only after the purchase of land by developers of affordable housing in order to keep the cost of land more affordable than land already zoned for equally high density.

Responsibility: PBS
Time frame: Intermediate

Action 3.5c Promote and assist with the creation of Community Land Trusts for the purpose of developing and preserving affordable housing over the long term. Consult with existing open-space land trusts to see if they are interested in including affordable housing. They could partner with non-profit housing agencies for management of the housing portion of the property.

Responsibility: PBS
Time frame: Intermediate

Action 3.5d Pursue the development of the remainder of the affordable multi-family units for lower-income households approved by voters under the County's Article 34 authority.

Responsibility: PBS
Time frame: Intermediate

GOAL 4 FOCUS ON HOUSING ISSUES OF THE VULNERABLE AND THOSE WITH SPECIAL NEEDS

POLICY 4.1 Facilitate the resolution of housing discrimination complaints and promote fair housing programs.

Action 4.1a Continue to support the Community Development Commission (CDC) in its effort to conduct landlord-tenant workshops throughout the County to educate tenants

and landlords about their rights and responsibilities and address concerns. In addition, the County will do the following:

- Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).
- Provide informative materials concerning fair housing and housing discrimination at locations that provide housing and related services.

Responsibility: PBS, CDC
Time frame: Ongoing

POLICY 4.2 Identify and support programs that address the housing needs of special needs groups and work with local organizations that can address their housing needs.

Action 4.2a Special Needs Rental Housing: Support applications to State and Federal agencies such as Housing and Community Development (HCD), State Treasurer's Office, HUD, and the United States Department of Agriculture (USDA) for affordable rental housing financing to provide shelter for very low- and extremely low-income families and special needs households. Programs available may be found in the Housing Resources section of the Housing Element.

Responsibility: PBS
Time frame: Ongoing

Action 4.2b Extremely Low-Income Program Development: Work with other agencies and local partners, including Legal Services of Northern California to jointly develop and implement a program that is designed to address the needs of the extremely low-income households in Mendocino County. At least annually and on an ongoing basis contact agencies and developers to facilitate implementation of the program. Actions to be considered for inclusion in the program include prioritizing local funding, supporting applications for funding, applying for funding, establishing incentives and concessions, and exploring housing types and methods to promote their development

Responsibility: PBS
Time frame: Initial, maintain on an ongoing basis

POLICY 4.3 Encourage a range of housing types to address the housing needs of the County's special needs populations, such as seniors, single-parent families, large families, individuals with disabilities, the homeless, Native Americans, and farmworkers.

Action 4.3a Farm Employee/Labor Housing: Continue to work with the agricultural community, housing providers and agricultural groups to develop and build year-round and seasonal agricultural worker housing. Continue to identify suitable

locations for farmworker housing. Ensure that these groups are included in housing stakeholder meetings.

The County will encourage and support State and Federal funding applications for farmworker housing and supporting infrastructure by providing technical assistance when needed, and continue to conduct pre-application conferences and meet with farmworker housing developers on an ongoing basis.

Provide information about the County's farm employee/labor housing regulations..

Meet with the Mendocino County Farm Bureau and other farm advocacy groups to discuss agriculture-related policies, regulations, and opportunities in the County's planning documents, including General Plan Elements, such as an Agriculture Element.

Responsibility: PBS
Time frame: Initial/Ongoing

Action 4.3b Encourage the production of affordable housing for Native Americans pursuant to the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) on fee land owned by Indian tribes that qualifies for the tax exemption under California Revenue and Taxation Code Section 237 or Federal land held in trust for Indian tribes, or by entering into local cooperation agreements with Indian tribes when required for the use of NAHASDA funding within the County, and by advocating that Indian tribes and housing agencies work with the County to maximize the compatibility of Indian housing projects with County General Plan objectives.

Responsibility: PBS, Tribal Governments, Indian Housing Authorities
Time frame: Ongoing

Action 4.3c Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units during the development review process. Encourage developers to make accommodations during the development review process and utilize appropriate sections of the County Zoning Code intended to accommodate individuals with disabilities.

Responsibility: PBS
Time frame: Ongoing

Draft

Action 4.3d Provide planning assistance to address homelessness in the County by:

Working with Mendocino County's "Continuum of Care Plan" to address homelessness by assisting, when practical, to develop shelters, transitional, and permanent supportive housing for homeless residents in the County.

Responsibility: PBS, HHSA
Time frame: Annually/Ongoing

Action 4.3e Homeless Multi-Service Shelter and Assistance and Hospitality Centers: Continue to support the efforts of the Homeless Services Planning Group, Ford Street Project, and the Hospitality House Center to provide emergency shelter to homeless families and individuals, by providing planning assistance, letters of support, and attending meetings when resources permit.

Responsibility: PBS, HHSA
Time frame: Ongoing/Ongoing needed

Action 4.3f Provide support to the Mendocino County Health and Human Services Agency on housing and services available for persons with developmental disabilities.

Responsibility: PBS
Time frame: Annually/Ongoing

GOAL 5 CONSERVE ENERGY AND RESOURCES

Policy 5.1 Promote energy and water conservation and efficiency in new development and rehabilitation of housing.

Action 5.1a In conjunction with local partners, pursue funding for and development of weatherization programs for new construction and rehabilitation through sources such as the rehabilitation loan program and through referrals to the North Coast Energy Service, which provides services on behalf of Pacific Gas and Electric (PG&E) and enrollment in the Home Energy Link Program. Develop partnerships with agencies and organizations offering weatherization services, such as Renewable Energy Development Institute (REDI), Community Development Commission (CDC), and North Coast Energy Services and Mendo-Lake Energy Watch (MLEW).

Responsibility:, PBS, and partner organizations
Time frame: Ongoing

Action 5.1b Protect and conserve water resources and lessen water-related expenses by encouraging rainwater collection and use, low-water landscape design and

practices, gray water use and alternative stormwater management systems for larger projects, including multi-family housing, during the development review process. Provide examples of pre-approved designs and examples, such as the Environmental Protection Agency (EPA) and Low Impact Development (LID) standards and a list of drought-tolerant and native vegetation.

Responsibility: PBS,
Time frame: Ongoing

Policy 5.2 Promote renewable energy generation subsequent to energy conservation efforts.

Action 5.2a Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects through siting and design. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family and farmworker housing both prior to and during project review.

Responsibility: PBS
Time frame: Ongoing

Policy 5.4 Assist in meeting Housing Element resource conservation goals through outreach and education.

Action 5.4a Assist residents with lowering their utility costs by promoting utility assistance, home weatherization, energy and water conservation, and green building services.

Responsibility: PBS
Time frame: Initial

Action 5.4b Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems.

Responsibility: PBS
Time frame: Ongoing

GOAL 6 PURSUE A VARIETY OF FUNDING SOURCES TO ASSIST THE COUNTY AND IDENTIFIED PARTNERS TO COMPLETE THE ACTIONS IN THE HOUSING ELEMENT

Policy 6.1 Pursue State, Federal and other funding sources to assist low- and moderate-income households with water or sewage disposal system installations or upgrades necessary to conserve the housing stock and provide standardized, sanitary housing conditions.

Action 6.1a Support funding applications, when requested by service districts, for financial and technical assistance to undertake water and sewage treatment facility planning and engineering studies, improvements, and expansions that could facilitate future housing development. Provide planning and/or grant-writing assistance if time and staffing levels permit and matching funds if available. Take a proactive approach and remind the districts of the County's willingness to provide this support annually at the meeting.

Policy 6.2 Support agencies and organizations pursuing funding for development, preservation, and rehabilitation of affordable housing.

Action 6.2a Assist agencies and organizations in their pursuit of funding by providing technical assistance when requested, as time and funding permit.

Responsibility: PBS
Time frame: Annually/Ongoing

Action 6.2b Pursuant to AB 2936 (Aroner), propose that the Board of Supervisors increase the General Plan Maintenance fee to include a higher percentage to maintain and periodically update the Housing Element in compliance with State law.

Responsibility: PBS, BOS
Time frame: Intermediate

Action 6.2c Explore the feasibility of local funding for affordable or special needs housing that promotes mixed-use, transit oriented, or compact integrated communities, such as:

(1) MCOG funds for eligible transportation infrastructure

(2) Air Quality Management District vehicle license fees

Responsibility: PBS, MCOG, AQD
Time frame: Ongoing

Action 6.2d Identify and pursue Federal, State, local, and private funding sources to expand the County's rehabilitation loan program for income-eligible households and to provide funds for acquisition/rehabilitation of affordable housing.

Responsibility: PBS, CDC
Time frame: Ongoing

Policy 6.3 Work cooperatively with the appropriate entities to publicize funding programs that provide financial assistance to low-income households.

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Action 6.3a Continue to support application for the provision of rental housing assistance to extremely low-income households through the Section 8 (Housing Choice) Voucher Program.

Responsibility: PBS, CDC
Time frame: Ongoing

Policy 6.4 Work with special needs housing providers when requested to assist with their respective applications for funding.

Action 6.4a Continue to support the application for HUD Continuum of Care grants for homeless populations to provide and expand, through community contracts, resource centers and transitional and permanent supportive housing units for the homeless.

Table 5-1-1 identifies the Regional Housing Needs Assessment (RHNA) allocation for all cities in the County as well as the unincorporated area. According to the 2018 Regional Housing Needs Plan prepared by MCOG, 73.12 percent of the future housing need is expected to be in the unincorporated area. The unincorporated County's share of the regional housing need is 1,349 units. Of these units, 470 must be affordable to very low- and low-income households. Since the planning period began, the County has facilitated the construction of 11 accessory dwelling units (ADU)s which is credited towards their RHNA.

TABLE 5-1-1
REGIONAL HOUSING NEEDS ASSESSMENT (RHNA), 2018-2027
MENDOCINO COUNTY

Jurisdiction	Income Group				Total Units	Percent
	Very Low	Low	Moderate	Above Moderate		
Point Arena	3	1	3	2	9	0.49%
Fort Bragg	60	31	23	23	137	7.43%
Willits	34	25	17	35	111	6.02%
Ukiah	86	72	49	32	239	12.95%
Unincorp. County	**291**	**179**	**177**	**702**	**1,349**	73.12%
County Totals	**474**	**308**	**269**	**794**	**1,845**	

Source: Mendocino Council of Governments, Regional Housing Needs Plan, August 2018.
Note: Extremely low-income housing units needed within the unincorporated county is **146 units**, calculated as 50% of the Very Low-income category (Government Code 65583(a)(1)).

TABLE 5-1-2 CURRENT HOUSING UNIT POTENTIAL, 2019	
Zoning Density	**Potential Units**
Single Family Units at Rural Densities	478
Single Family Units at Urban Densities	728
Multi-family in all residential zones permitted by-right	562
Multi-family Units in C-1/C-2 zones permitted by-right	646
Countywide Totals	**2,414**
Note: For more details see **Table 5-4-4**.	

TABLE 5-1-3 QUANTIFIED OBJECTIVES (PER GOV. CODE SECTION 65583(B)(1))					
	Extremely Low	Very Low	Low	Moderate	Above Moderate
Construction*	146	145	179	177	702
Rehabilitation**	0	0	0		
Conservation/Preservation***	49				

Note: The table displays the estimated objectives for the number of housing units (by income level) over the time frame of the element by method.

*The construction estimates above are based on the number of units allocated to the unincorporated County through the Regional Housing Needs Plan adopted in 2018. While the numbers are intended to reflect "estimated objectives," actual construction would depend on multiple factors of which this section's Goals and Policies are ultimately intended to facilitate. The Extremely Low category was calculated by assuming half of the Very Low units will be Extremely Low units.

**Based on rehabilitation loans funded by the County and distributed by the Community Development Commission since 2014.

***Conservation/Preservation estimated objectives have been determined based on the County's sole affordable project with an expiration date for the affordability. Coyote Valley has an expiration date of 2071 and is not at risk of converting to market rate within the next 10 years.

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2) HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment section analyzes the demographic, household, income, employment, and housing stock characteristics of the unincorporated county. This information is used to determine the County's existing and future housing needs. It serves as the foundation for the development of the County's goals, policies, and programs designed to meet its identified housing needs as required by State law.

a) Population Characteristics

i) Population Growth

Between 2010 and 2019, the population in Mendocino County as a whole increased by only 1.3 percent. The population is expected to grow to 92,655 people by 2030, representing an average annual change of 0.90 percent between 2010 and 2030. The incorporated cities' population grew from 28,685 to 29,233 in 2019 and is expected to increase to 30,050. This represents a 1.09 percent average annual growth rate from 2010 to 2030. The unincorporated county has grown at a slower rate, increasing from 59,156 in 2010 to 59,776 in 2019, with a projected 2030 population of 62,225, representing a 0.85 percent average annual growth rate from 2010 to 2030. **Table 5-2-1** shows the population estimates and average annual growth rates.

Table 5-2-1
Population Growth, 2010–2030, Mendocino County

Jurisdiction	2010[1]	2016[1]	2017[1]	2018[1]	2019[1]	2020[2]	2030[2]	Average Annual Change
Fort Bragg	4,455	5,019	6,078	7,026	7,273	7,311	7,784	**1.2%**
Point Arena	424	425	407	474	449	449	482	**1.2%**
Ukiah	10,095	12,035	14,599	15,497	16,075	16,065	16,964	**0.9%**
Willits	3,091	4,008	5,027	5,073	4,888	4,893	5,201	**1.1%**
Total Cities	18,065	21,487	26,111	28,070	28,685	28,718	30,430	**1.0%**
Unincorporated	33,036	45,251	54,234	58,195	59,156	59,573	62,225	**0.9%**
Total County	87,841	88,721	89,092	89,299	89,009	91,498	92,655	**0.9%**

Sources:
[1]California Department of Finance, Table 2: E-4 Population Estimates (2011-2019 with 2010 benchmark).
[2]County population for 2020 and 2030 from Department of Finance P-1 Projections (2010-2060); sub-county 2020 and 2030 estimates based on each jurisdiction's share of the 2019 estimate.

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ii) Population Distribution

There are four incorporated cities within the county: Ukiah, Willits, Fort Bragg, and Point Arena. Approximately 32.8 percent of the county's population lives within the incorporated cities, while approximately 67.2 percent live within the unincorporated county (California Department of Finance (DOF)). The county's most populous area is in the Ukiah Valley where the City of Ukiah, the county seat and largest city, is located.

iii) Age Structure

The county's age structure has undergone a number of significant demographic changes over the past twenty years. The two most significant are the progression of the "Baby Boomer" and "Millennial" generations through successive age groups. When each group entered its twenties, it generated an increase in demand for new housing because this is the prime age for household formation. The original "Baby Boomer" generation drove a lot of the earlier housing growth in the late 1970s to early 1980s, with their children now entering that phase. In Mendocino County, new household formation by young adults is spread out over a longer period because a significant percentage leave the county to attend college (the county has no four-year educational institutions) and often return in their mid-twenties to mid-thirties.

The other prime group that drives new housing demand is near-retirees and early retirees that move to this county for the quality of life. Unlike young adults, this cohort has greater financial resources and can typically afford to purchase housing.

Changes in the age categories are one of the most significant determinants of housing demand and help to provide a prediction of future housing needs. **Table 5-2-2** shows the countywide median age and the age distribution for the unincorporated county.

Table 5-2-2
Age Distribution, 2017, Unincorporated County

Age (Years)	2017	
Under 15	15,780	16.9%
15-24	10,044	10.8%
25-34	10,089	10.8%
35-44	10,101	10.8%
45-54	10,753	11.5%
55-59	12,112	13.0%
60+	24,313	26.1%
Total	93,192	100.0%
Median Age (Countywide)	**42.4**	

Source: 2013- 2017 ACS 5-Year Estimates: Table S0101.

iv) Race and Ethnicity

The racial and ethnic composition of the unincorporated county is shown in **Table 5-2-3**. White residents comprise the majority, with 84.1 percent of the county's unincorporated population identifying as white in 2017. The second largest racial group was Native American, representing 7.5 percent of the population. Hispanic residents belonging to any race accounted for 20.5 percent of the population, and 4.1 percent of the population did not belong to any of the established racial groups but identified as "Other."

Table 5-2-3
Race and Ethnicity, 2017, Unincorporated County

Race/Ethnicity	2017	
White	52,124	84.1%
African-American	808	1.3%
Native American	4,625	7.5%
Asian/Pacific Islander	1,902	3.1%
Other	2,533	4.1%
Total	**61,992**	**100.0%**
Hispanic (of any race)	12,738	20.5%

Source: 2013-2017 ACS 5-Year Estimates: Table DP05.

b) Household Characteristics

i) Household Size

Between 2010 and 2019, the total number of households in the unincorporated county increased from 23,818 to 24,022, an increase of less than 1.0 percent, whereas Mendocino County as a whole grew from 34,945 to 35,361, a 1.2 percent increase (**Table 5-2-4**). In 2010 and 2019 the average household size remained at 2.45 persons in the unincorporated county and 2.46 persons for Mendocino County as a whole. Household characteristics are important factors when analyzing housing demand, supply, and future needs. Household size, age, and composition all affect the type of housing needed in a particular region.

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Table 5-2-4 Household Size, 2010 and 2019, Mendocino County			
Households	**2010**	**2019**	**Percent Change**
Number of Households			
Unincorporated	23,818	24,022	0.9%
Total County	34,945	35,361	1.2%
Persons per Household			
Unincorporated	2.45	2.45	0.0%
Total County	2.46	2.46	0.0%
Sources: Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 4/1/2010 and 1/1/2019.			

ii) Household Type

Table 5-2-5 identifies the makeup of households in the unincorporated county as of 2017. Family households in the unincorporated county accounted for approximately 62.4 percent of all households. Non-family households, such as single persons living alone or non-related persons living together, made up the remaining 37.6 percent.

Table 5-2-5 Household Type, 2017, Unincorporated County		
Household Type*	**2017**	
	Number	**Percent**
Family Households	**14,469**	**62.4%**
Married Households with Children	3,709	16.0%
Married Household without Children	7,208	31.1%
Female-Headed Households with Children	1,429	6.2%
Other Family Households	3,552	15.3%
Non-family Households	**8,717**	**37.6%**
Householders Living Alone	6,825	29.4%
Other Non-family Households	1,892	8.2%
Total Households	**23,186**	**100.0%**
Source: 2013-2017 ACS 5-Year Estimates, Tables B17012, B25009, S2501 **Some of these population subgroups have overlapping data. As a result, the sum of the "Number" column exceeds the total number of households, and the sum of percentages exceeds 100%. Only Family Households and Non-family Households equal 100% when summed.*		

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c) Special Needs Groups

Various segments of the population have special housing needs due to income level, age, disability, or other factors. As a result, they may have greater difficulty in finding housing. Special needs groups identified by state law (Government Code Section 65583) include the elderly, persons with disabilities (including developmental disabilities), female-headed households, large families, farmworkers, the homeless, and those needing emergency housing. In addition, Native Americans are recognized by federal law as a special needs group requiring a separate housing program designed to meet their unique needs (Native American Housing Assistance and Self-Determination Act of 1996); however, the amount of existing federal trust land is not adequate to meet the ongoing need of Indian communities. The following discussion provides information on the special needs populations in Mendocino County and their housing needs.

i) Senior Population

According to the 2013-2017 ACS, approximately 20 percent of the county's population, or 17,221 persons, was over age 65 and is considered "senior" for the purpose of this analysis. Of those people, 12,796 persons, or 74 percent, lived in the unincorporated county. In addition, 3,025 seniors, or approximately 63 percent, live alone in the unincorporated county. Approximately 7 percent of the senior population had some sort of disability. Approximately 84 percent of senior householders in the unincorporated county own their own home, and 16 percent rent.

Residential opportunities for seniors in the unincorporated county include market-rate housing, residential care facilities, mobile homes, accessory dwelling units (ADUs), and subsidized rentals. The County also facilitates housing for the elderly through liberal provisions for "family care units" serving persons 60 years or older or persons who require care, on all non-coastal residential parcels, subject to an annually renewable administrative permit. The Mendocino County Zoning Code defines family care units as buildings less than 1,000 square feet whose purpose is to house one to two adults aged 60 or older, an immediate family member of the owner who requires daily supervision or care, or a person providing care for the owner of the main residence.

Senior households may have special housing needs due to fixed or limited incomes, increased health care costs, or physical limitations. Many seniors have limited funds for housing, housing repairs or modifications, or assistance for everyday living. Because some seniors may require proximity to health care or supportive services, priority should be given to housing opportunities in more urbanized areas.

The principal housing need of lower-income seniors is affordable housing, including stable rents for mobile-home spaces. Subsidized housing programs are options, including down payment or rental assistance. The Community Development Commission of Mendocino County administers rental assistance programs for lower-income senior households.

The County's Housing Rehabilitation Loan Program assists lower-income households, including senior homeowners, with housing improvements, repairs, and modifications to make homes more accessible by providing deferred-payment loans throughout the county. Loans are made

available with County grant funding and distributed through the Community Development Commission.

In-home assistance or a supportive care environment, such as provided by group living facilities, may be effective housing alternatives for seniors. Licensed community care facilities located in the COUNTY are examples of supportive and group care, including services for seniors with disabilities. Mobile home parks also offer housing options for the elderly. There are 55 mobile home parks located throughout the county.

ii) Persons with Disabilities (non-developmental)

Persons with disabilities may experience restricted mobility or limited ability to work or care for themselves; these limitations may progress over time. As a result, a wide range of housing types are needed for those with disabilities, depending on disability type and severity. These types range from licensed residential-care facilities to housing that supports independent or semi-independent living. Affordable and accessible housing are the most significant requirements for those with disabilities. Accessibility means both on-site features to improve access (e.g., ramps, wider doorways, bathroom modifications, special sensory devices) and community accessibility outside the residence through curb cuts, public transportation, and services.

The federal Americans with Disabilities Act (ADA) requires not only physical accessibility in the built environment, but also greater access to employment and services.

Various agencies, organizations, and businesses provide supportive housing, care, or services to disabled populations. Church groups, senior centers, the Mendocino County AIDS Volunteer Network, Mendocino County Departments of Mental and Public Health, Ford Street Project, Ukiah Valley Association for Habilitation, Families United-Respite, and Parents and Friends, Inc. are just a few; however, most of the efforts are focused in the Ukiah area. County regulations also allow family care units in many zoning districts and accessory dwelling units on most parcels outside the coastal zone. Action 3.5a is proposed to update the County's accessory dwelling unit ordinance to comply with state law.

Within the unincorporated county there were 9,417 individuals (16.0 percent) reporting some sort of disability as of 2017. This figure includes individuals of all age groups and disability types. **Table 5-2-6** breaks down disability types for three principal age ranges for the unincorporated county.

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Table 5-2-6 Disability by Age and Type 2017, Unincorporated County							
Age Group	**Total Disabilities**	**Hearing Difficulty**	**Vision Difficulty**	**Cognitive Difficulty**	**Ambulatory Difficulty**	**Self-Care Difficulty**	**Independent Living Difficulty**
5 to 17 years	329	29	29	254*	88*	107*	n/a
	0.6%	0.0%	0.0%	0.4%*	0.1%*	0.2%*	
18 to 64 years	4,641	1,021	447	1,798	2,029	618	1,753
	7.9%	1.7%	0.8%	3.1%	3.5%	1.1%	3.0%
Over 65 year	4,406	2,412	676	898	799	799	190
	7.5%	4.1%	1.2%	1.5%	1.4%	1.4%	0.3%
All Ages	9,417	3,501	1,234	2,950	4,302	1,524	3,472
	16.0%	6.0%	2.1%	5.0%	7.3%	2.6%	5.9%

Source: 2013-2017 ACS 5-Year Estimates, Table S1810.
**Numbers in these cells represent all persons below age 18.*

iii) Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

As of 2018, the state Department of Developmental Services (DDS) provides community-based services to approximately 330,000 persons with developmental disabilities and their families through a statewide system of 21 community-based regional centers, 2 state-operated developmental centers, and 1 state-operated community facility (DDS Fact Book Sixteenth Edition). Mendocino County is served by the Redwood Coast Regional Center, which has its main office in Eureka and satellite offices in Ukiah and Fort Bragg, and provides point-of-entry services for people with developmental disabilities. The center is a private, non-profit community

agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.
The information in Table 5-2-7 from the Redwood Coast Regional Center provides a closer look at the disabled population.

Table 5-2-7
Individuals with Developmental Disability by Age, Unincorporated County

Zip Code	Unincorporated Community	Number of persons by age group*	
		0 to 17 years	18+ years
95410	Albion	<11	<11
95415	Boonville	<11	<11
95420	Caspar	<11	0
95427	Comptche	<11	<11
95428	Covelo	<11	<11
95432	Elk	0	<11
95445	Gualala	<11	<11
95449	Hopland	<11	<11
95454	Laytonville	11	<11
95456	Little River	<11	<11
95459	Manchester	<11	<11
95460	Mendocino	<11	<11
95463	Navarro	0	<11
95466	Philo	<11	<11
95469	Potter Valley	<11	<11
95470	Redwood Valley	21	29
95481	Talmage	<11	<11
95488	Westport	0	<11
95494	Yorkville	<11	0
95585	Leggett	<11	<11
Total		47 to 182	46 to 199

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group, June 2019.
**Consumer counts did not report number of persons for age groups with fewer than 11 members. When this is the case, the number in the table is shown as "<11." As a result, the total number of persons per group is the potential range, assuming each "<11" may represent 1 person or 10 persons.*

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For people living with a development disability, there are a number of appropriate housing types, such as, rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing produced as a result of an inclusionary housing ordinance, HUD housing, and SB 962 homes; as well as a number of appropriate housing related assistance programs, such as, Housing Choice (Section 8) Vouchers and special programs for home purchase. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities are some of the considerations that are important in serving this group.

In order to assist with the housing needs for persons with developmental disabilities, the County will implement programs to coordinate housing activities and outreach with the Regional Center (Action 4.3f) and encourage housing providers to designate a portion of new affordable housing developments for persons with developmental disabilities (Action 4.3c).

iv) Single-Parent Households

Single-parent households generally have a higher ratio of expenses to income compared to two-parent households. Single-parent households with children must balance housing and family responsibilities, which may include child-care expenses, on one income. Female-headed households with children have a much higher incidence of poverty; approximately 47 percent of female-headed households with children under 18 live in poverty countywide. Comparatively, approximately 12 percent of married couples with children live in poverty[2]. One of the greatest needs of single-parent households is affordable housing near child care, health care, and other supportive services.

According to the 2013-2017 ACS, 15 percent (2,228) of households within the unincorporated county were single-parent households. Of those, 10 percent (1,429) were female-headed households, and 6 percent (799) were male-headed households, both with children under the age of 18.

v) Large Families

Large-family households are defined as households with five or more persons. Large families typically require housing units with three or more bedrooms. For example, a five-person household would typically need a three-bedroom unit, and a seven-person household would need a five- to six-bedroom unit to avoid overcrowding. Large-family households have special housing needs due to the lack of adequately sized and affordably priced units in most communities, resulting in overcrowding or overpayment.

According to the 2013-2017 ACS, the same proportion of large households owned their own homes as rented housing (4 percent).

Table 5-2-8 shows that, overall, there is sufficient housing for both owner and renter large families since there are nearly 9,443 housing units (41 percent of all housing units in the unincorporated county) for the 965 large owner families and 2,646 rental units (11 percent of all housing units in the unincorporated county) for the 1,001 large renter families living in the

[2] 2013-2017 ACS

unincorporated county. A slight shortage of rental housing units with five or more bedrooms for renter families with seven or more persons appeared in 2017. There was a similar shortage of rental housing units with four bedrooms for renter families with six persons.

Table 5-2-8
Comparison of Large Households and Unit Size, 2017, Unincorporated County

Household Size	Number	Percent	Bedroom Size	Units	Percent
Owner					
5-person	622	2.7%	3-bedroom	7,621	32.9%
6-person	246	1.1%	4-bedroom	1,471	6.3%
7+-person	97	0.4%	5+-bedroom	351	1.5%
Total Owner HHs 5-person+	**965**	**4.2%**	**Total Owner HHs 3-bedroom+**	**9,443**	**40.7%**
Renter					
5-person	652	2.8%	3-bedroom	2,358	10.2%
6-person	278	1.2%	4-bedroom	234	1.0%
7+-person	71	0.3%	5+-bedroom	54	0.2%
Total Renter HHs 5-person+	**1,001**	**4.3%**	**Total Renter HHs 3-bedroom+**	**2,646**	**11.4%**

Source: ACS 2013-2017 5-Year Estimates: Table B25042, Table B25009.

vi) Farmworkers

Agriculture is a vitally important industry in Mendocino County, and farmworkers play an integral part in keeping that industry viable. Major crops include grapes, apples, and pears. The majority of agricultural activity occurs in the Ukiah, Anderson, Sanel, Redwood, and Potter Valleys.

Farmworkers are a special needs population with several interrelated challenges. According to the National Center for Farmworker Health's 2012 "Facts About Farm Workers," farm workers have the following characteristics:

- *Limited Income:* Agricultural work, especially seasonal work such as harvesting, typically pays low wages. The very low incomes typical of farmworkers, particularly migrant farmworkers, and their families affect the type of housing that they can afford, especially if they stay on a year-round basis.

- *Substandard Housing:* Whether they are employed year-round or seasonally, farmworkers often live in substandard housing, which may lack a postal address, plumbing, and/or kitchen facilities or be in poor structural condition.

- *Overcrowding:* As a result of low wages, a lack of affordable housing, and in some cases, large family sizes, farmworkers may live in overcrowded conditions in order to afford adequate housing.

- *Overpayment:* Limited incomes force farmworkers, particularly migrant workers, to overpay for housing unless it is provided by the employer. To counteract these effects, farmworkers may live in substandard and/or overcrowded conditions.

The U.S. Census's 2013-2017 ACS identified 2,356 persons employed in the agriculture, forestry, mining, and fishing industries in Mendocino County. This number fails to take into account many of the seasonal agricultural employees. Furthermore, in the past, the Census has often undercounted migrant and seasonal farmworkers.
The Census of Agriculture provides far more detail about farmworkers in Mendocino County. Unlike other census surveys that attempt to count individual employees, the agricultural census surveys employers every five years. **Table 5-2-9** shows the results from the 2012 and 2017 Censuses of Agriculture.

Table 5-2-9
Farms and Farmworkers by Work Period Length, 2012–2017, Mendocino County

2012	**Hired Farm Labor**	Total	Farms	498
			Workers	5,314
		Farms with 10 or More Workers	Farms	151
			Workers	4,839
	Workers by Days Worked	**150 Days or More**		
		Total	Farms	252
			Workers	1,442
		Farms with 10 or More Workers	Farms	44
			Workers	929
		Fewer Than 150 Days		
		Total	Farms	407
			Workers	3,872
		Farms with 10 or More Workers	Farms	44
			Workers	929
2017	**Hired Farm Labor**	Total	Farms	483
			Workers	3,875
		Farms with 10 or More Workers	Farms	126
			Workers	2,744

Table 5-2-9 Farms and Farmworkers by Work Period Length, 2012–2017, Mendocino County				
	Workers by Days Worked	150 Days or More		
		Total	Farms	261
			Workers	1,483
		Farms with 10 or More Workers	Farms	44
			Workers	832
		Fewer than 150 Days		
		Total	Farms	363
			Workers	2,392
		Farms with 10 or More Workers	Farms	98
			Workers	1,613
Source: USDA Census of Agriculture, 2012 and 2017: Volume 1, Chapter 2: County Level Data, Tables 1 and 7.				

The 2012 Census of Agriculture identified 1,220 farms in the county, 498 of which used hired labor. Those farms employed a total of 5,314 workers. Of those workers, 3,872 worked less than 150 days per year, and only 1,442 worked 150 days or more.

The 2017 Census of Agriculture identified 1,128 farms in the County, 483 of which used hired labor. Those farms employed a total of 3,875 workers. Of those workers, 2,392 worked less than 150 days per year, and only 1,483 worked 150 days or more. Between 2012 and 2017, the number of farms decreased by 92, and the number of farms hiring workers decreased by 15. The overall number of farmworkers decreased by 87 persons. Between 2012 and 2017 the number of workers working more than 150 days increased by 41.

Mendocino County Department of Planning and Building Services has taken several steps to facilitate farmworker housing. The County conforms to state law by allowing farmworker housing for 5 to 12 farm employees and their families by right in all zoning districts where agriculture is a permitted use.

Since farmworkers typically have low incomes, they are often at a disadvantage in the housing market. In addition, seasonal farmworkers often have different needs compared to those that live in the county year-round. Housing opportunities for seasonal farmworkers may include bunkhouses and other congregate living facilities as well as affordable multi-family or single-family rental units, and year-round farmworkers typically need affordable rental or ownership housing. Several employers, such as Concha y Torro Vineyards and Roederer Estate, provide housing for their seasonal employees. Rural Community Housing Development Corporation (RCHDC) and the Anderson Valley Housing Association (AVHA) have developed and/or rehabilitated housing for use by farmworkers. AVHA has converted an older motel in Boonville

into units for farmworkers. **Table 5-2-10** provides information on recent permits issued for farmworker housing in the county.

Table 5-2-10
Permits Issued to Facilitate Farmworker Housing: 2014–2019 , Mendocino County

General Location	Type of Unit	Number of Bedrooms	Employees	Project Number
Fort Bragg	Trailer Coach	1 bedroom	1 Employee / Family	AP_2014-0016
Hopland	Single Family	2 bedrooms	1 Employee / Family	AP_2018-0009
Potter Valley	Single Family	1 bedroom	1 Employee / Family	AP_2019-0055
Potter Valley	Mobile Home	2 bedrooms	2 Employees	AP_2019-0071
Hopland	(2) Mobile Homes	2 bedrooms /Bunk house	7 Employees	U_2014-0005
Gualala	Single Family	1 bedroom	1 Employee	U_2014-0006
Boonville	(2) Single Family	8 bedrooms	2 Families	U_2014-0011
Manchester	Duplex	5 bedrooms	2 Families	U_2016-0013
Boonville	(2) Single Family	Varies	3 Employees / Part-Time Staff	U_2016-0012
Ukiah	(3) Single Family	Varies	3 Families	U_2017-0028
Ukiah	Multifamily	Varies	72 Units/ Families	Brush Street Farm Labor Housing (Multiple Building Permits) - 2019
Philo	(3) Duplexes	15 bedrooms	6 Families	U_2018-0016
Source: Mendocino County Department of Planning and Building Services, 2019.				

vii) Extremely Low-Income Households

Extremely low-income households—those making less than 30 percent of the median family income for Mendocino County—face many challenges in securing adequate housing. These individuals and families can often be only one step ahead of homelessness and are often marginally employed or collecting small amounts of government assistance such as Social Security. Overpaying for housing costs results in inadequate funds to support other necessary costs, such as food and medical expenses.

Employment in the extremely low-income category can typically consist of part-time, itinerant, seasonal, or sporadic jobs as well as self-employed sales activities.

Typical housing stock and quality vary greatly for extremely low-income households, from subsidized apartments built by non-profit organizations, single-family housing of generally lower quality, and mobile homes. Some households in this category rent hotel rooms in long-term rental arrangements, while those engaged in farm work may live in farmworker housing.

According to the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) database, approximately 2,811 households (12.2 percent) in the unincorporated county fell into the extremely low-income category. When looking at tenure, extremely low-income renters were more likely to be overpaying for housing (21.4 percent) compared to owner occupied households (16.8 percent). Of the 1,836 extremely low-income households severely overpaying for housing in the unincorporated county, approximately 39 percent were owners and 61 percent were renters. (See **Table 5-2-21** under *Income Characteristics*, below.)

viii) Homeless

Homeless individuals and families have a range of special housing needs described in Mendocino County's Continuum of Care Plan, including emergency shelter, transitional housing, and permanent supportive housing. Emergency shelters provide immediate short-term housing, typically limited to less than six months. Transitional housing provides housing for between six months and two years, often coupled with intensive case management, alcohol and drug abuse assessment and treatment, mental health treatment, life skills and employment training, and assistance with credit worthiness. Permanent supportive housing offers a stable residential environment, often with mental health counseling, job training, and case management among other services to reinforce the advancement of formerly homeless persons up the ladder of the continuum of care. Each type of housing is distinct and meets a specific need.

According to the County's 2017 Point-in-Time Homeless Population count, there were approximately 1,238 homeless people in Mendocino County.[3] Of these, 113 were in emergency shelters, 47 in transitional shelters, and 1,078 without shelter. Most homeless locate in the urban areas of the county, particularly Ukiah and Fort Bragg, which have the majority of emergency shelters and transitional housing. Emergency shelters in the county provide 129 to 139 beds (see **Table 5-2-11**). The number of beds includes the motel vouchers used by several agencies to provide temporary assistance.

The County also continues active outreach and coordination with agencies such as Homeless Services Planning Group and the Hospitality House Center.

[3]Mendocino County's *Continuum of Care Plan, 2017* Point-in-Time Homeless Population counts taken in 1/26/2017.

Table 5-2-11 Emergency Shelters In Mendocino County, 2019		
Facility	**Beds**	**Target Need Group**
Hospitality House, Fort Bragg	24 beds	Homeless Individuals and families
Project Sanctuary Ukiah	14 beds*	Battered men, women and children; homeless battered women (case by case)
Coast Winter Shelter	Approximately 20 beds purchased per night	Homeless individuals
Mendocino County Youth Project: Levine House	6 beds	Transition aged youth (ages 18-21)
Redwood Community Services: Inland Winter Shelter 1045 S. State St., Ukiah**	46 beds (for individuals); 3 motel vouchers for families	Homeless individuals and families
Whole Person Care	10 to 20 beds sponsored through motel vouchers	Homeless individuals and families
Mendocino County Children's Center (MC3), Willits	6 beds	Unaccompanied young males and females below 18; youth below 18 detained by Child Welfare Services for assessment
Total	**129 to 139 beds**	--

Sources:
Mendocino County Continuum of Care for the Homeless 2019 Housing Inventory Survey.
Ford Street Project representative phone correspondence, July 2019.
Hospitality Housing, Fort Bragg representative phone correspondence, July 2019.
Project Sanctuary Ukiah representative phone correspondence, July 2019.
Redwood Community Services representative phone/email correspondence, July 2019.
Mendocino County Youth Project website, July 2019.
**Additional beds may be available along the coastal area through low-cost vouchers Project Sanctuary provides to applicants.*
***Open November to April every year.*

ix) Transitional and Supportive Care

Table 5-2-12 lists the transitional housing facilities in the county. Most of the 140- to 170-bed capacity is located in Ukiah and Fort Bragg.

According to the *Mendocino County Abbreviated Consolidated Plan: Continuum of Care for the Homeless, November 1, 2011, to October 31, 2016*, up to 30 permanent supportive housing beds have been made available in the county through the Ford Street Project and the Shelter

Plus Care program, although the numbers have fluctuated over time. There are also supportive housing beds available through voucher programs (see **Table 5-2-13**).

Table 5-2-12: Transitional Housing Facilities, 2019, Mendocino County

Facility	Beds	Target Need Group
Mendocino County Youth Project Transitional Housing	10 beds	Homeless youth, 18 to 24
Ford Street Project (FSP), 133 Ford St., Ukiah	20 to 50 beds*	Homeless families
Project Sanctuary, Ukiah**	28 beds	Battered men, women, and children
Mendocino Coast Hospitality House Transitional Housing, Fort Bragg	24 beds	Homeless families and individual females and males
Redwood Community Services (RCS): Stepping Stones Gibson House and Haven House, Ukiah	16 beds	Transition-aged youth with either mental illness or dual diagnosis of substance abuse combined with mental illness
RCS: Stepping Stones TAY-Wellness 140 Gibson St, Ukiah	11 beds	Transition aged youth: homeless single male and female individuals or single parents and their children with mental illness or dual diagnosis of substance abuse combined with mental illness
RCS: Stepping Stones Transitional Housing Program Plus (THP+), Ukiah	10 beds***	Homeless single parents with children or transition aged youth
RCS: Stepping Stones Transitional Housing Program Plus Foster Care (THP+FC), Ukiah	12 beds	Homeless male and female individuals with children or TAY ages 18-21 who are wards of the State
Valley House	9 beds	Homeless couples, individual females and males with mental illness
Total	**140 to 170 beds**	--

Sources:

Mendocino County Continuum of Care for the Homeless 2019 Housing Inventory Survey

Ford Street Project representative phone correspondence, September 2014.

RCS representative phone correspondence, November 2014.

**10 family units with capacity for a minimum of 20 beds if occupied by all two-member families or 50 beds if occupied by five-member families.*

***Ft. Bragg units are privately owned, not operated by Project Sanctuary (housing vouchers provided to applicants).*

****Shared housing for single parents, short-term rental subsidies for TAY foster youth in single apartments.*

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Table 5-2-13 Permanent Supportive Housing, 2019 Mendocino County		
Facility	**Beds**	**Target Need Group**
Shelter Plus Care Rental Vouchers	130 funded by Temporary Rental Assistance of 1,2, and 3 bedrooms	Homeless, disabled individuals and families
HUD-HOME 1175 S. State St, Ukiah Garden Court	10 Units (10 to 30 beds)	Low-income households as defined by HUD HOME program (80% AMI)
HUD-VASH	60 Vouchers	Homeless veterans with families and individual females and male veterans
Other Permanent Housing: Section 8, Public Housing Projects (Community Development Commission-local PHA)	901 Sec. 8 vouchers / 75 Sec. 8s for special needs group (CPS), 146 Public Housing Units	Low income
Sources: *Mendocino County Department of Social Services and the Homeless Services Planning Group.* *Mendocino County Abbreviated Consolidated Plan: Continuum of Care for the Homeless, November 1, 2011, to October 31, 2016.* *Ford Street Project representative phone correspondence, July 2019.*		

x) Native Americans

Native Americans are recognized by federal law as a special needs group requiring a separate housing program designed to meet their unique needs (Native American Housing Assistance and Self-Determination Act of 1996). However, while much housing assistance takes place on federally owned rancherias and reservations, which are outside the County's jurisdiction, the amount of existing federal trust land is not adequate or sufficiently distributed to meet the ongoing need of Native American communities for additional low-income and other housing. In recent years, many tribes have purchased land for housing that has not been placed into the Federal Trust. SB 18 and AB 52 tribal consultation was conducted with various tribal governments for the 2009 General Plan Update and resulted in a "Tribal Lands" designation, which provides for flexibility in the range of uses permitted while requiring detailed planning and environmental analysis. It would be a voluntary designation that a tribe could apply to have placed on fee status (non-trust) lands. Implementation of such a category could facilitate the development of additional Native American housing. The County has not received any requests to apply this designation.

According to the 2013–2017 ACS, an estimated 2,925 Native Americans were living in the unincorporated county, comprising approximately 5 percent of the unincorporated population. Of those, approximately 29 percent (849 persons) were living below the poverty line. This is a much higher percentage than in the non–Native American population, where only 18 percent (9,733 persons) were living below the poverty line.

d) Employment Characteristics

i) Employment Trends

The County's employment base has become increasingly diversified over the last several decades as timber, fishery, and industrial employment have declined. The retail trade, service, and government sectors continue to gain as the major sources of employment in Mendocino County. **Table 5-2-14** summarizes the occupations of the unincorporated county's residents based on 2012–2016 ACS data. Managerial/professional occupations accounted for 34.3 percent of all jobs in the unincorporated county, followed by services at 24.6 percent, and sales/office jobs at 16.9 percent.

Table 5-2-14
Occupation of Residents, 2016, Unincorporated County

Occupation	Number	Percent
Managerial/Professional	8,654	34.3%
Sales and Office	4,251	16.9%
Services	6,198	24.6%
Production/Transportation	2,323	9.2%
Construction/Maintenance	2,155	8.6%
Farming, Forestry, and Fishing	1,617	6.4%
Total	**25,198**	**100%**

Source: 2012-2016 ACS 5-Year Estimates, Table DP-03.

Table 5-2-15 identifies the median earnings by type of industry. According to the 2013-2017 ACS, the highest-paying industries were information, followed by the transportation, warehousing, and utilities industry, which was closely followed by public administration. The average median earnings for all industries were $31,613. Unemployment is not factored into the earnings.

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Table 5-2-15 Average Earnings per Employee, 2017, Mendocino County	
Industry	**Median Earnings per Employee 2017**
Agriculture, forestry, fishing and hunting, and mining:	$21,955
Construction	$35,480
Manufacturing	$34,630
Wholesale trade	$31,331
Retail trade	$22,884
Transportation and warehousing, and utilities:	$43,675
Information	$47,153
Finance and insurance, and real estate and rental and leasing:	$33,169
Professional, scientific, and management, and administrative and waste management services:	$30,990
Educational services, and health care and social assistance:	$31,116
Arts, entertainment, and recreation, and accommodations and food services	$14,196
Other services except public administration	$21,129
Public administration	$43,255
Average Median Earnings	$31,613
Source: 2013-2017 ACS 5-Year Estimates: Table B24031. *Note: Countywide data used because data for unincorporated county only were not available.*	

ii) Employment Rates

The county's total employment rate is expected to grow at an average annual rate of 4.0 percent between 2018 and 2023, with the number of jobs growing fastest within the agricultural industry. Farms jobs are expected to increase by 21.4 percent, from approximately 1,400 in 2018 to 1,700 in 2023. Between 2020 and 2030, total employment in Mendocino County is expected to grow 5.9 percent, from 34,510 jobs to 36,160 jobs.[4]

The unemployment rates for the unincorporated county were higher toward the beginning of 2010 and have gradually decreased since then. In 2010, the annual average unemployment rate was 11.6 percent. By 2015, the rate had decreased by half (5.8 percent), and it was down to 4.5 percent as of 2017. As of January 2019, unemployment was 5.3 percent (see **Table 5-2-16**).

[4] Caltrans, Long-Term Socio-Economic Forecast by County, 2019.

Table 5-2-16 Unemployment Rates, 2010-2019, Unincorporated County			
Year	Rate		
	January	September	Annual Average Rate*
2010	13.4%	11.0%	11.6%
2011	13.4%	10.8%	11.4%
2012	11.8%	8.8%	10.0%
2013	10.4%	7.5%	8.4%
2014	8.2%	5.9%	7.0%
2015	7.1%	4.7%	5.8%
2016	6.4%	4.6%	5.3%
2017	6.0%	3.6%	4.5%
2018	4.7%	3.3%	**
2019	5.3%	**	**

Source: California Employment Development Department, Local Area Unemployment Statistics accessed July 24, 2019.
**Countywide data used here.*
*** Rates not yet available.*

iii) Educational Level

Income typically increases as education levels increase. According to the 2013-2017 ACS, the majority of unincorporated county residents had a high school diploma or some college education. Approximately 34.9 percent had a college degree (associate or bachelor's degree), and approximately 9.1 percent had a graduate degree. However, as shown in **Table 5-2-17**, a significant percentage (11.2 percent) of county residents did not attain a high school education.

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Table 5-2-17 Educational Attainment By Population 25 and Older, 2017, Unincorporated County		
Education	**Persons**	**Percent**
Less Than High School	2,002	4.7%
Some High School, no degree	2,763	6.5%
High School Diploma / GED	11,028	26.0%
Some College, no degree	11,849	27.9%
College Degree, associate	3,309	7.8%
College Degree, bachelor	7,669	18.1%
Graduate or Professional Degree	3,849	9.1%
Total	**42,469**	**100%**
Source: 2013-2017 ACS 5-Year Estimates Table S1501.		

e) Income Characteristics

i) HCD Income Limits

The California Department of Housing and Community Development (HCD) publishes annual income limits for each county in the state. The 2019 area median income (AMI) in Mendocino County (for a four-person household) is $64,800. **Table 5-2-18** shows the maximum annual income level for each income group adjusted for household size. The maximum annual income data is used to calculate the maximum affordable housing payments for the different households (varying by income level) and their eligibility for federal housing assistance.

- Extremely Low Income Up to 30 percent of area median income ($0–$25,750)
- Very Low Income 31–50 percent of AMI ($25,751–$32,400)
- Low Income 51–80 percent of AMI ($32,401–$51,850)
- Moderate Income 81–120 percent of AMI ($51,851–$77,750)
- Above Moderate Income Above 120 percent of AMI ($77,750 or more)

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Table 5-2-18 Maximum Household Income by Household Size, 2019								
Income Category	Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low	$13,650	$16,910	$21,330	$25,750	$30,170	$34,590	$39,010	$42,800
Very Low	$22,700	$25,590	$29,200	$32,400	$35,000	$37,600	$40,200	$42,800
Low	$36,300	$41,500	$46,700	$51,850	$56,000	$60,150	$64,300	$68,450
Median	$45,350	$51,850	$58,300	$64,800	$70,000	$75,150	$80,350	$85,550
Moderate	$54,450	$62,200	$70,000	$77,750	$83,950	$90,200	$96,400	$102,650
Source: California Department of Housing and Community Development Memorandum, "State Income Limits for 2019," May 6, 2019								

ii) Household Income

Income is an important factor when determining a household's ability to pay for adequate housing. There are wide variations in income patterns by type, size, and age of households. **Table 5-2-19** provides median income data for both the unincorporated county and Mendocino County as a whole as of 2017. The three largest income groups in the unincorporated county earned between $75,000 to $99,999 (12 percent), $60,000 to $74,999 (11 percent), and $50,000 to $59,999 (7.6 percent).

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Table 5-2-19 Household Income, 2017, Mendocino County				
Income Group	Unincorporated County		Mendocino County	
	Households	Percent	Households	Percent
<$10,000	1,697	7.3%	2,494	7.3%
$10,000- $14,999	1,445	6.2%	2,758	8.1%
$15,000 - $19,999	1,419	6.1%	2,209	6.5%
$20,000 - $24,999	1,278	5.5%	1,991	5.8%
$25,000 - $29,999	1,303	5.6%	1,824	5.3%
$30,000 - $34,999	1,392	6.0%	2,220	6.5%
$35,000 - $39,999	1,068	4.6%	1,632	4.8%
$40,000 - $44,999	993	4.3%	1,433	4.2%
$45,000 - $49,999	1,001	4.3%	1,535	4.5%
$50,000 - $59,999	1,773	7.6%	2,497	7.3%
$60,000 - $74,999	2,551	11.0%	3,651	10.7%
$75,000 - $99,999	2,777	12.0%	3,795	11.1%
$100,000 - $124,999	1,581	6.8%	2,273	6.6%
$125,000 - $149,999	1,096	4.7%	1,553	4.5%
$150,000 - $199,999	931	4.0%	1,211	3.5%
> $200,000	881	3.8%	1,106	3.2%
Total	23,186	100.00%	34,182	100.00%
Source: 2013-2017 ACS 5-Year Estimates: Table B19001.				

Table 5-2-20 shows the median household income by region of the county as of 2017. For Mendocino County as a whole, the median household income was $46,528, with a poverty rate of 19.12 percent. The City of Willits reported the lowest median household income ($31,433), and Point Arena reported the highest median household income ($45,694).

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Table 5-2-20 Household Income and Poverty in Mendocino County by Region, 2017		
Region	**Median Household Income**	**Percent of Individuals in Poverty**
Fort Bragg	$41,273	19.0%
Point Arena	$45,694	15.4%
Ukiah	$43,480	20.0%
Willits	$31,433	27.4%
Unincorporated County	*	18.2%
Countywide	$46,528	19.1%

Source: 2013-2017 ACS 5-Year Estimates, Tables B19013, S1701.
**Median household income data not available for the unincorporated county.*

iii) Overpayment

Affordability problems occur when housing costs become so high in relation to income that households must pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless. A household experiences a housing cost burden or overpayment if it is paying more than 30 percent of its gross income on housing.

According to the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) database, 38.2 percent of households were overpaying for housing (more than 30 percent of total income), and 21.5 percent were severely overpaying for housing (more than 50 percent of total income). (See **Table 5-2-21**.)

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Table 5-2-21 Households Overpaying for Housing by Income Group in Unincorporated County		
Total Households Characteristics	**Number**	**Percent of Total Households**
Total occupied units (households)	22,865	100.0%
Total Renter households	7,820	34.2%
Total Owner households	15,045	65.8%
Total lower income (0–80% of HAMFI) households	9,876	43.2%
Lower income renters (0–80%)	4,870	21.3%
Lower income owners (0–80%)	5,006	21.9%
Extremely low income renters (0–30%)	1,755	7.7%
Extremely low income owners (0–30%)	1,056	4.6%
Lower income households paying more than 50%	4,223	18.5%
Lower income renter HH severely overpaying	2,236	9.8%
Lower income owner HH severely overpaying	1,987	8.7%
Extremely Low Income (0–30%)	1,836	8.0%
ELI Renter HH severely overpaying	1,115	4.9%
ELI Owner HH severely overpaying	721	3.2%
Income between 30% and 50%	1,281	5.6%
Income between 50% and 80%	1,106	4.8%
Lower income households paying more than 30%	6,102	26.7%
Lower income renter HH overpaying	3,287	14.4%
Lower income owner HH overpaying	2,815	12.3%
Extremely Low Income (0–30%)	2,097	9.2%
Income between 30% and 50%	1,828	8.0%
Income between 50% and 80%	2,177	9.5%
Total Households Overpaying	*8,740*	*38.2%*
Total Renter Households Overpaying	*3,847*	*16.8%*
Total Owner Households Overpaying	*4,893*	*21.4%*
Total households paying between 30% and 50% Income	*3,831*	*16.8%*
Total households paying >50% Income	*4,909*	*21.5%*
Source: US Department of Housing and Urban Development, 2006-2015 CHAS Data Sets, https://www.huduser.gov/portal/datasets/cp.html#2011-2015.		

f) Housing Characteristics

This section describes the characteristics of housing, including growth, tenure, age, condition, costs, and affordability.

i) Housing Growth

In 2019, Mendocino County as a whole had 40,470 housing units, of which 28,589 housing units (70.6 percent) were located in the unincorporated county.

Table 5-2-22 shows the number of housing units in 2008, 2013, and 2019 in Mendocino County. The county as a whole had 39,563 units in 2008, which increased by 8 percent by 2013 and another 1 percent by 2019. During the same period, the number of housing units in the unincorporated county also grew—by 10 percent from 2008 to 2013, and by less than 1 percent from 2013 to 2019.

Table 5-2-22
Housing Growth, Mendocino County, 2008–2019

Area	2008	2013	2019	Percent Change from 2008 to 2013	Percent Change from 2013 to 2019
Mendocino County	39,563	40,529	40,760	8.0%	0.6%
Unincorporated County	27,725	28,556	28,589	10.0%	0.1%

Sources: California Department of Finance, E-5 Population and Housing Estimates, 2008, 2013, 2019.

ii) Housing Type

Table 5-2-23 identifies the type of housing units in the unincorporated county in 2013 and 2019. According to the 2019 DOF numbers, single-family homes represent the majority of homes in the unincorporated county, comprising 75.3 percent of the housing stock. Multi-family housing, including apartments and condominiums, represented approximately 6.4 percent, and mobile homes comprised 15.7 percent of the housing stock.

There has been little growth in any type of housing and some slight decreases in housing supply for some categories. The total number of housing units in the unincorporated county increased by just 33 units, or 0.1 percent, from 2013 to 2019. The total number of single-family housing units also increased by a net total of 33, also a 0.1 percent increase. Some multi-family housing units appear to have been lost as there was an overall decrease of these housing units, or a 0.4 percent decrease, all from duplexes, triplexes, or quadraplexes. Mobile homes in the unincorporated county increased slightly by 0.2 percent.

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Table 5-2-23 Housing Units by Type, 2013 and 2019, Unincorporated County					
Housing Unit Type	**2013**		**2019**		**Percent Change**
	Units	**Percent***	**Units**	**Percent***	
Single Family					
Detached	21,520	75.3%	21,554	75.3%	0.2%
Attached	708	2.4%	707	2.4%	-0.1%
Total Single Family	22,228	77.8%	22,261	77.8%	0.1%
Multi-family					
2–4 Units	944	3.3%	937	3.2%	-1%
5+ Units	909	3.9%	909	3.1%	0.0%
Total Multi-family	1,853	6.5%	1,846	6.4%	-0.4%
Mobile Homes	**4,475**	**15.7%**	**4,482**	**15.6%**	**0.2%**
Total Units	**28,556**	**100%**	**28,589**	**100%**	**0.1%**

Source: California Department of Finance Table E-5 Population and Housing Estimates, 2013 and 2019.

**All percentages shown here represent each Housing Unit Type's individual share of the total amount of housing units. Since some of these categories overlap, the entire sum of the percentages exceeds 100%.*

iii) Tenure

Tenure refers to whether a housing unit is owner occupied or renter occupied and is frequently associated with type of housing unit.

According to the 2012-2016 ACS, approximately 52.9 percent of the occupied housing units in the unincorporated county were owner-occupied units and 28.9 were renter-occupied units. Between 2010 and 2019, the number of owner-occupied units decreased by 5.0 percent, and the number of renter-occupied units increased by 19.8 percent, as shown in **Table 5-2-24.** Note that two different data sets, the 2010 census and the American Community Survey, were used in this data. These data sets have different samples sizes, so the increases and decreases shown by this data might not be as dramatic if the same two data sets were compared.

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Table 5-2-24 Housing Tenure, 2010-2016, Unincorporated County					
Housing Tenure	2010		2016		Percent Change
	Units	Percent	Units	Percent	
Occupied Housing Units	22,850[1]	87.0%	23,427[3]	81.7%	2.5%
Owner Occupied	15,946[1]	70.0%	15,156[2]	52.9%	-5.0%
Renter Occupied	6,904[1]	30.0%	8,271[2]	28.9%	19.8%

Source:
1. U.S. Census 2010.
2. 2012-2016 ACS 5-Year Estimate, Table B25014.
3. 2012-2016 ACS 5-Year Estimates, Tables B25002 and B25004.

iv) Vacancy Rate

Vacancy rates indicate the general availability of housing in a specific area as well as the degree to which available housing supply is meeting current housing market demand. Lower vacancy rates indicate that homebuyers or renters may have difficulty finding affordable housing that meets their needs, and higher vacancy rates suggest a surplus of housing units. Lower vacancy rates may be concurrent with higher market rate rents and/or overcrowding. In 2016, the homeowner vacancy rate was 0.8 percent, and the rental vacancy rate was 3.9 percent (**Table 5-2-25**), which was a decrease from 2010 of 2.2 percent and 5.3 percent, respectively. The vacancy rates in Mendocino County are fairly low, in particular for homeowners, indicating the supply of housing for sale may be quite low.

Table 5-2-25 Vacancy Rates, 2000-2010, Mendocino County		
Housing Tenure	2010[1]	2016[2]
Homeowner Vacancy Rate	2.2%	0.8%
Rental Vacancy Rate	5.3%	3.9%

Source:
1. U.S. Census 2010.
2. 2012-2016 ACS 5-Year Estimates, Tables B25002 and B25004.

v) Bedroom Size

According to the 2013-2017 ACS, the vast majority of owner-occupied units in the unincorporated county had two or three bedrooms (**Table 5-2-26**). Rental units were more evenly divided between one-, two-, and three-bedroom units, though two-bedroom units made

up the largest segment of the rental housing stock, comprising 42.7 percent of all units. One-bedroom units only made up 17.4 percent of available rental housing, and three-bedroom units made up 31.5 percent.

Table 5-2-26
Bedroom Size by Tenure, 2017, Unincorporated County

Bedroom Size	Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent
0 Bedroom	167	1.1%	345	4.6%
1 Bedroom	1060	6.8%	1300	17.4%
2 Bedroom	5033	32.1%	3192	42.7%
3 Bedroom	7621	48.5%	2358	31.5%
4 Bedroom	1471	9.4%	234	3.1%
5+ Bedroom	351	2.2%	54	0.7%
Total	**15,703**	**100%**	**7,483**	**100%**

Source: 2013-2017 ACS 5-Year Estimates: Table B25042.

vi) Overcrowding

The US Census Bureau defines overcrowding as a housing unit that is occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded.

Overcrowding is not a significant housing issue in the unincorporated county. According to data from the 2012–2016 ACS, there were a total of 1,272 overcrowded households, representing only 5.4 percent of all households (see **Table 5-2-27**). Of the 1,272 overcrowded households, almost 764 households (9.2 percent) are renter households, and 508 households (3.4 percent) are owner occupied. Approximately 2.6 percent (115 households) of the households in the unincorporated county reported being severely overcrowded, and the majority of these were renter households.

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Table 5-2-27 Overcrowded Households, 2016, Unincorporated County						
Persons Per Room	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
1.0–1.5	368	2.4%	544	6.6%	**912**	3.9%
More than 1.5	140	0.9%	220	2.7%	**360**	1.5%
Total Overcrowded Households	**508**	3.4%	**764**	9.2%	**1,272**	5.4%
Total Households	**15,156**	100.0%	**8,271**	100.0%	**23,427**	100.0%
Source: 2012-2016 American Community Survey Table B25014.						

vii) Housing Age and Condition

Age is an important factor in the condition of a housing unit. Housing gradually deteriorates over time, and housing stock, like other infrastructure, needs regular maintenance. After 30 years most housing shows signs of deterioration and needs reinvestment to maintain its condition. Without proper maintenance, housing that is over 50 years old requires major reinvestment to maintain its quality and appearance. Homeowners with older units may require assistance to upgrade conditions, or such units will become substandard for use by homeowners or renters and may eventually be unsuitable for occupancy.

Table 5-2-28 shows the age of the housing stock for Mendocino County as a whole and the unincorporated county. Over three-quarters (75.7 percent) of all units in the unincorporated county are 30 years old or older and one-third (32.5 percent) of the housing stock is more than 50 years old.

A major concern in the county as of the 2015 housing conditions survey was substandard housing. There were a significant number of housing units with dilapidated roofs, foundations, sidings, or windows. While substandard housing was not concentrated in any one specific section of the unincorporated county, the region with the highest number of units needing attention was Laytonville/Leggett/Westport, as reported in 2015.[5] According to the County Building Department and Code Enforcement, it is assumed that approximately 25 units are currently in need of rehabilitation and 100 units are in a dilapidated state.

[5] County of Mendocino, *Housing Conditions Survey: October 2015,* http://www.edfc.org/wp-content/uploads/2015/12/Housing-Conditions-Survey-5.pdf

Table 5-2-28 Age of Housing Stock in Unincorporated Mendocino County				
Year Built	**Mendocino County**	**% of Total**	**Unincorporated County**	**% of total**
2014 or later (≤5 years old)	113	0.3%	113	0.4%
2010-2013 (6 to 9 years old)	474	1.2%	369	1.3%
2000-2009 (10 to 19 years old)	3,790	9.3%	3,189	11.0%
1990-1999 (20 to 29 years old)	4,324	10.6%	3,402	11.7%
1980-1989 (30 to 39 years old)	7,599	18.6%	5,358	18.5%
1970-1979 (40 to 49 years old)	9,463	23.2%	7,158	24.7%
1960-1969 (50 to 59 years old)	3,760	9.2%	2,466	8.5%
1950-1959 (60 to 69 years old)	5,078	12.4%	3,333	11.5%
1940-1949 (70 to 79 years old)	2,266	5.5%	1,291	4.5%
1939 or earlier (80+ years old)	3,984	9.8%	2,312	8.0%
Source: 2013-2017 ACS 5-Year Estimates, Table B25034.				

g) Housing Costs and Affordability

The 2013-2017 ACS reports that median monthly rental costs in Mendocino County were $1,048, compared to median monthly ownership costs of $1,770 (see **Table 5-2-29**).

Table 5-2-29 Median Homeowner/Renter Costs, 2017, Mendocino County	
Affordability Metrics	**2017**
Median Monthly Ownership Cost	$1,770
Median Gross Rent	$1,048
Source: 2013-2017 ACS 5-Year Estimates, Table DP04.	

i) Housing Sales Prices and Trends

According to the 2013-2017 ACS, Mendocino County had the second highest median home value compared to the surrounding counties of Glenn, Humboldt, Lake, Sonoma, Tehama, and Trinity. Only Sonoma County had a higher value. There was a slight (4 percent) decrease from the median home value of $353,400 reported in 2012 to the $338,000 reported in 2017. (**Table 5-2-30**).

Table 5-2-30 Regional Median Home Values, 2012 and 2017, Mendocino and Neighboring Counties			
County	Median Value		Percent Change
	2012	2017	
Glenn	$222,300	$214,600	-3.5%
Humboldt	$300,400	$285,800	-4.9%
Lake	$200,500	$182,000	-9.2%
Mendocino	**$353,400**	**$338,000**	**-4.4%**
Sonoma	$430,900	$513,300	19.1%
Tehama	$189,500	$191,400	1.0%
Trinity	$258,800	$286,500	10.7%
Source: 2008-2012, 2013-2017 ACS 5-Year Estimates, Table B25077.			

Table 5-2-31 shows median home sale prices for 2014, 2016, 2017, and 2018. Since the adoption of the previous housing element, housing prices have continued to rise. According to the County Assessor, as of January 1, 2019, the median sales price countywide is $370,850.

Table 5-2-31 Median Sales Prices In Mendocino County 2014, 2016, 2017 and 2018				
	2014	2016	2017	2018
Mendocino County	$324,000	$355,000	$361,000	$355,000
Source: Mendocino County Budget Fiscal Year, 2018-2019.				

ii) Mobile Home Prices

Mobile homes offer a more affordable option for those interested in homeownership. In Mendocino County mobile homes range in price from approximately $34,500 to $279,000 depending on the size, amenities, and age (July 2019 inventory of mobile home listings on Realtor.com). Overall, 4,482 mobile homes are located in the unincorporated county in 2019, according to the California Department of Finance. Approximately three in ten mobile homes are located in mobile home parks while the rest are dispersed throughout the unincorporated county. As shown in **Table 5-2-32**, there are 55 mobile home parks in the unincorporated county with a total of 1,387 spaces. Most mobile home parks are located in the southern (947 spaces) and the coastal (353 spaces) regions, with fewer in the north (71 spaces).

Table 5-2-32 Mobile Home Parks (2019) Unincorporated County						
Name	**Spaces**	**Location**		**Name**	**Spaces**	**Location**
North County (inland north of Willits)				**South County (continued)**		
Covelo	33	Covelo		North Valley	57	Ukiah
Twin Oaks	10	Covelo		O'Conner	2	Ukiah
Camp Leggett	10	Leggett		River Lane Est.	22	Ukiah
Redwoods River	0	Leggett		Sunset View	71	Ukiah
The Adams	0	Leggett		Travelers	15	Ukiah
Water Wheel	0	Leggett		Twin Palms	38	Ukiah
Harwood	18	Branscomb		Ukiah Mobile Est.	15	Ukiah
Long Valley Estates	0	Laytonville		Western Hills	42	Ukiah
Subtotal	**71**			William/Norton	2	Ukiah
South County (inland Willits area and south)				**Subtotal**	**947**	
Creekside Cabins	0	Willits		Anderson Valley		
Ez Livin Mobile	27	Willits		Redwood	7	Boonville
Golden Rule	94	Willits		Lemons Philo	9	Philo
Little Lake	17	Willits		**Subtotal**	**16**	
Parkside Estates	30	Willits				
Quail Meadows	0	Willits		**Coastal Areas**		
Sleepy Hollow	6	Willits		North Noyo Park	24	Ft. Bragg
Willits Ukiah KOA	2	Willits		Pomo Campground	1	Ft. Bragg
B\L Foothill	12	Potter Valley		Bella Shores	47	Ft. Bragg
Green Acre Park	2	Redwood Vly		Ocean Edge Estates	60	Ft. Bragg
Hillcrest	5	Redwood Vly		Woodside	21	Ft. Bragg
Oak Park	38	Redwood Vly		Albion River	1	Albion
The Meadows	66	Redwood Vly		Schooners Landing	1	Albion
Valley Village	11	Redwood Vly		Caspar Beach	5	Caspar
Calpella	9	Calpella		Light House Point	1	Pt. Arena
Caravan	37	Ukiah		Point Cabrillo	10	Pt. Cabrillo
Crest	19	Ukiah		The Woods	120	Little River
Deep Valley MHP	78	Ukiah		Manchester Beach	0	Manchester
Happiness Is	37	Ukiah		Ocean View Estates	42	Gualala
Lk. Mendocino	99	Ukiah		Villa Del Mar	20	Gualala
Meadow Oaks	40	Calpella		Subtotal	**353**	
Total Spaces in Unincorporated County:			1,387 Spaces			
Source: Mendocino County Planning and Building Services, 2019.						

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iv) Rental Rates

The 2013-2017 ACS estimated that the median rental price for Mendocino County as a whole was $1,408 per month. This is a 9.9 percent increase from the median rent cost of $954 in 2012. Sonoma County also experienced a large increase (17.1 percent) in rental prices, from $1,243 in 2012 to $1,456 in 2017. **Table 5-2-33** shows the median rental prices for Mendocino County and its surrounding counties.

Table 5-2-33
Regional Median Rents, Mendocino and Neighboring Counties, 2012 to 2017

County	Median Rent		Percent Change*
	2012	2017	
Glenn	$740	$775	4.7%
Humboldt	$869	$914	5.2%
Lake	$864	$914	5.8%
Mendocino	**$954**	**$1,048**	**9.9%**
Sonoma	$1,243	$1,456	17.1%
Tehama	$824	$812	-1.5%
Trinity	$741	$803	8.4%

Source: 2008-2012, 2013-2017 ACS 5-Year Estimates, Table B25064.
** Adjusted for inflation.*

Rental unit supply has historically been limited in the inland valleys due to a lack of land suitable for multi-family development. In the coastal areas, the use of residential structures as accessory dwelling units or vacation rentals has lowered the overall supply of potentially rentable units, and coastal development restrictions prevent additional density increases that could alleviate the situation.

Table 5-2-34 shows the variation of rental rates across the county. The rental rates were generally the lowest in Ukiah/Redwood Valley inland, higher in the Willits/Brooktrails areas, and the highest in the coastal region. The difference between the low and high rental rates in the different areas varied considerably. The rates in the Willits and Fort Bragg (coastal) areas, for two-bedroom units, showed the least difference between minimum and maximum rents, while the Ukiah area showed the most dramatic range in rents.

Table 5-2-34 Rental Rates Countywide, 2019, Mendocino County			
	1 Bedroom	**2 Bedroom**	**3 Bedroom**
Willits Area*	$395 - $1,000	$1,300 - $1,700	$1,200 - $1,850
	Median $975	Median $1,700	Median $1,725
Fort Bragg Area	$1,200 - $1,200	$1,850 - $2,300	$2,000 - $2,000
	Median $1,200	Median $2,075	Median $2,000
Ukiah Area	No listings	$950 - $1,800	$1,650 - $1,650
		Median $950	Median $1,650
Countywide**	$1,200 - $1,250	$950 - $5,500	$1,600 - $2,100

Source: Listings for 1+ bedroom apartments, houses, and townhouses in Mendocino County on Zillow.com (Accessed July 30, 2019)

**No listings for Willits area rentals were available on Zillow.com during the July survey. A subsequent rental survey was performed on August 15, 2019, on Craigslist and was used to develop the data for Willits.*

***Numbers from Zillow.com and do not reflect Willits area rentals.*

(1)
(2) Fair Market Rents

Table 5-2-35 identifies the fair market rent[6] for Mendocino County by bedroom size, as determined by the U.S. Department of Housing and Urban Development (HUD), based on typical local rent levels. The fair market rent for a two-bedroom apartment was $927 in 2014 and increased to $1,078 in 2019, while fair market rent for a one-bedroom apartment was $702 in 2014 and $815 in 2019.

[6] Fair Market Rent (FMR) is the rent established by HUD for units of varying sizes (by number of bedrooms).

Table 5-2-35 Fair Market Rents, 2014 to 2019, Mendocino County			
Bedroom Size	**2014 Rents**	**2019 Rents**	**Percent Change**
Studio	$656	$742	13.1%
1-Bedroom	$702	$815	16.1%
2-Bedroom	$927	$1,078	16.3%
3-Bedroom	$1,277	$1,527	19.6%
4-Bedroom	$1,544	$1,735	12.4%
Source: HUD, January 2014 and 2019, accessed July 30, 2019, https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/select_Geography.odn			

v) Housing Affordability

Housing is considered affordable if a household spends no more than 30 percent of its income on housing, according to HUD. **Table 5-2-36** shows the affordable rents and maximum purchase price based on the HCD 2019 income limits for Mendocino County. As shown, the maximum affordable rent four a four-person household is $810 monthly with a very low income, $1,296 with a low income, and $1,943 with a moderate income. As discussed previously, the median rental price in the unincorporated county as of 2019 was $1,048. Therefore, only moderate- and possibly some low-income households can afford median rental prices.

According to the 2013-2017 ACS, the median home price for Mendocino County was $338,000. When looking at **Table 5-2-36**, the maximum affordable sales price for a four-person household is $135,264 for a very-low-income household, $224,920 for a low-income household, and $342,427 for a moderate-income household. This indicates that moderate-income households would be able to afford existing and newly constructed homes, but low- and very-low-income households may have trouble finding an affordable house.

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Table 5-2-36 Housing Affordability by Income Level, 2019			
(Based on a Four-Person Household in Mendocino County)	Income Level		
	Very Low	Low	Moderate
Annual Income	$32,400	$51,850	$77,750
Monthly Income	$2,700	$4,321	$6,479
Maximum Monthly Gross Rent[1]	$810	$1,296	$1,943
Maximum Purchase Price[2]	$135,264	$224,920	$342,427

Source: 2019 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: https://www.chase.com/mortgage/mortgage-resources/affordability-calculator.

[1] Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

[2] Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 4.5% annual interest rate, taxes, insurance, and private mortgage insurance (since borrowers will likely put less than 20% down).

vi) At-Risk Housing Projects

State law requires that the housing element include an analysis of the existing assisted housing developments that are eligible to change from low- to market rate housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. There is one affordable project, Coyote Valley, located in the unincorporated county. This project has an expiration date of 2071 and is not at risk of converting to market rate within the next 10 years.

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HOUSING CONSTRAINTS AND OPPORTUNITIES

Many factors can constrain residential development—market constraints, such as development costs and interest rates, and governmental constraints, which include land use controls, fees, processing times, and development standards. Environmental and infrastructure issues also impede residential development. This section provides an overview of the factors that may constrain development as well as those that may facilitate it.

5-7 Market Constraints

Market constraints include land and construction costs, the availability of financing, interest rates, and lending practices. These constraints impact the affordability of housing. Though these factors are the result of market conditions and are generally outside the control of the County, steps can be taken to lessen the impact of these constraints.

Development Costs

Development costs include both the price of land as well as the cost of construction. A number of factors affect the price of land, such as parcel size, necessary improvements, and supply. Land prices vary greatly throughout the County. In general, residential-zoned lots are much more expensive along the coast than in inland areas, and the price of land is typically higher in the central and south than in the far north. The availability of infrastructure is another major factor affecting the price of land in the County. Lots with water and sewer service are usually more expensive.

According to sales data from Zillow.com, prices of (inland) vacant, residential-zoned lots surveyed in the summer of 2019 ranged from $1,333,000 for a 279-acre parcel in the unincorporated community of Hopland to $34,500 for a 0.02-acre lot in Ukiah. The average cost per acre of vacant land sold in the Ukiah area was $302,478. Typical lot sizes ranged from 6,969 square feet to 279 acres. Larger, more remote residential lots typically cost less per acre than smaller, more urbanized lots, which significantly lowers the overall average price per acre estimate for the inland county area.

On the coast, lot prices vary substantially depending on location, but are significantly higher than inland properties. The average residential-zoned lot on the coast was $521,763. Prices for land in the area around the City of Fort Bragg are particularly high.

Construction costs exhibit a high degree of variability depending on the type of amenities included. Custom homes are generally more expensive than tract home development. According to the Rural Community Housing Development Corporation, it costs roughly $250 to $280 per square foot to construct both single-family and multifamily housing in Mendocino County. To construct a multifamily housing complex with 40 units would cost roughly $200,000 per unit. Construction costs and home prices can be reduced by providing fewer amenities and reducing the quality of building materials. Furthermore, larger developments or higher-density projects can reduce the per-unit cost of construction due to economies of scale. However, market forces can impact the County's ability to encourage affordable housing production.

Cost and Availability of Home Financing

Financing affects sales prices and monthly rents in two ways. The first is the interest rate charged for construction loans. Developers pass on the cost of carrying construction loans (usually equal to or one point above the prime rate) to the consumer in the form of a higher selling price. The second is the rate charged for a long-term mortgage, usually over 30 years, plus loan origination fees and other closing costs. Although rates have fluctuated between 2 and 6 percent over the past 10 years (Mortgage-x.com/trends.htm), they are currently below 5 percent. The median home price in the County (includes incorporated cities) in 2019 is $344,800, up from $255,000 in 2014 (Zillow.com/Mendocino-county-ca/home-values/).

Typically, lower-income households have a more difficult time qualifying for a home-purchase or home-improvement loan due to a high debt-to-income ratio, poor credit history, or other related factors.

For the foreseeable future, lending practices will require a sizeable down payment. In order to address this constraint, Mendocino County offers a Down Payment Assistance Program to help lower-income families afford to purchase a home. Mortgage Credit Certificates (MCCs) are another way of helping low- and moderate-income households afford their first home by lowering the tax they pay, which enables them to afford a larger payment.

5-8 Governmental Constraints

Local governmental policies and regulations can affect the cost and development of housing. Land use controls, development standards, permit and processing fees, and processing procedures can impede or facilitate housing production. The following discussion reviews the local policies and regulations governing housing development in the unincorporated area of the County.

Land Use Controls

Land use designations identify the location, density, and type of residential uses for different areas throughout the County. The County's Development Element determines land uses in the inland area of the County, and the Coastal Element regulates land uses within the Coastal Zone. The County's zoning ordinances define the type of development and the development standards for specific residential uses on property throughout the County. Title 20 of the County Zoning Ordinance, Division I, sets development standards for the inland area. Divisions II and III apply to the Coastal Zone and the Town of Mendocino, respectively.

As shown in **Table 5-3-1**, four residential land use designations currently exist in the inland area: Remote Residential, Rural Residential, Rural Community, and Suburban Residential. The Remote Residential and Rural Residential designations apply to rural inland areas of the County and correspond to the Upland Residential (U-R) and Rural Residential (R-R) zoning districts, respectively. The Rural Community land use designation allows residential development in rural communities and small towns. This corresponds to the zoning district of the same name (R-C) in addition to Suburban Residential (S-R), Single-Family Residential (R-1), Two-Family Residential (R-2), Three-Family Residential (R-3), Limited Commercial (C-1), and General Commercial (C-2). The primary designation for suburban and urban residential development in the County is Suburban Residential. There are four residential zoning districts that correspond to this land use: Suburban Residential (S-R), Single-Family Residential (R-1), Two-Family

Residential (R-2), and Multiple-Family Residential (R-3). The Limited Commercial (C-1) zoning district also corresponds to Suburban Residential. These districts allow a range of housing types: from single-family homes on large rural lots to multi-family developments of up to 29 dwelling units per acre (with a Minor Use Permit required for S-R and R-1).

As part of the 2009 General Plan update process, a fifth residential designation was added, called Mixed Use (MU). The following residential zoning districts outside the Coastal Zone are allowed under the Mixed Use designation: Two-Family and Multiple-Family Residential (R-2 and R-3). This designation also allows for compatible commercial zoning. Since the adoption of the General Plan, staff undertook additional code amendments to create a Mixed Use zoning district (M-U) with specific guidelines and requirements. The new M-U zoning designation provides greater design guidelines and specifications to prospective developers. Mixed Use zoning designations allow residential development at the same densities by right as the R-3 district.

Several other land use designations and zoning districts also permit limited residential development by right in the inland area. These include the Agricultural, Range Lands, Forest Lands, and Timberland Production land use designations; however, housing in most of these areas is limited to one single-family unit per legal parcel. The Commercial land use designation and corresponding C-1 and C-2 zoning districts permit single-family development by right, with two-family and multi-family development subject to a Minor Use Permit. Several combining zoning districts in the inland area permit a variety of housing types and allow for unique development standards: the Cluster, Planned Development, and Plan Combining Districts. These combining districts are discussed later in this section.

TABLE 5-3-1
RESIDENTIAL LAND USE DESIGNATIONS AND RESIDENTIAL ZONING DISTRICTS IN THE INLAND AREA

General Plan Land Use Designation	Zoning District(s)	Typical Residential Use
Agricultural, Rangeland and Open Space	Agricultural District (A-L) Rangeland District (R-L) Open Space District (O-S)	Low density single-family homes on larger lots, where associated uses are agricultural, livestock management, natural resource production and conservation

TABLE 5-3-1 RESIDENTIAL LAND USE DESIGNATIONS AND RESIDENTIAL ZONING DISTRICTS IN THE INLAND AREA		
General Plan Land Use Designation	**Zoning District(s)**	**Typical Residential Use**
Remote Residential – 40- and 20-acre minimums	Upland Residential (U-R)	Low density single-family homes on larger lots for small-scale farming
Rural Residential – 10-, 5-, 2-, and 1-acre minimums	Rural Residential (R-R)	Single-family homes on lots in rural/semi-rural areas
Rural Community	Rural Community (R-C)	Single-family and multi-family homes in community/town settings in rural areas, with development intensity lessening at the periphery of urbanized areas as a transition to outlying resource lands and open space areas
	Suburban Residential (S-R)	
	Single-Family Residential (R-1)	
	Two-Family Residential (R-2)	
	Three-Family Residential (R-3)	
	Limited Commercial (C-1)*	
	General Commercial (C-2)*	
Suburban Residential	Suburban Residential (S-R)	Single-family and multi-family homes in a suburban environment.
	Single-Family Residential (R-1)	Single-family home in subdivision or urbanized area.
	Two-Family Residential (R-2)	Two-family units in an urbanized area.
	Multiple-Family Residential (R-3)	Higher density multi-family units such as apartments.
	Limited Commercial (C-1)*	One to four-unit residential structures without a use permit.
Mixed Use	Two-Family Residential (R-2)	Two-family units in an urbanized area.
	Multiple-Family Residential (R-3)	Higher density multi-family units such as apartments.

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TABLE 5-3-1 RESIDENTIAL LAND USE DESIGNATIONS AND RESIDENTIAL ZONING DISTRICTS IN THE INLAND AREA		
General Plan Land Use Designation	**Zoning District(s)**	**Typical Residential Use**
	Mixed Use General (MU-2)	A mix of residential and commercial uses within a set of parameters outlined in the zoning code.
	Limited Commercial (C-1)*	
	General Commercial (C-2)*	
Commercial*	Limited Commercial (C-1)*	One- to four-unit residential structures without a use permit.
	General Commercial (C-2)*	One- to four-unit residential structures without a use permit.
Sources: Mendocino County, Zoning Ordinance, Title 20, Division I of the Mendocino County Code (Sec. 20.220.005 General Plan, Zoning Compatibility Chart); Mendocino County General Plan. Note: Most designations and zoning districts that allow residential uses are shown in this table. Limited single-family residential development is also possible in other non-residential districts. *Commercial zoning allows for one- to four-unit residential structures without a use permit.		

Coastal land use designations that allow residential development are summarized in **Table 5-3-2**. These land use designations have corresponding zoning districts with the same name. Development in the Coastal Zone is subject to the regulations of the California Coastal Act, and typically requires a Coastal Development Permit (refer to Coastal Act Regulations later in this section).

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TABLE 5-3-2 RESIDENTIAL LAND USE AND ZONING IN THE COASTAL ZONE		
Coastal Element Land Use *Designation*	**Zoning District**	**Typical Residential Use**
Rangeland	Range Lands District (RL)	Low density single-family homes on lots over 160 acres.
Remote Residential	Remote Residential (RMR)	Low density single-family homes on larger lots generally 20 acres or more.
Rural Residential	Rural Residential (R-R)	Low density single-family homes on lots generally 1 to 10 acres.
Rural Village	Rural Village (R-V)	Single-family homes in coastal rural village areas.
Suburban Residential	Suburban Residential (S-R)	Single-family homes adjacent to or in existing suburban or urban areas.
Commercial	Commercial (C)	Higher density single-family and multi-family homes, such as apartments, townhomes, or boardinghouses in urban areas.
Sources: Mendocino County, Coastal Zoning Ordinance, Title 20, Division II of the Mendocino County Code; General Plan Coastal Element, 1992.		

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In the Coastal Zone, the Clustering and the Planned Unit Development Combining Districts permit variations in residential development standards. The Commercial (C) zoning district permits single-family, two-family, and multi-family development subject to a Coastal Development Use Permit.

The Town of Mendocino has residential land use designations distinct from those of the rest of the Coastal Zone due to the unique characteristics of this community and its role as a tourist attraction (**Table 5-3-3).** The Town of Mendocino has a mixed-use land use designation and zoning district (MMU), a multiple-family residential land use designation and zoning district (MRM), and suburban residential land use designation and zoning district (MSR). These designations support a range of housing, from single-family homes to apartments and mixed-use developments.

TABLE 5-3-3
RESIDENTIAL LAND USE AND ZONING IN THE TOWN OF MENDOCINO

Mendocino Town Plan Designation	Zoning District	Typical Residential Use
Mendocino Rural Residential	Mendocino Rural Residential (MRR)	Single-family homes in low-density residential areas.
Mendocino Mixed-Use	Mendocino Mixed-Use (MMU)	Single-family, two-family, and multi-family units that serve as a transition from residential to commercial areas.
Mendocino Suburban Residential	Mendocino Suburban Residential (MSR)	Single-family homes in Point of View Estates Subdivision.
Mendocino Town Residential	Mendocino Town Residential (MTR)	Single-family units on larger parcels allowing accessory dwelling units.
Mendocino Multiple Family Residential	Mendocino Multiple Family Residential (MRM)	Single-family and multi-family units such as apartments, townhomes, or boardinghouses with density limitations.

Sources: Mendocino County, Coastal Zoning Ordinance, Title 20, Division III of the Mendocino County Code; General Plan, Coastal Element, Mendocino Town Plan, 2014.

The Town of Mendocino also has several other districts that permit residential uses. The Mendocino Commercial District (MC) allows single-family, two-family, and multi-family development as a permitted

use subject to a Coastal Development Permit. The Mendocino Planned Unit Development Combining (PD) District allows the development of residential units and other uses in order to reduce the costs of development and preserve open space; however, a Coastal Development Use Permit is required for the PD district.

The Town of Gualala has two land use designations and zoning districts specific to the town. These include the Gualala Village Mixed-Use (GVMU) and the Gualala Highway Mixed-Use (GHMU) designations (refer to **Table 5-3-4**). Other designations are also found in the rest of the Coastal Zone, such as Remote Residential (RMR), Rural Residential (RR), and Suburban Residential (SR). These designations support a range of housing types, from single family outside the town area to multi-family units (up to 29 dwellings per acre) in the south-central downtown along Highway 1. As with other communities in the Coastal Zone, most development requires, at minimum, a Coastal Development Permit.

TABLE 5-3-4
RESIDENTIAL LAND USE AND ZONING IN THE TOWN OF GUALALA

General Plan Land Use Designation	Zoning District	Typical Residential Use
Remote Residential	Remote Residential (RMR)	Low density single-family homes on larger lots, generally 20 acres or more.
Rural Residential	Rural Residential (RR) or Suburban Residential (SR)	Low density single-family homes on lots generally 1 to 10 acres.
Gualala Village Mixed-Use	Gualala Village Mixed-Use (GVMU)	Single-family, two-family, and multi-family units and boardinghouses in compact walkable downtown.
Gualala Highway Mixed-Use	Gualala Highway Mixed-Use (GHMU)	Single-family, two-family, and multi-family units and boardinghouses along Highway 1.
Gualala Planned Development	Gualala Planned Development (G-PD)	50% of area must be dedicated to residential uses; all types allowed.

Sources: Mendocino County, Coastal Zoning Ordinance, Title 20, Division II of the Mendocino County Code; General Plan Coastal Element, Gualala Town Plan, 2002.
Note: The GVMU and GHMU designations are only applied in the Town of Gualala.

The Town of Gualala also encompasses the Gualala Planned Development (GPD) District, designed to provide a mix of residential as well as commercial and recreation/open space on two properties in the community. Both the GVMU and GHMU districts permit accessory dwelling units and mixed-use

developments. Residential units, including multi-family, are permitted uses in the Commercial district. Most residential development requires a Coastal Development Permit.

Development Standards

The following tables (5-3-5 to 5-3-11) summarize the development standards for residential units in the inland and Coastal Zone of the County as well as the towns of Mendocino and Gualala. Residential densities are generally lower in the Coastal zoning districts due to the sensitive nature of the environment. However, the Town of Gualala does permit higher density development in proximity to Highway 1. In general, a larger minimum lot size (40,000 square feet) is required outside public water and sewer district boundaries and for lots not served by public water and the sewer district. For lots where either water or sewer service is available, the minimum lot size is generally 12,000 square feet, with a 6,000-square-foot minimum when both services are available and used. Since the previous housing element, Mendocino County created the Local Agency Management Plan (LAMP) as required by the State per AB 885 (On-site Wastewater Treatment Systems Policy). Since the creation and adoption of County's LAMP on November 4, 2018, the Plan has not created constraints to developing more housing outside of a sewer system service area. The County also updated its general plan designations for ADUs in the Inland and Coastal regions in July 2019.

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TABLE 5-3-5
SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE INLAND AREA

Development Standards	Residential Zoning Districts										
	A-G	***R-L***	***U-R***[1]	**O-S**	**R-R**[2]	**R-C**[3]	**S-R**[3]	**R-1**	**R-2**	**R-3**[3]	**C-1 and C-2**
Min. Lot Area[4] (square feet or acres)	40 ac.	160 ac	20–40 ac.	N/A	40,000 sf to 10 ac.	4,000–6,000 sf	4,000–6,000 sf	6,000 sf	6,000 sf	4,000–6,000 sf	4,000–6,000 sf
Max. Density (du/ac)	1 unit per parcel	1 unit per 160 ac	1 unit per 40 acres for 40-acre minimum lots; 1 unit per 20 acres for 20-acre minimum lots.	1 unit per parcel	R-R:L-1: 1 per 40,000 sf; R-R:L-2: 1 per 80,000 sf; R-R:L-5: 1 per 5 ac.: R-R:L-10: 1 per 10 acres.	7.26 du/ac for Single-family; 10.89 for Two-family or Mobile home residential; 29.04 for Multifamily residential.	7.26 for Single family; 29.04 for Two-family, multifamily; 10.89 for Mobile home park.	7.26 for Single Family; 10.89 for Mobile home park.	7.26 for Single-family; 14.52 for Two-family; 10.89 for Mobile home park.	10.89 for Single-family; Mobile home residential: 29.04 for Two-family, Multifamily residential.	29.04
Front and Rear Setback (ft.)	50	50	50	20	20–50[6]	20	20	20	20	20	Front: 20 in C-1; 10 in C-2; Rear N/A[5]
Side Setbacks	50	50	50	5[6]	6–50[6]	6	6	6	6	6	N/A[5]

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TABLE 5-3-5
SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE INLAND AREA

Development Standards	Residential Zoning Districts										
	A-G	***R-L***	***U-R*[1]**	**O-S**	**R-R[2]**	**R-C[3]**	**S-R[3]**	**R-1**	**R-2**	**R-3[3]**	**C-1 and C-2**
(ft.)											
Max. Height (ft.)	50	35	35	35	35	35	35	35	35	50	35 in C-1;50 in C-2
Max. Lot Coverage (%)	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Mendocino County, Zoning Ordinance, Title 20, Division I of the Mendocino County Code.
Notes:
U-R includes U-R:L-20-acre and U-R:L-40-acre minimum lot areas.
R-R includes R-R:L-1, R-R:L-2, R-R:L-5, and R-R:L-10, with minimum lot areas of 40,000 sf, 80,000 sf, 5 acres, and 10 acres, respectively.
4,000 sf minimum lot area allowed for mobile home and manufactured housing subdivisions, 6,000 sf for other residential.
Public water and sewer required for 6,000 sf lot, public water or sewer required for 12,000 sf lot, minimum lot area for lots outside water or sewer service areas is 40,000 sf.
Smaller lots may be permitted with approved plan. Setbacks differ if lot adjacent to zone other than commercial or industrial.
A nonconforming parcel less than 5 acres with R-L, R-R:L-5 or R-R:L-10 zoning shall have front, rear, and side setbacks of exactly 20 feet.

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In the inland area (refer to **Table 5-3-5**), the R-3 and MU-2 zones are the only districts that permit multi-family development by right (without a use permit). With Mixed Use zoning, multiple family developments are allowed and provide another opportunity for the construction of multi-family housing. Multi-family residential development of up to 29 dwelling units per acre (du/ac) is also allowed in the Suburban Residential (S-R), Rural Community (R-C), Limited Commercial (C-1), and General Commercial (C-2) Districts with a minor use permit. Among the commercial districts, a maximum of four units are permitted by right. Setback requirements generally decrease as density increases.

Within the Coastal Zone, most residential development requires a Coastal Development Permit. Single-family homes are permitted by right in all zones subject to a Coastal Development Administrative Permit with the exception of the Open Space, Fishing Village, and Industrial districts. Multi-family units are permitted in the Suburban Residential and Rural Village as well as the Commercial districts with a Coastal Development Use Permit. Special height regulations affect development in highly scenic areas east and west of Highway 1 (refer to **Table 5-3-6**).. Unlike the inland areas, housing in the Coastal Zone is subject to height restrictions in order to preserve views and open space in areas that have been designated "Highly Scenic Areas." The maximum height varies depending on whether or not the structure on the parcel is west or east of Highway 1. If east of Highway 1, the structure shall be no taller than 28 feet. If west of Highway 1, the structure shall be no taller than 18 feet. If there is no designated Highly Scenic Area, then the maximum shall be no more than 35 feet. The Mendocino County Coastal Zoning Code lists the areas of the coast that are designated Highly Scenic Areas in Section 20.504.015, and as of October 2019 included:

- The entire coastal zone from the Ten Mile River estuary near Inglenook north to the Hardy Creek Bridge at Hardy, excluding the Westport Beach Subdivision
- Sections of the coastal zone west of Highway 1 from the Ten Mile River estuary near Inglenook south to the Navarro River near Whitesboro
- Sections of the coastal zone west of Highway 1 between the Navarro River the north boundary of the City of Point Arena
- Sections of the coastal zone between the south boundary of the City of Point Arena south to the Gualala River.

Some of the vacant parcels identified in this Housing Element's site inventory may be subject to the height restrictions imposed by the ordinance governing development in the County's Highly Scenic Areas, especially if they are west of Highway 1. These include parcels in the following communities:

- Albion
- Caspar
- Cleone
- Elk
- Gualala
- Little River
- Manchester
- Mendocino
- Newport
- Westport

TABLE 5-3-6
SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE COASTAL ZONE

Development Standards	Residential Zoning Districts				
	RMR[1]	RR[2]	RV[3]	SR[3]	
Min. Lot Area[4] (sq. ft. or acres)	20–40 ac	40,000 sf–10 ac	6,000–40,000 sf	6,000 sf	6,000 sf
Max. Density (du/ac)	1 unit per 40 ac. for 40-acre minimum lots; 1 unit per 20 acres for 20-acre minimum lots.	RR: 1 unit per 40,000 sf; RR:L-2: 1 unit per 87,000 sf; RR:L-5: 1 unit per 5 acres; RR:L-10: 1 unit per 10 acres.	1 unit per 6,000 sf with water and sewer; 1 unit per 12,000 sf with water or sewer; 1 unit per 40,000 sf with no water or sewer.	Within water *and* sewer service area: SR: 1 single-family unit per 4,000 sf in mobile home park, subdivision; 1 single-family unit per 6,000 sf; 1 multi-family unit per 1,500 sf. SR:L-6,000: 1 unit per 6,000 sf. SR:L-12,000: 1 unit per 12,000 sf. SR:L-40,000: 1 unit per 40,000 sf.	Within water *or* sewer area: SR, SR:L-6,000, SR:L-12,000: 1 unit per 12,000 sf; SR:L-40,000: 1 unit per 40,000 sf. No water or sewer: 1 single-family unit per 40,000 sf. No multi-family.
Min. Width x Depth (ft.)	N/A	100 x 300	N/A	N/A	
Front and Rear Setback (ft.)	50	20–50	20	20	
Side Setbacks (ft.)	50	6–50	6	6	
Max. Height (ft.)	28 (18)[5]	28 (18)[5]	35	35	
Max. Lot Coverage[6] (%)	10/15/20	10/15/20	50	50	

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TABLE 5-3-6 SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE COASTAL ZONE				
Development Standards	**Residential Zoning Districts**			
	***RMR*[1]**	**RR[2]**	**RV[3]**	**SR[3]**
Source: Mendocino County, Zoning Ordinance: Coastal Zone, Title 20, Division II of the Mendocino County Code. Notes: This table excludes Mendocino Town Plan and Gualala Town Plan. RMR includes RMR:L-20-acre and RMR:L-40-acre minimum lot zones. R-R includes R-R:L-1, R-R:L-2, R-R:L-5, and R-R:L-10, with minimum lot areas of 40,000 sf, 80,000 sf, 5 acres, and 10 acres, respectively. 4,000 sf minimum lot area allowed for mobile home and manufactured housing subdivisions. Public water and sewer required for 6,000 sf lot, public water or sewer required for 12,000 sf lot, minimum lot area for lots located outside water or sewer service areas is 40,000 sf. RMR and RR require 18 feet in Highly Scenic Areas east of Highway 1. Maximum lot coverage in RMR and R-R zones depends on size of lot: 10% for 5+ acres, 15% for 2–5 acres, 20% for <2 acres.				

The residential development standards for the Town of Mendocino are summarized in **Table 5-3-7**. Density in the Town of Mendocino ranges from 0.5 dwelling unit per acre in the Mendocino Rural Residential district to almost 11 du/ac in the Mendocino Multiple Family Residential zone. Lot coverage in the Mixed-Use district is determined by the number of buildings on the site.

Table 5-3-7 **Summary of Residential Development Standards in the Town of Mendocino**						
Development Standards	Residential Zoning Districts					
	***MRR*[1]**	**MSR**	**MTR**	**MRM[2]**	**MMU[2]**	MC
Min. Lot Area (square feet or acres)	40,000 sf–2 ac.	20,000 sf	12,000 sf	12,000 sf	12,000 sf	12,000 sf
Max. Density (du/ac)	MRR-1: 1 single-family and 1 accessory du per 40,000 sq. ft. MRR-2: 1 single-family and 1 accessory du per 2 ac.	1 single-family and 1 accessory du per 20,000 sf.	1 single family home per parcel if lot is less than 9,000 sf; 2 dus per parcel if lot is larger than 9,000 sf.	1 du per parcel if lot is less than 6,000 sf. On larger parcels, an additional unit allowed for each additional 3,000 sf. After fifth unit, 6,000 sf are	1 du per parcel if lot is less than 6,000 sf. On larger parcels, an additional unit allowed for each additional 3,000 sf. After fifth	1 du per parcel if lot is less than 6,000 sf. On larger parcels, an additional unit allowed for each additional 3,000 sf. After fifth

Table 5-3-7 Summary of Residential Development Standards in the Town of Mendocino						
Development Standards	Residential Zoning Districts					
	MRR[1]	**MSR**	**MTR**	**MRM**[2]	**MMU**[2]	MC
				required for each additional unit.	unit, 6,000 sf required for each additional unit.	unit, 6,000 sf required for each additional unit.
Min. Width x Depth (ft.)	100 x 300	60 x 180	60 x 180	60 x 180	60 x 180	60 x 80
Front and Rear Setback (ft.)	20	20	10	20	20	0
Side Setbacks (ft.)	6	6	6	6	6	0
Max. Height (ft.)	28	28	28	28	28	28
Max. Lot Coverage[3] **(%)**	10/15/20	25	25	25	15/25	25

Source: Mendocino County, Zoning Ordinance: Coastal Zoning Ordinance, Title 20, Division III of the Mendocino County Code.

Notes:

1. MRR includes MRR-1 with a minimum lot area of 40,000 square feet, and MRR-2 with a minimum lot area of 2 acres.
2. Density based on: 1 unit/6,000 sf, then 1 additional unit/3,000 additional sf up to 5 units, then 1 additional unit/6,000 additional sf.
3. Maximum lot coverage in MRR is 10% for 5+ acres, 15% for 2–5 acres, 20% for <2 acres. In MMU zone, max. coverage is 15% for main building and 25% for 2 or more buildings.

In addition to the RMR, RR, and SR zoning districts, the Town of Gualala also encompasses the GVMU and GHMU districts, with development standards unique to Gualala (refer to **Table 5-3-8**). These districts permit mixed-use as well as multi-family development at up to 30 du/ac. The standards for these districts are designed to foster a pedestrian-friendly and integrated commercial and residential area.

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Table 5-3-8 Summary of Residential Development Standards in the Town of Gualala						
Development Standards	**Residential Zoning Districts**					
	RMR[1,8]	**RR**[2,8]	**GHMU**	**GVMU**	**SR**[3]	
Min. Lot Area[4] (sq. ft. or acres)	20–40 ac.	2–40 ac.	6,000 sf	6,000 sf	6,000 sf	
Max. Density (du/ac)	0.05–0.03	0.5–0.03	10 for Single-Family; 25 for Multifamily and Two-Family.	10 for Single Family; 30 for Multifamily and Two-Family	Within water *and* sewer service area: 10.89: Mobile/Manufactured Home, Park, Subdivision; Single-Family in 6,000 sf minimum lot. 3.63 for Single-Family and Multifamily in 12,000 sf minimum lot. 1.09 for Single-Family and Multifamily in 40,000 sf minimum lot.	Within water *or* sewer: 3.63 for Single-Family or Multifamily in 12,000 sf minimum lot. 1.09 for Single-Family and Multifamily in 40,000 sf minimum lot. Non-water/sewer: 1.09 for Single-Family for all lots.
Min. Width x Depth (ft.)	N/A	100 x 300	N/A	N/A	N/A	
Front and Rear Setback (ft.)	50	20–50	50 and 10[5]	30–40[6]	20	
Side Setbacks (ft.)	50	6–50	10	10	6	
Max. Height (ft.)	28 (18)[7]	28 (18)[7]	28	28 (18)[7]	35	
Max. Lot Coverage[6] (%)	10/15/20	10/15/20	20	20–25[9]	50	

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Table 5-3-8 Summary of Residential Development Standards in the Town of Gualala					
Development Standards	**Residential Zoning Districts**				
	***RMR*[1,8]**	**RR[2,8]**	**GHMU**	**GVMU**	**SR[3]**
Source: Mendocino County, Zoning Ordinance: Coastal Zone, Title 20, Division II of the Mendocino County Code. RMR includes RMR:L-20-acre and RMR:L-40-acre minimum lot sizes. RR includes RR:L-1, RR:L-2, R-R:L-5, and RR:L-10, with minimum lot area of 40,000 sf, 2 acres, 5 acres, and 10 acres, respectively. RR zone permits a smaller min. lot area of 4,000 sf for mobile home and manufactured housing subdivisions. Public water and sewer required for 6,000 sf lot; public water or sewer required for 12,000 sf lot; minimum lot area for lots outside water or sewer service areas is 40,000 sf. Front setback is 50 feet from highway centerline; rear setback is 10 feet. Front setback is 40 feet from highway centerline and 30 feet from local road centerline. Requires 18 feet in Highly Scenic Areas east of Highway 1. Maximum lot coverage in RMR and RR zones depends on size of lot: 10% for 5+ acres, 15% for 2–5 acres, and 20% for <2 acres. If significant view corridors are maintained, lot coverage may be increased from 20 to 25 percent.					

A substantial difference exists between height and lot coverage regulations in the R-3 district and in other districts that allow multi-family units. Height restrictions of 28 feet in the Coastal Zone and 35 feet inland may affect the development of buildings exceeding two stories or residential units above ground-floor commercial development. Furthermore, the combination of height and lot coverage regulations (as defined in the Coastal Zoning Code) may significantly affect the ability to develop multi-family units at medium to high densities. These restrictions are especially limiting in the GHMU, GVMU, and GPD districts.

Parking Standards

Tables 5-3-9 through **5-3-11** identify the parking standards for Mendocino County. **Table 5-3-9** identifies the parking standards for both the inland area and Coastal Zone. Single-family homes require two spaces, but parking standards for multi-family units depend on the number of bedrooms per unit. For both single-family and multi-family, parking spaces are not required to be covered or in a garage.

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TABLE 5-3-9 RESIDENTIAL PARKING STANDARDS, MENDOCINO COUNTY	
Residential Type	**Uncovered Parking Spaces**
Single-Family Dwelling	2 spaces/unit
Mobile Home	2 spaces/unit
Two-Family Dwelling	2 spaces/unit
Multiple-Family Dwellings	
0–1 bedroom	1 space/unit
2 bedrooms	1.5 spaces/unit
3+ bedrooms	2 spaces/unit
Source: Mendocino County, Zoning Ordinance, Title 20, Division I (Section 20.180.015) and Coastal Zone, Division II (Section 20.472.015) of the Mendocino County Code. Note: Standards apply to inland and coastal zones.	

TABLE 5-3-10 RESIDENTIAL PARKING STANDARDS, TOWN OF MENDOCINO	
Zoning District	**Uncovered Parking Spaces**
MRR	2 spaces/unit + 1.5 spaces/additional unit
MTR	2 spaces/unit + 1.5 spaces/additional unit
MSR	2 spaces/unit + 1.5 spaces/additional unit
MRM	2 spaces/unit + 1.5 spaces/additional unit
MMU	1.5 spaces/unit
Source: Mendocino County, Zoning Ordinance, Title 20, Coastal Zone, Division III of the Mendocino County Code.	

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TABLE 5-3-11 RESIDENTIAL PARKING STANDARDS GUALALA TOWN PLAN (SELECTED DISTRICTS)	
Zoning District	**Uncovered Parking Spaces**
GHMU	
0–1 bedroom	1.5 spaces/unit
2+ bedrooms	2 spaces/unit
GVMU	
0–1 bedroom	1.5 spaces/unit
2+ bedrooms	2 spaces/unit
Source: Mendocino County, Zoning Ordinance, Title 20, Coastal Zone, Division II of the Mendocino County Code.	

The residential off-street parking standards for all parts of the unincorporated County are similar to the cities of Ukiah and Willits and surrounding counties. However, these standards may be excessive for apartment projects developed for seniors and the disabled, who typically require fewer spaces.

Permit Processing and Fees

Permit processing and development review may be necessary to ensure that development proceeds in an orderly manner, but the fees, study costs, mitigation measures, and time requirements impact the cost of developing new housing. Building permit fees have increased significantly since the previous Housing Element update.

Through its Permit Streamlining Program, the County has improved coordination between departments and overall permit function. It has continued to cross-train various departments involved in the development process and centralizes information on land use development in the unincorporated County for both staff and potential developers. The County also established a permit tracking system to facilitate the timely processing of development applications. These efforts have been consistently demonstrated over the past two years, as staff worked across Departments to prioritize and efficiently process temporary administrative permits allowing victims of recent wildfires to return to their properties, as well as building permits to allow reconstruction of damaged or destroyed units to commence.

The County Department of Planning and Building Services (PBS), the primary department responsible for permit processing, coordinates pre-application meetings with prospective developers in order to answer questions and provide information on the development permit process, development issues, and requirements. These meetings are available to provide detailed information about a project concept and may involve representatives from other departments; a fee is required.

Table 5-3-12 summarizes the average processing times and fees for residential development. General Plan amendments and rezones require public hearings by the Planning Commission and Board of Supervisors. Proposals in the Coastal Zone must be approved by the Coastal Permit Administrator or Board of Supervisors. The time frames in **Table 5-3-12** do not reflect the Coastal Commission process, which ranges from about six months to a year or more. Minor and major subdivisions and use permits require public hearings by the Planning Commission; minor use permits and variances are heard by the Zoning Administrator. More information on the effect of fees and processing time frames is found under "Development Impact and Connection Fees," below.

TABLE 5-3-12
MENDOCINO COUNTY LAND USE APPLICATIONS
AVERAGE FEES AND PROCESSING TIMES

Application[1]	Inland Area		Coastal Zone[2]	
	Fee	Time	Fee	Time
General Plan Amendment	$8,014	8-12 mo.	$8,955	8-12 mo.
Rezone	$5,804	6-9 mo.	$6,745	6-9 mo.
General Plan Amendment & Rezone	$11,722	8-12 mo.	$12,663	8-12 mo.
Subdivision				
Minor: 4 lots	$8,462	4-6 mo.	$9,403	4-8 mo.
Major: 10 lots 20 lots	$19,796 $28,626	12-18 mo.	$20,737 $29,567	6-10 mo.
Use Permit				
Minor	$3,190	4-6 mo.	$4,131	6-12 mo.
Major	$6,892[3] $7,392 (10 space Mobile home or RV Park)	6-8 mo.	$7,833[3] $8,333 (10 space Mobile home or RV Park)	10-12 mo.
Environmental Review				
Initial Study and Negative Declaration	$735	--	$735 and $941	--
Environmental Impact Report	15% of contract ($3,000 Deposit)	18-24 mo.	15% of contract ($3,000 Deposit)	24-36 mo.

Source: Mendocino County Department of Planning and Building Services, September 2019.
Note: Average fees (except for environmental review) include amounts collected for the Department of Transportation, Environmental Health, and the Assessor's Office to equal the total due to PBS.
1. Fees for application through approval or tentative approval. Processing time does not include applicant delays in submitting information, which are often substantial.
2. Does not include Coastal Commission processing time.
3.Not for planned development of a mobile home or RV park.

The building permit process for single-family and multi-family units in both the inland area and the Coastal Zone typically takes between two weeks and a month from the receipt of the application to the issuance of the building permit.

Table 5-3-13 provides average building permit fees for different residential types in Mendocino County. These fees are generally lower than those of neighboring counties. The County has allowed building permit fee reductions or waivers for affordable housing projects when requested by the developer. Reductions or waivers of planning fees will also be considered.

TABLE 5-3-13
AVERAGE BUILDING PERMIT FEES

Housing Type	Size	Average Fee
Mobile Home	Single wide, no foundation	$1,200
	Double wide on foundation	$1,500
Single-Family Unit (Detached)	One bedroom: 800 sf	$2,400
	Two bedroom: 1,200 sf	$3,500
	Three bedroom: 1,600 sf	$4,000
Multi-Family Complex	4 one-bedroom units: 650 sf each*	$19,000-$30,000
	10 two-bedroom units: 800 sf each*	$25,000-$35,000

Source: Mendocino County Department of Planning and Building Services, September 2019.
Notes: Fees based on square footage and valuation of structure.
*Fees based on overall valuation of the construction, not on each bedroom.

Design Review

Design or development review is not required for residential development in the inland area. The exception to this is northwest of Willits in the Brooktrails Township Specific Plan area, where development review is required for construction or landscaping activities. Development review regulates the exterior design of structures so that they conform to the overall appearance of the specific plan area. The Board of Directors of the Brooktrails Township Community Services District acts as the Development Review Board. It appoints a District Architect who is responsible for reviewing and approving development plans prior to granting the necessary permits. Appeals may be made to the Development Review Board. The development review process takes about 10 days and is not a constraint to the development of different types of housing.

In the Town of Mendocino, all construction, renovation, repair, rehabilitation, demolition, or changes to the exterior of any structure in the Historical Preservation District require review by the Mendocino Historical Review Board. The Historical Preservation District encompasses the area bounded by the Pacific Ocean

to the west, Big River and Mendocino Bay to the south, Slaughterhouse Gulch to the north, and Gurley Lane to the east. The Historical Review Board consists of five residents of the district appointed by the Board of Supervisors. The development review process is designed to preserve the historic character of the area and is restrictive by nature. The review process is incorporated into the Coastal Development Permit review process (refer to "Coastal Act Regulations," below). Historical review typically adds up to one month to the process. The historical review process does not prevent the construction of accessory dwelling units or multi-family development.

The Gualala Town Plan incorporates design guidelines for mixed use and planned development. These policies are considered by the Coastal Permit Administrator when reviewing development plans in the Town Plan area. The policies include site planning to protect environmentally sensitive areas and scenic views, architectural form to ensure compatibility with the community, and design that fosters a pedestrian-friendly environment. These design guidelines are not unduly restrictive and do not prevent the development of mixed-use or multi-family development. They are part of the required review process for a Coastal Development Permit and do not add substantial time or expense to the process.

Coastal Act Regulations

In the Coastal Zone, the County's Local Coastal Program (LCP) and the Coastal Act requirements impose limitations on development, particularly higher density development. The subdivision of land outside the "urban-rural" boundary can only occur when market areas defined in the Coastal Land Use Element are at least 50 percent built out and the proposed parcel size is comparable with other parcels in the vicinity. Lands within the urban-rural boundary are considered better suited for development since they are more likely to have public water or sewer services and other community services necessary to support higher density housing.

Projects in the Coastal Zone are regulated under the LCP, which includes the Coastal Element, Zoning Ordinance, Land Use Plan (LUP) maps, and implementing activities. Residential development must obtain a Coastal Development Permit or a Coastal Development Use Permit for conditional uses. A coastal development permit is required for new construction and for some additions and expansions of residential development, depending on the location of the project. The Coastal Permit Administrator takes actions on coastal development permits, which are appealable to the Board of Supervisors. The cost of a typical coastal development permit ranges from approximately $900 to $2,600. Coastal development use permits cost more, and the County Planning Commission has authority over coastal development use permits. Some coastal development permits and coastal development use permits can be appealed to the California Coastal Commission.

The categorical exclusions from the coastal development permit requirement are allowed only in specified areas where coastal resources will not be affected. These areas include parcels with fewer constraints for low-density housing. The general location of the categorical exclusion areas, north to south, are:

- East of Highway 1 and south of Sherwood Road (south of Fort Bragg) to Gibney Lane
- Limited areas west of Highway 1
- An area of approximately a half square mile south of Caspar and east of Highway 1
- Existing subdivided lands west of Highway 1 on the Point Cabrillo Headlands

- Some areas between Russian Gulch State Park and Little Lake Road
- An area east of Little River
- The area south of Buckhorn Creek to north of Dark Gulch
- East of Point Arena in the area of Riverside Road and Ten Mile Cutoff Road
- Much of the south coast, extending south from Schooner Gulch

Lands excluded from categorical exclusion areas are generally within 100-year floodplains, tsunami inundation areas, tidal or beach areas, pygmy soils or vegetation areas, Development Limitations (DL) zones, California Natural Areas, Alquist-Priolo zones, and on slopes exceeding 20 percent. Also excluded are lands within 100 feet of the centerline of a perennial or intermittent stream; within 100 feet of the upland limit of any stream, marsh, estuary, wetland, or lake; within 200 feet of parks, preserves, or parcels zoned AG, RL, FL or TP; within 350 feet of the east side or 200 feet of the west side of Highway 1; or within any highly scenic or tree removal areas.

Although the regulations have not precluded consideration of a range of housing types, Coastal Zone regulations implemented through the LCP have tended to:

- Limit the availability of lands for higher density development
- Restrict accessory dwelling units (which make up more than 10 percent of building permit applications inland)
- Result in more restrictive housing and land use regulations than inland (for example, mobile home parks are not allowed in Rural Village zones)
- Result in ambiguities between coastal regulations and state laws promoting housing opportunities
- Increase costs and time frames associated with planning application review
- Increased land costs due to limited supply of exclusion-area parcels

The County has overcome some of these impediments through the adoption of town plans. The Mendocino and Gualala Town Plans allow multi-family development and accessory dwelling units and encourage mixed-use development. Nonetheless, the County should continue to advocate land use regulations that allow a wider range of housing opportunities as well as resolve ambiguities in the regulations.

The Coastal Commission has historically noted that the water/sewer system limitations are the primary factor limiting residential density in the Coastal Zone. However, prior assessments completed by the Coastal Commission may have used a much more intensive buildout scenario, than contained herein.

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Development Impact and Connection Fees

The County has investigated but not yet enacted an ordinance to collect development impact fees. At this time, only the school districts collect such fees.

School impact fees for residential development in the Ukiah Unified School District and the Willits Unified School District are currently suspended, which results in no additional fees for residential development in Ukiah. All coastal school districts collect impact fees. The school impact fees in Mendocino and Fort Bragg are $2.24 per square foot for residential development. In some districts, accessory dwelling units connected to the meter serving the primary unit are not subject to school impact fees. Family-care units, which are temporary uses utilizing existing meters, are usually exempt from connection and school impact fees.

Connection fees are required for new residential developments within water and sewer district boundaries. **Table 5-3-14** shows the connection fees for several water and sewer districts in the inland area. Due to current financial conditions, no districts surveyed offered waivers or fee reductions for affordable housing development or hardship cases.

Sewer service in the unincorporated Ukiah Valley is provided by the Ukiah Valley Sanitation District. This district serves the largest number of County residents living outside the cities. As of September 5, 2019, the connection fee for a one-bedroom unit was $11,016, with an additional $1,224 for each additional bedroom in the housing unit. A three-bedroom unit was $13,464. Fees are consistent regardless of unit type, and no discounts are available.

Table 5-3-14
Water Service Connection Fees, August 2019

Service District	Type of Service	Connection Fee	Fee Reduction or Waiver Available
Brooktrails Community Services District	Water	$11,697 per unit (additional units at a discounted fee)	No
	Sewer	$12,014 per unit (additional units at a discounted fee)	
	Total	$23,711 per unit (additional units at a discounted fee)	
Willow Water Company	Water (1" line)	$1,000 plus time/materials	No
Calpella County Water District	Water (1" line)	$2,500 plus time/materials	No
	Sewer	$1,400 per unit plus time/materials	
	Sewer	$1,400 per unit plus time/materials	

Site Improvements

Site improvements are required to supply services, mitigate environmental constraints, and ensure community compatibility. Site improvements may include wells, septic systems, road and infrastructure improvements, mitigations to address flooding, seismic or other environmental constraints, or measures such as design modifications for compatibility with the area. For larger developments, developers are responsible for paying for road and circulation, utilities, and other basic infrastructure. However, developer-funded improvements for large-lot or small-scale projects (such as minor subdivisions) are typically limited to access roads.

The installation of wells for water and septic systems for sewer service are the most typical site improvements on lots 40,000 square feet or larger throughout the unincorporated County. The feasibility of water and septic systems depends on the groundwater level and percolation rate. Local well drilling and septic companies have noted that the water level has declined in some areas over the past ten years, such as in the Potter Valley area. In general, water availability can vary widely from lot to lot. Costs for drilling a well range from $5,000 to over $15,000, depending on the depth of the well and groundwater levels.[7] The cost of the pump system can range from $3,000 to $15,000. The total cost of developing a well can be as high as $30,000. In addition to the cost of drilling the well, the County's Department of Environmental Health requires a well permit fee, which is currently $361.

The engineering, design, and installation of septic systems can cost between $15,000 for a basic system to $40,000 for a larger system that includes secondary treatment—some systems can cost more than $50,000. Included in this cost is the permit and design review fees required by the County's Environmental Health Division, which range from $1,000 to $1,700. The cost of upgrades and repairs to septic systems for lower-income households are eligible activities under the County's rehabilitation loan program.[8]

Community wells and septic systems serving several lots or units on the same lot can reduce the cost of providing sewer and water. Several developments in the unincorporated County, such as farmworker housing and some single-family developments in Anderson Valley, have used community wells and septic systems. However, lack of maintenance and monitoring of small systems to ensure compliance with State regulations protecting water quality and human health is a growing State and County concern.

Building Codes and Enforcement Issues

Building codes and code enforcement do add to the cost of housing, but they are necessary to ensure safety and habitability. Building codes can also ensure that requirements, such as those associated with the federal Americans with Disabilities Act, are implemented in order to provide units for special needs groups. In addition, State requirements in the Coastal Zone regarding the replacement of residential units occupied by low- and moderate-income households can add to the time and cost of construction, but they ensure the preservation of such units.

[7] Information based on discussions with Mendocino County Environmental Health Department, 2019.
[8] Septic information based on discussions with Mendocino County's Environmental Health Department, 2019.

Overall Effect of Fees on Housing Costs

Fees of all types add to the final cost of housing in Mendocino County. The extent to which they affect housing costs depends greatly on what permits are required, where the structure(s) are proposed, and the size and number of units in the development. These variables make it extremely difficult to create a single countywide average percentage of housing costs attributable to fees. Instead, eight different fee scenarios are detailed.

Housing Fee Scenarios

1. Double-wide mobile home (375 sf) on land already owned by the applicant, outside of service districts, and in a school district that does not charge an impact fee; unit is either first or second structure on the lot, and no planning permits required.
2. Single-Family Unit (2bed/1bath; 1,200 sf) outside of service districts and in a school district that does not charge an impact fee; no planning permits required.
3. Single-Family Unit (3bed/2bath; 1,600 sf) outside of service districts and in a school district that does not charge an impact fee; no planning permits required.
4. Single-Family Unit (3bed/2bath; 1,600 sf) in water, sewer, and school districts with impact fees; no planning permits required.
5. Single-Family Unit (3bed/2bath; 1,600 sf) in service and school districts with impact fees; requires a minor subdivision.
6. Single-Family Unit (3bed/2bath; 1,600 sf) in a 10-unit major subdivision in service and school districts with impact fees.
7. A 4-unit multiple-family development in the R-3 and C-1/C-2 zones (2bed/1bath; 4,800 sf total); in service and school districts with impact fees; no planning permits required.
8. A 10-unit multiple-family development in the R-1/R-2, SR, C-1/C-2, and RC zones (2bed/1bath; 12,000 sf total); in service and school districts with impact fees and requiring a minor use permit.

These eight scenarios are the most common among individuals seeking housing permits with Planning and Building Services. Other scenarios are possible as well. However, it is readily apparent from Table 5-3-15 that fees comprise a minor portion of housing costs compared to the most current median sales price ($355,000 for three bedrooms) for that housing type in the County. Finally, it should be noted that well and septic installation costs on properties outside of water and sewer districts exceed the cost of connection fees for properties within service districts. However, these units will have lower ongoing costs than locations within service districts.

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(i) (ii) TABLE 5-3-15 FEES AS A PERCENTAGE OF TOTAL DEVELOPMENT COSTS								
Costs	**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**	**Scenario 5**	**Scenario 6**	**Scenario 7**	**Scenario 8**
Building Permits	$1,500	$3,500	$4,000	$4,000	$4,000	$4,000	$19,000-$30,000	$25,000-$35,000
County Minor Use Permit	0	0	0	0	0	0	0	$1,560
County Minor/Major Subdivision	0	0	0	0	$361	$28,626	0	0
Environmental Health Well Permit	$361	$361	$361	0	0	0	0	0
Environmental Health Septic Inspection Fee[1]	$1,175	$1,175	$1,175	0	0	0	0	0
District Water Connection	0	0	0	$3,000	$3,000	$3,000	$12,000	$30,000
District Sewer Connection	0	0	0	$12,002	$12,002	$12,002	$13,093	$19,639
School District Impact Fees	0	0	0	$3,584	$3,584	$3,584	$10,672	$26,680
Subtotal Fees/Exactions	**3,036**	**$5,036**	**$5,536**	**$24,048**	**$24,409**	**$52,674**	**$61,151 to $72,151**	**$105,272 to $115,272**
Development Costs[2]	$105,000	$336,000	$448,000	$448,000	$448,00	$448,000	$1,200,000	$3,000,000
Septic/Well Costs[3]	$45,000	$45,000	$45,000	0	0	0	0	0
Total Cost	**$153,036**	**$386,036**	**$498,536**	**472,048**	**$472,409**	**$500,674**	**$1,261,151 to $1,272,151**	**$3,105,272 to $3,115,272**
FEES AS A PERCENTAGE OF TOTAL HOUSING COST	**2.0%**	**1.5%**	**1.3%**	**5.1%**	**5.1%**	**11.8%**	**4.8% to 5.7%**	**3.3% to 3.7%**

1. Midpoint. Ranges from $800 to $1,500.
2. Based on estimates provided by Rural Community Housing Development Corporation of $250 to $280; $280 used for single-family and $250 used for multi-family.
3. Midpoint. Ranges for well costs are $8,000–$30,000; ranges for septic are $20,000–$70,000.

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Building Code

The County anticipates adopting the most recent version of the California Building Code (CBC early 2020. The code sets forth building standards and requires inspections to ensure compliance. In accordance with the federal American with Disabilities Act, the County's building code includes requirements that new residential construction have a minimum percentage of units that are fully accessible to the physically disabled. While the building codes and their enforcement may increase the cost of housing, they are designed to ensure the provision of safe and structurally sound housing.

Code Enforcement

The County's Code Enforcement Division addresses violations of the County codes with respect to substandard housing, building and grading violations, Inland and Coastal Development, Zoning, and Land Use—all in support of the Planning, Building, and Cannabis Divisions. The Code Enforcement Division investigates approximately 600 complaints per year. About half of these complaints relate to housing issues involving substandard housing, unpermitted construction, illegal occupancy of substandard structures, and illegal conversion of existing structures to residences.

The Code Enforcement Division identifies the illegal habitation of trailers, campers, and tents as a continuing problem. Many of these illegal habitation cases involve the lack of or inadequate sewage disposal methods and are in urban areas. Throughout the County, open septic systems, hazardous wiring, broken windows, and lack of working sanitary facilities are the most common complaints.

Code enforcement activities have increased in recent years, and staffing has increased to keep up with the demand. The Code Enforcement Division is staffed with seven full-time staff, including a division manager and a supervisor, a full-time attorney for legal support, and a part-time building inspector. The Division has developed legal processes and has coordinated actions to reduce or eliminate substandard housing and egregiously dangerous living conditions throughout the County.

Demolition and Replacement

According to the County's Planning and Building Department permit records, 124 residential units were demolished between 2015 and 2019. Most demolitions were in the inland section of Mendocino County.

Government Code Section 65590 requires that residential dwelling units in the Coastal Zone, occupied by persons of low or moderate income, that are converted or demolished, must be replaced. However, the County does not currently maintain data on the affordability levels of residential units. In order to fully comply with State law, the building permit tracking system needs to track rental rates or income level of occupants residing in coastal-zone units that will be converted or demolished.

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Vacation Home Rental Conversions

The conversion of housing to vacation home rentals (also referred to as short-term rentals) supports the tourist-based economy—which tends to generate jobs, though usually at lower wage levels—but it also reduces the housing supply for local residents by driving up home values and average rents. Most vacation rentals result from investment or retirement purchases, often by persons living outside the area. Typically, larger older units, often with three or more bedrooms, are those converted. Noise and traffic impacts and the presence of vacant units for part of the year also negatively affect the well-being of the community.

The Coastal Element and Coastal Zoning Ordinance categorize vacation home rentals as a residential-use type allowed in the same locations as single-family dwellings, subject to a business license. Most conversions are exempt from Government Code Section 65590, which addresses replacement in the Coastal Zone. As part of a proposed amendment to the County's Local Coastal Plan to allow Accessory Dwelling Units (ADU), restrictions will accompany the use of properties featuring an ADU or a Junior Accessory Dwelling Unit (JADU), given that these residential structures are intended to increase the supply of non-transient housing.

Generally, some jurisdictions in California limit transient use to a period of less than 30 consecutive days in exchange for remuneration, classify transient lodging as a commercial use, limit transient rentals in single-family residential zones, or have adopted a maximum ratio or number of units. In unincorporated Mendocino County, the Mendocino Town Plan prohibits the conversion of residential units except in the Mixed Use or Commercial Zones and/or under a permitted ratio of 13 long-term residential dwelling units to 1 vacation home rental unit, with some exceptions. Limitations on housing unit size and deed restrictions to prevent the use of other units as vacation rentals are also imposed. The Gualala Town Plan prohibits accessory dwelling units from use as vacation home rentals or transient residential use. During the public outreach for this Housing Element, input at a community meeting in Fort Bragg indicated that vacation rentals are a constraint to availability of long-term rental housing.

There exist, however, a variety of positions on the subject, due to the size and the extent to which the short-term rental economy has developed. Short-term rental hosting services such as Airbnb, Homeaway, and VRBO have experienced dramatic growth within Mendocino County during the past decade. The ability of these platforms to reduce the cost of information and leverage the sharing economy has allowed local landlords to facilitate usage by non-residents in ways that would have been impractical only years earlier. As discussed above, short-term rentals have been historically focused, almost exclusively, along the coast. As a result, Mendocino County's Coastal Zone (Division II & Division III) feature more developed policies, nomenclature, and processes for facilitating short-term rental activity. The same cannot be said for County's Inland Zone (Division I), which features a more restrictive permitting process along private roadways, in part because zoning regulations have not been updated to reflect the rapid evolution of the short-term rental economy.

On August 1, 2017, the Mendocino County Board of Supervisors passed and adopted Ordinance No. 4391, approving interim restrictions on the establishment of new short-term/vacation home rentals on residential property, pending the study and consideration of land use and existing regulations pertaining to such activity. This urgency ordinance was passed in response to concerns that a substantial and

increasing share of the County's housing stock was being utilized for the purpose of short-term/vacation home rentals, thereby reducing the share of units available for long-term lease by permanent residents or job-seekers. Ordinance No. 4391, however, expired 45 days later because it was unable to sustain the votes necessary for a required extension. On September, 12, 2017, the Board of Supervisors further directed the Department of Planning and Building to develop a draft policy update for review and discussion by the Planning Commission and Board of Supervisors. Since that time the County continues to conduct research regarding these issues and will monitor the impacts of short-term rentals on long-term housing options.

Growth Management

The County has not enacted any growth management ordinances or moratoriums on growth. However, some water and sewer districts have enacted or been placed under temporary moratoriums on new connections due to problems with inadequate infrastructure or water availability (see "Environmental, Infrastructure, and Public Service Constraints," below). Among the different regions identified in this Housing Element's inventory of potential vacant sites developable for new housing, some have parcels that are affected by water moratoriums. These include:

- Region 7:
  - Calpella: 15 parcels
  - Redwood Valley: 55 parcels
  - The Forks: 3 parcels
- Region 11:
  - Gualala: 104 parcels
  - Anchor Bay: 52 parcels

In Region 7, Potter Valley is not affected by water moratoriums and has 8 unaffected parcels, but this does not offset the 73 affected parcels in the other three communities. Region 11, there are parcels not affected by water moratorium that could provide up to 34 parcels for housing development, but this does not significantly offset the 156 parcels restricted by water moratoriums in the communities of Gualala and Anchor Bay. As a result of these moratoriums, the potential for housing development in the communities listed above requires further analysis.

Inclusionary Housing Ordinance

The County of Mendocino has an inclusionary housing ordinance to increase the amount of affordable housing supply in the County. This ordinance applies to any residential development or two or more units, with exceptions such as efficiency units of 650 square feet or less. Developers can comply with the ordinance by reserving a certain percentage of their housing units for affordable housing or by paying in-lieu fees. The Mendocino County Code, Chapter 20.238, describes the different percentages of affordable housing or fee amounts based on the amount of housing developed.

Local housing developers have expressed concern that the County's current inclusionary zoning ordinance will make new development projects impossible to complete since the overall revenue earned from the sale or rental of units is lower when a portion of the housing units are reserved for affordable

housing, as compared with selling or renting all of them at market rates. In 2017 the developer of Vineyard Crossing, a planned neighborhood in the Ukiah area, worked with the County to identify an alternative compliance plan, as is permitted by the County's ordinance. The developer cited the cost barrier that compliance with the County's current ordinance would present. The alternative changed the design of the development to include "Flex Lots," which would allow for either townhome or duplex construction. More compact development, such as townhomes and duplexes can be more affordable due to lower construction costs. However it is not a guarantee of continued affordability, such as would be the case with deed-restricted affordable units. These lots would account for 25 percent of the total number of lots in the 23-acre development. The developer also indicated a strong potential market for ADUs on these single-family home sites but did not intend to include the structures as part of the initial development. In its plan, the developer showed willingness to set the homes at an affordable rate, but did not propose any deed restriction or affordability guarantee. In a 2018 interview with the *Ukiah Daily Journal*, a member of County Board of Supervisors found this plan insufficient for providing affordable housing because it did not explicitly state home prices or guarantee affordability.

Program 3.5 Action 3.5a is proposed to improve the County's Inclusionary requirements to encourage greater use of the program.

Analysis of Local Efforts to Remove Non-governmental Constraints

Non-governmental constraints are defined as constraints on housing development that are not under the control of the County or another governmental agency. Non-governmental constraints are generally market driven and outside the control of local government.

Several comments received from the public and County staff during the housing element update addressed potential non-governmental constraints to building new housing as well as impediments to improving or accessing existing housing. They included:

- Costs of improvements such as septic and well systems for properties outside of water and sewer districts.
- Difficulty obtaining financing to build ADUs or make upgrades.
- Vacation rentals in some parts of the County limit the availability of long-term rental housing.
- The lack of alternative property management and ownership models, such as community land trusts, co-housing, or cooperative land ownership.
- Minimal to no interest on the part of developers to build infill development.
- Insufficient services for the unsheltered population.
- Little diversity in housing types built by developers other than single-family or two-story multi-family units.
- Community-based resistance to development in general but especially to low-income housing development.
- A mismatch between the current housing stock and the needs of the present community, which could benefit more from moderate-income-level housing and less higher end development.

The County has included goals and policies in the Housing Element that may assist in removing non-governmental constraints. Goals 2 and 3 and their policies and actions aim to improve and increase the

supply of housing for low- and moderate-income households by assisting developers to preserve or rehabilitate existing affordable housing units, especially for special needs populations, and encouraging developers to produce a variety of housing types. Policy 3.2 seeks to encourage ADU development among homeowners, and Policy 3.4 encourages developers to pursue infill housing development. Policies 3.1 and 6.1 address the constraints associated with building outside of a water and sewer district.

Facilitating Housing Diversity

Mendocino County allows a variety of housing types for the diverse needs of its residents. Housing ranges from single-family and multi-family dwellings to farm employee housing and group care facilities. **Tables 5-3-16** through **5-3-18** identify the residential zoning districts for the inland area and Coastal Zone (including the Towns of Mendocino and Gualala). A more detailed discussion of the range of housing types follows these tables. This discussion also identifies non-residential zoning districts that may permit certain types of housing units, such as homeless or group care facilities.

Table 5-3-16
Residential Types by Inland Zoning District

Use Type	Residential Zoning Districts								
	U-R	R-R	R-C	S-R	R-1	R-2	R-3	MU	C
Residential									
Single-Family	✓	✓	✓	✓	✓	✓	✓	✓	✓
Two-Family			p	p		✓	✓	✓	✓[5]
Multi-family			p	p			✓	✓	✓[5]
Cluster Development	P	P							
Dwelling Groups	p	p	p	p	p	p	p		
Mobile/Manuf. Housing	✓	✓	✓	✓	✓	✓	✓		
Mobile Home Park			P	P	P	P	P		
Accessory Dwelling Units	✓	✓	✓	✓	✓	✓	✓		
Family Care Home[1] (≤6 persons)	✓	✓	✓	✓	✓	✓	✓	✓	p
Farm Labor Housing[2,3,4,5]	✓	✓							
Family Care Unit	p		p		p	p	p	P	p
Group Care									
Group Care (7-25 persons)	p	p	p	p	p	p	✓	✓	p
Group Care (7-25 persons), Transitional Housing	p	p	p	p	p	p	✓	✓	p

Table 5-3-16 Residential Types by Inland Zoning District									
Use Type	**Residential Zoning Districts**								
	U-R	**R-R**	**R-C**	**S-R**	**R-1**	**R-2**	**R-3**	**MU**	**C**
Group Care (7-25 persons), Emergency Shelters[6]	p	p	p	p	p	p	✓	✓	p

Source: Mendocino County, Zoning Ordinance, Title 20, Division I of the Mendocino County Code.

Notes: ✓ = Permitted; p = Minor Use Permit; P = Major Use Permit.

1. Also known as a licensed community care facility or residential care facility.
2. Farm labor housing is permitted on parcels of 10 acres or greater but is not subject to parcel zone density requirements.
3. Farm labor housing for 5 to 12 employees and their families is permitted by right in zones that allow agricultural uses.
4. Permitted in U-R and in RR:L-10 districts.
5. Up to four multi-family units are permitted by right in the Commercial zoning district when located in water and sewer districts and more than 300 feet from an industrial zone. Multi-family structures not meeting those criteria require a minor use permit.
6. Type of permit required depends on size of emergency shelter. Group care homes serving 7 to 25 persons require a Minor Use Permit (p); Major Impact Facilities serving over 25 persons require a Major Use Permit (P). Major Impact Facilities are not allowed in R-1 and R-2 districts.

Table 5-3-17 Residential Types by Coastal Zoning District						
Use Type	**Residential Zoning Districts[1]**					
	RMR	**R-R**	**R-V**	**S-R**	**GHMU**	**GVMU**
Residential						
Single-Family	✓	✓	✓	✓	✓	✓
Two-Family				C	✓	✓
Multi-family				C	✓	✓
Cluster Development[2]	(iii)	C				
Dwelling Groups	(iv) C					
Mobile/Manuf. Housing	✓	✓	✓	✓	✓	✓
Mobile Home Parks	(v) C	C		C	(vi) C	C
Mixed Use					✓	✓
Accessory Dwelling Units					✓	✓

Table 5-3-17 Residential Types by Coastal Zoning District						
Use Type	**Residential Zoning Districts[1]**					
	RMR	**R-R**	**R-V**	**S-R**	**GHMU**	**GVMU**
Family Care Home[3] (≤6 persons)						
Boarding House				C	✓	✓
Family Care Unit	✓	✓	✓	✓	✓	✓
Farm Labor Housing[4]	✓	✓				
Group Care						
Group Care (7-25 persons)	C	C	C	C	✓	✓
Group Care (7-25 persons), Transitional Housing	C	C	C	C	✓	✓
Group Care (7-25 persons), Emergency Shelters	C	C	C	C	C	C

Source: Mendocino County, Zoning Ordinance, Coastal Zone, Title 20, Division II of the Mendocino County Code.

Notes: Residential development in the Coastal Zone typically requires a Coastal Development Permit.

✓ = Permitted; C = Coastal Development Use Permit (Conditional Use).

1. GHMU and GVMU are permitted in Town of Gualala only. Town of Mendocino is not included in this table.
2. Family Residential - Cluster Development is only permitted in RR:L-10 district.
3. Also known as a licensed community care facility or residential care facility.
4. Farm labor housing is permitted on parcels of 10 acres or greater, but is not subject to parcel zone density requirements.

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TABLE 5-3-18
RESIDENTIAL TYPES BY TOWN OF MENDOCINO RESIDENTIAL ZONING DISTRICT

Use Type	Residential Zoning Districts				
	MRR	MSR	MTR	MRM	MMU
Residential					
Single-Family[2]	✓	✓	✓	✓	✓
Two-Family[2]			✓	✓	✓
Multi-Family[2]				✓	✓
Mobile/Manuf. Housing	✓	✓	✓	✓	✓
Mixed-Use					✓
Accessory Dwelling Units[3]	✓	✓	✓	✓	✓
Family Care Home[4] (≤6 persons)		✓	✓	✓	✓
Farm Labor Housing					
Boarding House				✓	✓
Family Care Unit	✓	✓	✓	✓	✓
Group Care					
Group Care (7-25 persons)	C		C	C	P
Group Care (7-25 persons), Emergency Shelters	C		C	C	P

Source: Mendocino County, Zoning Ordinance, Coastal Zoning Ordinance, Title 20, Division III of the Mendocino County Code.
Notes: All residential development in the Coastal Zone requires a Coastal Development Permit.
✓ = Permitted; C = Conditional Use Permit; p = Minor Use Permit; P = Major Use Permit; s = Coastal Development Standard Permit
2. Transitional Housing and Supportive Housing adheres to same allowances and restrictions as regular residential unit (single family, multi-family) and is allowed in all zones other residential units are allowed.
3. Accessory dwelling units permitted on parcels of 9,000 sf. or greater except in MMR district; permitted in MMR:2 acre district on parcels greater than 40,000 sf.
4. Also known as a licensed community care facility or residential care facility.

Multi-family Development

The inland Multiple-Family Residential (R-3) and Mixed-Use General (MU-2) districts are the only districts that currently allow multiple-family units as a permitted use; however, these districts also allow single-family and two-family units as permitted uses. The Suburban Residential (SR), Rural Community (RC), Limited Commercial (C-1), and General Commercial (C-2) districts all permit multi-family development subject to a Minor Use Permit.

In the Town of Mendocino, the Commercial (MC), Mixed-Use (MMU) and Multiple-Family Residential (MRM) zones permit multi-family units under a Coastal Development Permit. In Gualala, the Gualala

Highway Mixed-Use (GHMU), Gualala Village Mixed Use (GVMU), and Gualala Planned Development (GPD) districts allow multi-family housing subject to a Coastal Development Permit.

The Rural Community (RC) and Suburban Residential (SR) districts allow 7.26 dwelling units per acre by right. Up to 29 units per acre (or 30 units in the Coastal Zone) of multi-family development may be allowed when public water and sewers are utilized, subject to a Use Permit.[9] Maximum development potential is based on 80 percent of maximum density to accommodate easements and infrastructure improvements.

While only 3 to 4 percent of SR and RC acreage has been developed with multi-family units, the County has not denied or decreased density in multi-family housing projects.

Community and Specific Plans

Community and specific plans can be tools to encourage a greater range of housing types and the use of more flexible development standards. The Mendocino and Gualala Town Plans, Ukiah Valley Area Plan, and Brooktrails Township Specific Plan are discussed later in this section.

Planned Development and Combining Districts

Combining Districts are another County planning tool that can foster the development of different housing types. The Planned Development Combining District (P-D) and the Planned Unit Development Combining District (P-D) in the Coastal Zone allow modified lot size regulations, including reduced minimum lot size in the SR and RC zones. The P-D district also allows density averaging on contiguous parcels under the same ownership. All uses require a Use Permit, except single-family, accessory dwelling units, and accessory uses. The Cluster Combining District (C) allows dwellings in residential and resource zones to be grouped provided density is not exceeded. Dwelling groups not exceeding four units are allowed in some larger lot zones provided maximum density limits are not exceeded.

Density Bonus

The County's Inland Zoning Ordinance, Title 20, Division I, provides for density bonuses for developments in which at least 10 percent of the units are affordable to extremely low-, very low-, low-, and moderate-income households. However, the California Coastal Commission removed the density bonus provision from the County's Coastal Zoning Ordinance in 1991.

The density bonus provisions for the inland area have not stimulated the development of affordable housing. The only developer that used this tool in recent years was Ukiah Land LLC's Garden's Gate approved subdivision (application S 3-2005) in 2010. No construction has occurred to date.

The development of senior housing is eligible for a density bonus in the inland area. County staff refers to State law when informing developers about density bonus provisions, but the County's density bonus was updated in 2009 to conform to State law, including changes enacted under SB 1818. Program 3.1, Action 3.1d commits the County to updating the Density Bonus Ordinance for consistency with current state law.

[9] Additional permits are required in the Coastal Zone.

Mixed-Use Development

Mixed-use development can facilitate a range of housing opportunities, especially in urban areas, town centers, or in close proximity to services and public transportation. Mixed-use development is permitted in the towns of Mendocino and Gualala. In Mendocino, it is allowed in the MMU district; in Gualala, it is permitted in both the GVMU and GHMU districts. Since both these towns are in the Coastal Zone, a Coastal Development Permit is usually required. In the inland areas, residential and commercial uses are allowed in the Commercial (C-1 and C-2) zoning districts; multiple-family units require a Use Permit.

A Mixed-Use (MU) district was also created for uses in inland Mendocino County. This designation allows for a range of commercial and residential use types in close proximity to each other vertically or horizontally. Residential densities are equal to those found in the R3 district but do not have the same setbacks or other layout criteria found in that zone. Due to density, MU can only be used in areas with water and sewer systems or suitable alternatives. The MU designation offers the opportunity for creating a range of more affordable housing opportunities near compatible commercial activities than the existing C or SR designations currently allow.

Mobile Homes/Manufactured Housing and Mobile Home Parks

Mobile homes and manufactured housing offer more affordable homeownership opportunities to low- and moderate-income households. According to the 2013-2017 American Community Survey, mobile homes made up about 12 percent of the housing stock, or 3,649 units, in the unincorporated area. The County allows mobile homes on a permanent foundation in all single-family zones.

Mobile home parks also offer an affordable alternative to purchasing a single-family lot. The Rural Community (RC), Suburban Residential (SR), and Remote Residential (RMR) General Plan land use designations specifically authorize mobile home parks, but the Rural Residential (RR) designation does not. The Inland Zoning Ordinance does not allow mobile home parks in the R-R and U-R zones. The Coastal Element Suburban Residential (SR) designation **allows** mobile home parks with a conditional use permit. The Coastal Zoning Ordinance permits mobile home parks in the SR, RR, and RMR zones, subject to a Coastal Development Use Permit, but the Rural Village (RV) zone does not.

Both zoning ordinances set more stringent standards for mobile home parks than does the Mobile Home Parks Act (Title 25 of the California Code of Regulations). The County requires a three-acre minimum size, a minimum of 10 lots (inland ordinance), common areas and recreational facilities, landscaping, fencing, etc. Under the County Zoning Ordinances, mobile home parks whose base density per space is less than 6,000 square feet may not be subject to all regulations, but those with a 6,000-square-foot or greater density must comply with these regulations. The County does allow a reduced lot size of 4,000 square feet, which constitutes an automatic density bonus. A Major Use Permit is required for mobile home parks in all zones that permit them.

The County has a number of mobile home parks, but most are in the incorporated cities (refer to **Table 5-2-29** in the Housing Needs section). While mobile home parks are permitted in several residential zones, State law requires that mobile home parks be allowed in all residential zones, although a Use Permit may

be required.[10] Permitting mobile home parks in all residential zones may encourage the development of more parks. In addition, permitting mobile home parks in the higher density residential zones, where public services exist, will provide additional opportunities for park locations. A program has been added that states that the County will amend the Zoning Code to conform with State law by permitting mobile home parks in all residential zones.

Accessory Dwelling Units

Accessory dwelling units can often provide an affordable housing option for special needs groups, such as the elderly and persons with disabilities, as well as other low- and moderate-income households. Accessory dwelling units are permitted by right in the inland area in all zones that permit a single-family dwelling. However, the Coastal Zoning Ordinance prohibits accessory dwellings due to concerns regarding the limited availability of potable water, State Route 1 traffic capacity, and sewage disposal. There are two exceptions to this prohibition in the Coastal Zone. Both the Town of Mendocino and the Town of Gualala permit accessory dwelling units in certain residential districts (refer to **Tables 5-3-17** and **5-3-18**) subject to a Coastal Development Permit. The County is developing an ordinance amendment, however, to allow ADUs in the Coastal Zone and plans to present an update to the Local Coastal to the California Coastal Commission by 2020.

Definition of “Family”

The County currently defines a family as:

> One or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. "Family" does not include a fraternal, religious, social or business group. "Family" shall be deemed to include domestic servants employed by a family.[11]

This definition was adopted to address concerns raised by Housing and Community Development (HCD) that the County’s previous definition of family, which considered only those related by blood, marriage, or adoption, was too restrictive, potentially creating difficulties for siting residential group homes serving special needs populations.

Transitional and Supportive Housing

All transitional and supportive housing is to have the same allowances and restrictions as any other regular residential unit (single family, multi-family) and is allowed by right in all zones where residential units are permitted. Transitional housing is currently defined as “rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months, and in no case more than two (2) years.”[12] Supportive housing is housing that has no limit on

[10] California Government Code, Section 65852.7.
[11] County of Mendocino Code of Ordinances, Sec. 20.008.028.
[12] County of Mendocino Code of Ordinances, Sec. 20.008.054.

length of stay, is occupied by the target population, and is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Residential Care Facilities

Residential care facilities (referred to as “family care homes” in the Mendocino County Zoning Ordinances) provide housing for persons with disabilities who require supervision in a group setting. Residential care facilities include small family homes, group homes, adult residential facilities, and elderly residential facilities, among others. The Lanterman Act requires that licensed residential care facilities serving six or fewer persons be permitted by right in residential zones permitting single-family homes.

Residential care facilities serving six or fewer persons are permitted by right in all residential areas of the County, including the inland and Coastal Zones. Larger facilities serving between 7 and 25 persons (referred to as “Group Care” facilities in the Zoning Ordinance) are permitted by right in the R-3 and Mixed Use (M-U) zones in the inland area as well as in the GVMU and GHMU zones in the Town of Gualala. They are permitted in several other residential zones subject to a Minor Use Permit (inland area) or a Coastal Development Use Permit (Coastal Zone). The County of Mendocino does not have a minimum spacing requirement between residential care facilities or group homes that could unduly restrict their location or operation.

Family Care Units

Family Care Units are allowed as an annually renewable temporary use for a family care situation. These units provide temporary housing for persons with home care needs, such as elderly individuals or persons with a disability. To qualify as a Family Care Unit, the recipients of care must be 60 years of age or older, must be an immediate family member of the property owner, or the administrator of care to recipients who lives in the main unit must reside in the Family Care Unit. Family Care Units are permitted in all single-family zones, subject to a Coastal Development Permit in the Coastal Zone.

Housing for Persons with Disabilities

Disability affects all ages, but the specific needs and programs to address these issues differ by age group. Programs that focus on the needs of individuals under 15 are largely directed and carried out within the educational system and directed at those facilities. Disability issues for those over 65 are often related to the aging process, and, like the under 15 group, the programs that address the particular needs of this group are focused at specific institutions that service this population.

Licensed community or residential care facilities provide housing for persons with more severe disabilities. The unincorporated area of the County has two facilities with a total capacity of 17 beds, one in Gualala and the other in Redwood Valley. Several others in the incorporated areas of the county provide housing for persons with physical, mental, and developmental disabilities. **Table 5-3-19** identifies the residential facilities by type and the specialized services provided.

TABLE 5-3-19: LICENSED COMMUNITY CARE FACILITIES IN MENDOCINO COUNTY		
Facility Type	**Facilities**	**Capacity (Beds)**
Group Home[1]	7	39
Adult Residential[2]	7	44
Elderly Residential[3]	10	126
Total	**24**	**209**

Source: California Department of Social Services, Community Licensing Division, 2019.
1. Facilities of any capacity, 24-hour nonmedical care/supervision for children in a structured environment.
2. Facilities with 24-hour nonmedical care for adults aged 18–59 who are unable to provide for daily needs and who may be physically, developmentally, and/or mentally disabled.
3. Facilities with care, supervision, and assistance with activities of daily living for ages 60 and above.

This section of the Housing Element focuses on disability for two additional reasons: disability affects household income potential of those aged 16 to 64 and often necessitates accessibility modifications for individuals of all age groups.

Persons with disabilities generally have lower incomes since their disability may affect their ability to work. Additionally, affordable housing is required for households that include disabled individuals. This type of housing requires special design features and other accommodations—wheelchair ramps, grab bars, etc. The Americans with Disabilities Act requires that in new apartment complexes with three or more units (or condominium buildings with four or more units), 20 percent of all ground-floor units must be adaptable and on an accessible route. Given the lack of new multi-family construction in the unincorporated area, the shortage of affordable, accessible housing is a concern. The County does allow variances in order to accommodate accessibility improvements to homes and apartment units.

Mendocino County's Zoning Code addresses accessibility issues in the Inland (20.239) Zoning Code, which incorporates the SB 520 requirements that allow for reasonable accommodation during the building development and enforcement process. The County also incorporates persons living with disabilities into its definition for "Group Care Facilities." The policies of the Housing Element continue to address these needs.

Farmworker (Agricultural Employee) Housing
Agriculture remains a vital part of the County's economy. In recent years, the number of vineyards has increased. Farmworkers, both permanent residents and seasonal workers, are an important part of the local economy. Without an adequate supply of housing, farmworkers, especially migrant workers, may live in unhealthy, overcrowded conditions.

TABLE 5-3-20: FARM EMPLOYEE/LABOR HOUSING: OUTSIDE THE COASTAL ZONE IN UNINCORPORATED MENDOCINO COUNTY				
USE/OCCUPANCY	**ZONING DISTRICT**	**PROCESS/ TIME FRAME**	**SPECIAL RESTRICTIONS** (selected provisions)	**KEY CODE REFERENCES**
1 single-family unit and 1 second unit	All agricultural, residential, and commercial zoning districts	• County building/ health permits (2–4 weeks)	• 1 unit may be occupied by <6 unrelated farm employees w/out families • HCD Permit to Operate may be required for 5 or more employees	Ca. Health & Safety § 17021.5
FARM EMPLOYEE/LABOR HOUSING CATEGORIES				
1 Farm Employee (and family)	Agricultural, Rangeland, Timberland Production, Forestland	• County Administrative Permit (1-2 weeks) • County building/ health permits	• 1 unit per ownership; farm employee to be employed on the ownership • 10-acre minimum parcel size required* • Single-family unit, mobile home, trailer coach, or other living quarters • County permit must be renewed annually	MCC § 20.008, 20.016
2-4 Farm Employees (and families)	Agricultural, Rangeland, Timberland Production, Forestland	• County Minor Use Permit • (3-4 months) • County building/health permits	• Full range of living quarters may be considered • Employees need not be employed on the premises	MCC § 20.016
5-12 Farm Employees ** (and families)	All zoning districts that allow agriculture as a permitted use	• County Minor Use Permit • County building/ health permits • State HCD Permit to Operate	• Full range of living quarters may be allowed if facility is for farm employees/families only. Employees need not be employed on the premises, except in 'urban areas' (parts of Ukiah Valley and near Ft. Bragg)** • In 'urban areas' accommodations must be supplied by an agricultural employer and maintained in connection with work or place where work is being performed**	Ca. Health & Safety §§ 17021.6, 17000 et seq.; §§ 50101, 50104.7

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TABLE 5-3-20: FARM EMPLOYEE/LABOR HOUSING: OUTSIDE THE COASTAL ZONE IN UNINCORPORATED MENDOCINO COUNTY				
>12 Farm Employees (and families)	Agricultural, Rangeland, Timberland Production, Forestland	• County Minor Use Permit • County building/ health permits • State HCD Permit to Operate	• 10-acre minimum parcel size required * • Full range of living quarters may be considered • Employees need not be employed on the premises	MCC § 20.016
OTHER INFORMATION				
< 5 acres in Agricultural Preserve (Williamson Act contracts) may be sold or leased for Farm Employee housing	Land in Agricultural Preserve (zoned Agricultural, Rangeland, Timber Production, or Forestland)	• County subdivision & Minor Use Permit • County building/health permits • State HCD Permit to Operate	• Parcel to be sold or leased must be *contiguous* to parcel(s) already zoned residential, commercial or industrial & developed with existing residential, commercial, or industrial uses • Parcel may remain in Agricultural Preserve as 'compatible use' • Must be sold or leased to nonprofit, city, county, housing authority, or state agency • Parcel must remerge with original parcel when farmworker housing use ceases • Deed restriction limiting use to farmworker housing for > 30 years • Other requirements/restrictions apply	**Government Code § 51230.2; MCC** § 20.052.060
Conversion of existing motels/boarding houses to non-transient occupancy > 30 days	General Commercial, Rural Community; conversions in other zones may be considered	• County Use Permit • County building/health permits	• Efficiency units may allow 150 sf floor area/unit for 1-2 persons (County Building Code) • Not limited to farmworkers; may be used as farmworker housing if compliant with regulations above • State HCD Permit to Operate if operated as	MCC § 20.204

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TABLE 5-3-20: FARM EMPLOYEE/LABOR HOUSING: OUTSIDE THE COASTAL ZONE IN UNINCORPORATED MENDOCINO COUNTY				
			farmworker housing for 5 or more employees	
Motels/boarding houses: 3–6 rooms, occupancy < 30 days	All agricultural, residential & commercial zoning districts	• County Major Use Permit (4-6 months) • County building/health permits • County Business License	• Not limited to farmworkers • State HCD Permit to Operate if rented as farmworker housing for 5 or more employees	MCC § 20.024.135

Source: Mendocino County Planning and Building Services Department Fact Sheet.

*The 10-acre minimum is identified as a constraint in the Housing Plan.

**Special considerations for 5 to 12 employees when a use permit is not required is regulated by code sections referenced. In rural areas, such housing accommodations may be for (a) temporary or seasonal residency, or (b) permanent residency if the housing accommodation is a mobile home, manufactured home, travel trailer, or recreational vehicle. In urban areas, (portions of the Ukiah Valley and areas near Ft. Bragg), the accommodations must be provided by an agricultural employer as defined by the Health and Safety Code and maintained in connection with work or place where work is being performed. (H&S § 50101, 50104.7).

Farm employee housing: generally includes a dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations, maintained in one or more buildings or one or more sites, and the premises upon which they are situated or the area set aside and provided for parking of mobile homes or camping of five or more employees (H&S § 17008).

Land zoned Agricultural, Rangeland, Timberland Production, or Forestland: The restrictions in the above table pertaining to rural and urban lands may not apply on land zoned Agricultural, Rangeland, Timberland Production, or Forestland subject to application for and approval of a minor use permit.

Use/occupancy: Use includes total combined farm employee accommodations per legal parcel (or ownership as indicated). Mobile homes or camping sites may be required to comply with the Mobile Home Parks Act. (H&S § 17008 et seq.)

Farm employee status: Verification of farm employee status required annually (W-2 tax documents or other proof acceptable to County)

Process/time frames: Time frames are approximate minimum times to process a complete application. HCD Permit to Operate required by California Department of Housing & Community Development for accommodations for 5 or more agricultural employees.

Special restrictions/code references: Basic information about use, occupancy, permitting, and zoning. Information and code references are not intended to substitute for or convey complete requirements of law. Other permits, entitlements, processes, fees, and restrictions may apply.

The County allows a number of housing types to accommodate the needs of both year-round and migrant workers. In addition to single-family homes and second units, the County has two categories of farmworker housing: Farm Employee Housing and Farm Labor Housing. The “Farm Employee Housing” category allows housing for one farmworker and his/her family on an annually renewable basis, and the “Farm Labor Housing” category includes housing for more than one farmworker and their families.

Under State law, six or fewer unrelated farm employees may occupy a single-family residence on a parcel, but the operator must have a valid Permit to Operate from the California Department of Housing and Community Development (HCD). In addition to the single-family home and second units in the inland area, a third unit for farm employee housing is permitted in A-G, R-L, F-L, and T-P zoning districts on a minimum 10-acre parcel, subject to an Administrative Permit. The housing may be used for one farm employee and his/her family (Inland Zoning Ordinance).

Two or more dwelling units are permitted in the A-G, R-L, F-L, and the T-P zoning districts on a minimum 10-acre parcel, subject to a Minor Use Permit (Inland Zoning Ordinance). Five to twelve units of farm labor housing (for five to twelve farm employees and their families) may be allowed in all zoning districts that allow agricultural uses as a permitted use, subject to the following criteria:[13]

- Must be for 5 to 12 bona-fide farm employees (and their families).
- Farm employees need not work on the subject property.
- Type of living quarters allowed depends on the type of occupancy and other factors. Facility may not house more than 12 farm employees and their families.
- Minimum parcel size of 10 acres applicable to farm labor housing does not apply.
- All other zoning, land use, health, and fire requirements apply. Use of mobile homes, tents, or recreational vehicles may be required to comply with the Mobile Home Parks Act.[14]

Farm labor housing for more than 12 farm employees (and their families) is also permitted on a minimum 10-acre parcel in A-G, R-L, F-L, and T-P zoning districts subject to a Minor Use Permit. Operators of farm labor housing must have a valid State Permit to Operate.

The County also allows for the conversion of motels, hotels, or boarding houses to multi-family uses with a Use Permit. This has been done in the past by the Anderson Valley Housing Association, which rehabilitated an old motel in Boonville and converted it to 12 units of farmworker housing. A Use Permit is not required in an R-3 zone. Multi-family units typically require 1,500 square feet of lot area per unit and must comply with all building, health, and all other codes and requirements. However, efficiency units only require 150 square feet of floor area per unit, and units to be occupied by more than two people require an additional 100 square feet per person.

Another option to facilitate farmworker housing is the division of agricultural preserve land. Under State law, a landowner may sell or lease 5 acres or less in an Agricultural Preserve to a nonprofit organization, city, county, housing authority, or State agency for agricultural laborer housing facilities.[15]

Though the County has several ways to facilitate farmworker housing, there remains a major need for affordable, decent, and safe housing. Second units may supply a unit for an agricultural worker and his/her family. Some of the larger vineyard owners, such as Fetzer or Roederer Estate, provide housing for their employees, but many smaller growers do not because of the costs of permitting, construction,

[13] State of California, Health and Safety Code, Section 17021.6.
[14] State of California, Health and Safety Code, Sections 17021.7, 18214, 18215, and 18217.
[15] State of California Government Code, Section 51230.2.

and operation, or for other reasons. Companies that provide farm employee housing have expressed concerns about the delays and additional costs associated with permits for farm employee housing for more than 12 workers, as well as possible complexities or costs associated with the State Department of Housing and Community Development's Permit to Operate.

To address these concerns, the County of Mendocino will continue to undertake Action Items 4.3a through 4.3e, which will help identify potential sites for farmworker housing, assist funding applications for construction, and work with ag-related interests to develop and maintain farmworker housing.

Housing for Homeless Individuals and Families

Emergency shelters provide homeless persons with short-term housing accompanied by limited supplemental services. Transitional housing, which provides housing for between six months and two years, assists individuals and families to move from homelessness to permanent housing. Transitional housing facilities usually provide supportive services to assist formerly homeless persons. These stages are described in the "Continuum of Care" model utilized by the County.

The Community Development Commission has assisted local non-profit service providers such as the Ford Street Project with developing several emergency shelters and homeless facilities in the cities of Ukiah, Willits, and Fort Bragg by assisting with acquiring financing, applying for the Community Development Block Grant funds, and administering grants. These regional facilities serve needy populations without regard to jurisdictional boundaries and are appropriately located in areas with access to the necessary infrastructure and, most importantly, to supportive health, welfare, social, and employment services and public transportation.

Mendocino County zoning regulations categorize emergency shelters and transitional housing under civic and commercial use types. Civic use types include (a) Major Impact Facilities: facilities for more than 25 persons, and (b) Group Care: authorized, certified, or licensed by the State for 7 to 25 persons. Group care facilities, including emergency shelters or transitional housing, are allowed by right in the Multiple-Family Residential District (R-3) and the General Mixed Use District (MU-2) in the inland part of the County. In the coastal zoning district, group care facilities and transitional housing are allowed by right in the Gualala Highway Mixed Use District (GHMU) and the Gualala Village Mixed Use District (GVMU). Emergency shelters require a coastal development use permit in both of those zones and in all other zones in the coastal zoning district. In the Town of Mendocino Residential Zoning District, there is no zoning district that allows emergency shelters by right. In both the inland and coastal zoning districts emergency shelters are allowed by right in Commercial Districts (C-1) and (C-2) as directed by ordinance amendment 2015-0001. Commercial use types include (a) transient habitation-lodging, limited: 3 to 6 rooms, and (b) transient habitation-lodging: 7 or more rooms. These uses are allowed with a conditional use permit in the Public and Semi-Public Facilities (PF) District. The Public Facilities (P-F) District allows transient habitation-lodging, limited with a major use permit. Transient habitation is permitted by right in the ("R") Commercial Resort Combining District as well as in the General Commercial (C-2) District. State law and the County's Zoning Code require six or fewer unrelated persons in a residential care facility to be regulated as a single-family use.

The County has an adequate supply of vacant land zoned for Public Facilities (PF) spread throughout the County, however, much of it is considered remote or is not under the jurisdiction of the County. In total there are approximately 74 acres countywide available for group care housing of some sort in the residential, Gualala Highway Mixed Use, or commercial zones, 59 of which are eligible for hosting emergency shelters. Therefore, it is reasonable to conclude that there is an adequate supply of land on which to develop group care housing for transitional housing or emergency shelters. Several other zoning districts permit emergency shelters or transitional housing, subject to a use permit. On September 13, 2016, the Planning Commission recommended amending Chapter 20, Divisions I and II, of the Mendocino County Code to modify the definitions of "Family," "Supportive Housing," "Transitional Housing," "Emergency Shelter," and the "Group Care" Use Type and to allow emergency shelters in C-1 and C-2 zoning districts by right. The County Zoning Code's definitions of emergency shelters and transitional care facilities comply with State codes. Zones where access to transit and other services and amenities are the most compatible with emergency shelters.

Another component to address a segment of the homeless population is mental health housing for individuals with serious mental illnesses. These individuals are adults with severe and persistent mental conditions that are frequently homeless or at risk of becoming so. In many cases these individuals are returning from more intensive care outside of Mendocino County, and without supportive care, they are at risk of being re-institutionalized. To address this need, the Mendocino County Health and Human Services Agency spent $1.3 million between 2017 and 2018 to build Willow Terrace, a permanent supportive housing facility in Ukiah to support individuals with mental health issues in Mendocino County. Willow Terrace opened in April 2019 and provides 37 units of permanent supportive housing for the mentally ill.

Native Americans

Increasing housing opportunities on and near reservations and rancherias contribute to the well-being of Native American communities and the County as a whole. The development of housing on trust land frequently demands County services, including law enforcement, animal control, social welfare, and other local government agencies, such as water and fire-protection districts. Mendocino County has entered into such agreements with local tribal governments. Native American communities may also develop housing projects on fee land, which will be eligible under Revenue and Taxation Code Section 237 for an exemption from State taxes and may require a local cooperation agreement between the County and the tribe.[16]

Policies that encourage the development of additional housing for Native Americans will help meet the County's obligation under State law to provide housing needs for the County's population, including special communities. Conflicts between the County's land use policies and federal regulations or tribal plans have occurred in the past, often centering on the location of federal trust lands in relation to County-designated lands for resource use. A County policy recognizing Native Americans as a special needs group with unique challenges, coupled with increased understanding and coordination, may improve the ability to achieve mutual objectives.

[16] 25 U.S.C. Section 4111(c).

General and Community Plans

In 2009 the County completed a comprehensive update to its General Plan. This update added a new General Plan land use category (Mixed Use) and made minor modifications to land uses throughout the County. Several areas within Mendocino County are covered by community plans that provide greater local flexibility in terms of providing a range of housing types. These local plans include the Gualala Town Plan, the Mendocino Town Plan, the Ukiah Valley Area Plan, and the Brooktrails Township Specific Plan.

Gualala Town Plan

The Town of Gualala is located on the southern coast near the border with Sonoma County. The Gualala Town Plan was developed through citizen efforts, assisted by the Gualala Municipal Advisory Council (GMAC) and County, stemming from concerns over the area's rapid growth in the 1970s. The GMAC continues to make recommendations on development projects within its south coast planning area and assist with long-range planning efforts. The Gualala Town Plan was certified by the Coastal Commission in March 2002 and amends the Coastal Element of the County General Plan and the Coastal Zoning Ordinance.

The Gualala Town Plan area includes the commercial district of Gualala and adjoining residential areas. The Town Plan area includes most of the lands within the Gualala Community Services District's service and sewer assessment area as well as the Ocean Ridge subdivision and the intervening residential and resource lands. All of the lands within the Gualala Town Plan are also within the North Gualala Water Company's service area, although some parcels are served by private domestic wells.

The Gualala Town Plan increases potential residential construction and advocates the development of affordable housing through several measures:

- Residential uses are allowed as principal uses in the new Mixed-Use districts. The Gualala Highway Mixed Use zone permits multi-family housing up to 25 dwelling units per acre (du/ac), and the Gualala Village Mixed Use zone also permits multi-family units as well as other residential and commercial uses, up to 30 du/acres.
- At least 50 percent of the acreage of the new Gualala Planned Development district parcels is required to be developed with residential uses.
- Second residential units are permitted in the Town Plan area.
- Advocates adopting inclusionary zoning measures.

The Gualala Town Plan also designates 480 acres east of town as a "Residential Reserve" intended for future residential development.

Mendocino Town Plan

This historic community, with its New England–style architecture, is a key attraction on the Mendocino Coast. The Town includes a National Register Historic District. In order to preserve the historic character of the community, the Mendocino Historical Review Board (MHRB) is responsible for reviewing

development applications within the Historical Preservation District to ensure continued preservation of the historic architectural resources.

Despite the restrictions associated with the Historic Preservation District, the Mendocino Town Plan, which was adopted in 1992, amends the Coastal Element to include several districts that facilitate the development of housing. The Town Plan encourages affordable housing in Mendocino through key provisions:

- Allows second units in all residential zones.
- Requires dwelling units in the Mixed-Use district (MMU).
- Allows dwelling units to be intermixed with commercial uses, and allows single-family, two-family, and multi-family dwellings in the Commercial (MC) and MMU zones.
- Limits conversions of dwelling units to non-residential uses.
- Allows student/instructor temporary housing in the Mendocino Art Center.
- The Multiple Family Residential (MRM) zone permits multi-family dwelling units.

Ukiah Valley Area Plan

The 2011 Ukiah Valley Area Plan (UVAP) for the unincorporated Ukiah Valley originated as a shared City-County vision for the future of the Valley. The UVAP contains many aspects of the General Plan but delves deeper into issues specific to the Ukiah Valley, pertaining to growth and development. The plan discusses at length a variety of land use choices under consideration, many of which increase the availability of single- and multiple-family units.

Site inventories in **Table 5-3-22** and **Appendix B** provide more detail on the availability of sites with water and sewer services zoned for multiple-family units. Specific sites inventoried in **Appendix B** identified 552 lower-income units that could be constructed. As part of the UVAP process, background research indicated that a total of 1,430 new single-family and 296 multiple-family units could be developed throughout the Valley, which included other properties not surveyed in this inventory. Other alternatives increased the potential residential development level to more than twice the existing General Plan.

The Land Use Element of the UVAP included measures to locate higher density residential uses within the City of Ukiah, the Ukiah Urban Boundary, and mixed-use development in areas with services and access. The plan mostly utilized the existing land use designation system, adding three new mixed use designations. The plan created a design review process and encourages density averaging, density transfers, and clustering. Second units will continue to be permitted by right in all residential zones, and density bonuses will be used to encourage the production of affordable housing.

Based on the analysis of existing residential potential, unincorporated Ukiah Valley has a sufficient supply of residentially zoned land to provide 499 units of the County's total projected housing need of 1,349 housing units.

Brooktrails Township Specific Plan

Located northwest of the City of Willits, the Brooktrails Township comprises 12.6 square miles with 6,605 parcels. The Brooktrails Township Specific Plan was prepared by the Township's Community Service District and adopted by the Board of Supervisors in 1997 to address services and infrastructure to support the buildout of this development. The Plan incorporates a voluntary program to reduce the number of lots to approximately 4,000 to reflect development and service potential. In addition, lot sizes may be reduced from a 6,000-square-foot minimum to a 4,000-square-foot minimum.

Upgrades to the City of Willits wastewater treatment plant will be able to support a limited amount of development within the township. However, for full buildout to occur, a second reservoir and road access will need to be constructed to properly serve all 4,000 new and existing units. Long-standing disputes between Willits and Brooktrails regarding water and sewer utilities charges to customers in Brooktrails were finally resolved in 2015, allowing a newer, modern wastewater treatment plant to be financed and built. Other impacts such as fire protection and sewage treatment would also need to be addressed.

Environmental, Infrastructure, and Public Service Constraints

Environmental issues and a lack of adequate infrastructure or public services can increase costs and limit the amount of land suitable for residential development. This section discusses constraints that may impact the development of housing in the unincorporated area.

Environmental Constraints

Environmental factors such as agricultural land, seismicity, flood zones, and fire hazards can impact housing development. Costs associated with mitigation can increase housing prices, and environmental issues may preclude development in some areas. A detailed analysis of all these issues is in the County's General Plan. The following discussion focuses on the most pertinent environmental constraints as they relate to housing.

Agricultural Constraints

A substantial portion of the County is used for agricultural purposes, such as farming and viticulture. In fact, about 86 percent of the land in private ownership is zoned for farmland, rangeland, forestland, or other resource zoning. Of the land in agricultural use, almost 500,000 acres are within Type I or II Agricultural Preserves. Williamson Act contracts may preclude or substantially delay development in some areas. In order to preserve agricultural uses and a rural environment, the County has generally zoned areas in towns or near incorporated cities for higher density residential development, while outlying areas have been typically zoned for low-density and low-impact development. Despite the agricultural constraints, the County has an adequate supply of developable residential land. High regional housing prices in the Bay Area have led some residents to migrate into Mendocino County, leading to an increase in housing demand. As of 2016, 83 percent of the County's approximate 28,000 acres of Prime Farmland were under threat of being lost to residential land uses. Most agricultural land is within two miles of residentially zoned land.

Seismic and Other Geological Constraints

Structures in seismically active areas can be at risk of damage or injury to the inhabitants. Furthermore, problems associated with earthquakes, such as landslides and liquefaction, can cause severe damage to dwelling units.

Five active or potentially active faults traverse Mendocino County. All of these faults are part of the San Andreas Fault system of right-lateral strike-slip faults. These include the Etsel Ridge Fault, Maacama Fault, Round Valley Fault, San Andreas Fault, and the Whale Gulch Fault. The two fault zones that are of primary concern are the San Andreas and Maacama. The San Andreas Fault traverses the southwest corner of the County and continues offshore north of Manchester. The Maacama fault extends from northern Sonoma County to north of Laytonville in Mendocino County. Both of these faults are located in established Alquist-Priolo Earthquake Fault Zones.

Liquefaction of the soil from earthquakes can cause severe damage to homes. There are several alluvial basins in Mendocino County where subsurface conditions are conducive to liquefaction. Most notably, these include the alluvial basins in the Willits, Ukiah, and Covelo areas.

The County's Zoning Ordinances have special districts, such as the Seismic Study Combining (SS) District, that restrict development in these areas. Mendocino County is also subject to seismic safety standards for the design and construction of buildings within a High Seismic Area as identified in the California Building Code (CBC). The County's Building Division ensures that structures in the County comply with the UBC and the County's ordinances.

Landslides in Mendocino County are a concern, particularly along the coast and in mountain and hillside areas. Bluff erosion is also a concern along the coast. This process can be hastened by winter storms or earthquakes, resulting in potentially catastrophic damage to residences.

In order to address these constraints, the Mendocino County Coastal Zoning Ordinance includes requirements for geologic studies and setbacks for structures proposed atop coastal bluffs.

Hydrological Constraints

Hydrological constraints such as flooding can increase the cost of housing due to mitigation requirements or may preclude housing in certain areas. This discussion addresses constraints related to flooding. Water supply issues are addressed under "Infrastructure and Public Service Constraints."

Several areas in the County are particularly prone to flooding:

- State Route 175 at the Russian River Bridge
- State Route 1 at the Garcia River
- Talmage Court: east side of the Ukiah Valley
- City of Ukiah: eastern side along/near the Russian River
- Little Lake Valley near the City of Willits sewage treatment plant

The County has established a "Flood Plain Combining District" (FP) in its Inland and Coastal Zoning Ordinances. The FP zone applies to floodplain areas as delineated on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Certain development within the combining district is prohibited, and other development is subject to standards designed to reduce flood hazards. Although these measures may increase the cost of housing, they are necessary to protect life and property.

Fire Hazards

Forests and grasslands are located throughout the County, along with residences and small communities. Widespread areas of the County have a high fire risk, and many areas can be classified as wildland/urban interfaces. Wildland fires are a major risk to housing development.

The State Board of Forestry has adopted "fire safe" regulations that apply to State Responsibility Areas (SRAs) as a means of reducing pre-fire fuel loads.[17] Within SRAs, the State has the primary financial responsibility for preventing and suppressing fires. Much of the unincorporated County is within SRAs. The statewide fire safe regulations include:

- Road standards for emergency access and evacuation, including width, surface, and grade
- Standards for signs identifying streets, roads, and buildings
- Minimum water supply reserves for emergency fire use
- Fuel breaks (i.e., "defensible space") around structures and greenbelts around new subdivisions

All new construction and subdivisions within SRAs must meet State Board of Forestry standards in Title 14 of the California Code of Regulations. Only within the County's limited valley areas, which are also served by local districts are the state fire regulations not applicable.

Other laws governing fire hazards for housing in California include:

- The California Fire Code (California Code of Regulations, Title 24, Part 9) which establishes fire-resistant standards for new construction or remodel activity.
- Section 4291 of the Public Resources Code, which mandates that structures in fire-prone areas have defensible space around the perimeter.
- Section 65302(g)(4) of the Government Code, which establishes standards for general plan safety elements and requires that land use and housing developing in very high fire severity zones or SRAs be addressed in the safety element.

Additionally, California requires that all of the elements of a general plan be consistent with one another, and documents that support the general plan must also be consistent with the plan. Specifically, Mendocino County's Safety and Housing Elements need to be consistent and supportive of one another. Furthermore, local hazard mitigation plans should be consistent with both the Housing and Safety Elements and vice versa.

[17] California Code of Regulations, Title 14, Section 1270 et seq.

Fire Risk and Homeowner's Insurance

The high risk of fires in rural counties such as Mendocino can dramatically increase the cost of homeowner's insurance. Some homeowners may be precluded from purchasing such insurance based on their Insurance Services Office (ISO) rating and/or the location of their home. ISO ratings range from 1 (best) to 10 (worst). Most major companies require a home to be within five miles or less of a fire station in order to qualify for homeowner's insurance. For homes outside of this range or with a high ISO rating (8 or 9), homeowner insurance may not be available or may be prohibitively expensive. In order to address this concern, the County, through its zoning and land use designations, should encourage residential uses in areas with water infrastructure and fire service, which are generally closer to the incorporated cities.

Infrastructure and Public Service Constraints

A lack of infrastructure or public services can be a substantial constraint to residential development. Providing these services in order to keep pace with anticipated growth is one of the most difficult challenges facing the County. The following discussion reviews the existing and potential constraints to housing associated with the provision of infrastructure and public services.

Water and Sewer Infrastructure and Services

Most densities in the County exceeding one unit per 40,000 square feet require public water or sewer. The minimum allowable lot area per single-family unit is typically 12,000 square feet when water or sewer is used, or 6,000 square feet when both are used. Multi-family units generally require a minimum of 1,500 square feet per unit when water and sewer are used. In addition, most public housing subsidy programs for affordable housing development require public water and sewer services.

In unincorporated Mendocino County, water and sewer services are provided exclusively by special districts, private water purveyors, or in a few cases, the incorporated cities. There are approximately 30 service districts providing water and/or sewer services. Although the County may support funding applications for district projects, the County has no direct control over the affairs of these entities.

In many parts of the unincorporated County, public water or sewer services are nonexistent or constrained by system deficiencies or water rights issues, which negatively affects service to new or expanded development. Most of the smaller communities, such as those in Anderson Valley, lack one or both services.

Many of the service districts throughout the County have aging or inadequate infrastructure to serve future growth. Water rights issues currently affect new water connections in the Ukiah Valley/Redwood Valley/Hopland areas, encompassing the largest urban population. **Table 5-3-21** identifies the service districts for these areas, the water supply issues affecting them, and the status of their water system. All water districts serving this area are dependent on water from the Russian River. However, a State drinking-water assessment found that the right to Russian River water may have been exceeded. Overall, the complexities of water issues and the lengthy resolution period impede housing starts in the northern

portion of the Ukiah Valley and in Redwood Valley. These constraints are identified in **Appendix C**, Site Inventory.

Some preliminary steps have been taken to address the water supply issue. The U.S. Army Corps of Engineers is also studying the feasibility of raising Coyote Dam at Lake Mendocino, potentially increasing water supply capacity by 77,000 acre-feet. Water conservation may also provide some short-term relief. The Redwood Valley Community Water District, which serves users in the Ukiah Valley, at one time proposed the Dos Rios Project to divert surplus winter flows from the Eel River for use during the summer months. However, the district abandoned the project because of the legal constraints involved with developing water projects on “wild and scenic rivers.” Presently, a number of water districts within the Ukiah Valley are determining the feasibility for consolidation, which would allow for greater fiscal and operational sustainability.

The Ukiah Valley Sanitation District (UVSD) is the primary public sewer provider in the unincorporated Ukiah Valley. In 2002, the district enacted a moratorium on new services for developments of more than five units due to wastewater-treatment-capacity issues. Upgrades to the wastewater treatment plant were completed in 2010. The upgrades added 2,400 “equivalent single sewer units” (ESSUs), of which 65 percent or 1,560 units were allocated to the UVSD. As of January 31, 2012, the UVSD had 1,061 ESSUs remaining of its 1,560-unit share. There are 1,223 parcels in the proposed sphere of influence. Assuming one ESSU per parcel, the treatment plant would not have the capacity to serve about 160 parcels. As a result, any annexation of territory in the proposed sphere or out-of-area service agreement to the proposed sphere should require an adopted sewer capacity plan to ensure there are enough ESSUs available to serve the area.

The unincorporated areas adjacent to the cities of Fort Bragg and Willits rely on the extension of city services, which are affected by system limitations and by city and Local Agency Formation Commission policies governing out-of-jurisdiction service. In 2003, the State Department of Health Services issued a compliance order restricting new water connections to the Brooktrails Township Community Services District, until water supplies are increased to conform to State requirements. Plans for supply increase and demand reduction, water conservation, and leak reduction have mostly been completed at this point. Conservation efforts after 2015 resulted in slight increases in Lake Emily’s capacity and, in 2018, the State permitted 24 new residential connections to be granted to new housing construction in Brooktrails. Such improvements are small-scale in nature, however, and will mostly go to serve those on a pre-established waiting list. Full development of Brooktrails will require new water supplies.

Annexation to a city can be a means of increasing the supply of land available for higher density housing. However, city services are often likewise constrained. The failure of the County and City of Ukiah to execute the tax-sharing agreement necessary to pursue annexation of the undeveloped “Brush Street Triangle” area is one instance where annexation to a city has been obstructed. Mendocino County Local Agency Formation Commission has also cited as hindrances the cost and complexity of master service elements that service agencies must prepare and the annexation process itself.

TABLE 5-3-21 WATER PROVIDERS: WATER SUPPLY AND ISSUES				
Agency	**Water Rights**	**Water Supply**	**Water System**	**Under Moratorium**
Russian River Flood Control District (RRFC)	8,000 AFY Water Right Permit.	8,000 AFY from Coyote Dam Project.	14 connections to 61 customers	
City of Ukiah	The City has a pre-1949 right (predating Lake Mendocino) of 2,027 AFY and a post-1949 right of 14,480 AFY, as well as groundwater—approximately 1,000 AFY—and a contract with RRFC for 800 AFY.	Adequate water right during normal stream flow. Plenty of water available in normal years, but during extreme drought the supply is typically limited to some pre-1949 water, groundwater, and the RRFC contract. Supply still adequate in dry years but not nearly as robust as face value of water rights would suggest.	8 storage tanks, 3 groundwater sources; Reserves for summer = 1 day, winter = 3 days	
Millview County Water District	1,440 AFY, November 1 to June 30. Contract with RRFC for 970 AFY. Exploring possibility of purchasing additional wells.	From 2000 to 2009 the District met its demand and is expected to continue meeting demand through 2030.	~1500 connections Plant capacity = 3.0 MGD; Storage capacity = 3.2mg (2-day supply)	✓
Calpella County Water District	None. Has contract with RRFC for 79 AFY.	One well owned by district supplies 40 AF even though demand is 119 AF. Fails to meet standards for adequate and reliable water supply.	165 active service connections; Plant capacity = 0.032 MGD	✓
Rogina Water Company	Information unavailable.	Information unavailable.	985 service connections; Storage capacity = 4 tanks with total capacity of 1.3 MG.	✓
Willow Water District	Surface water rights of 2,166 AFY; can purchase 515 AF per year from RRFC.	2,681 AF in a normal year and 2,308 AF in an extended dry year.	1,050 active service connections; Storage capacity = 1.348 MG; Hook-ups available within the district.	

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TABLE 5-3-21 WATER PROVIDERS: WATER SUPPLY AND ISSUES				
Agency	**Water Rights**	**Water Supply**	**Water System**	**Under Moratorium**
Other Districts				
Brooktrails Community Service District	Off-stream water source	Surface water, dam	1553 connections; 10 month capacity; Currently conducting feasibility study for dam expansion.	
Laytonville County Water District	Well	Groundwater well = 14,000 AF	370 connections; 22 new hook-ups available as of 2018.	
Hopland Public Utilities District	None.	Has contract with RRFC for 400 AFY and demand is 350 AFY.	350 active service connections; Storage capacity = 0.8 MG; Presently ½ supply in summer	
Redwood Valley Water District (RVWD)	4,900 AF (if flow at the confluence of Russian River's forks exceeds 72,000 AF) None May–November.[2] Surplus water from RRFC May–October per Superior Court Order (1980)	68 AF; Moratorium. 1998 legislation: 135 domestic hardship connections.	1,355 domestic customers	✓
River Estates Mutual Corp.	Information unavailable	Information unavailable	82 active connections; Storage capacity = 185 MG	✓
North Gualala Water Company	Information unavailable	Information unavailable	1,041 active service connections; Storage capacity = 1 MG; New meter installation moratorium.	✓

Source: Mendocino County Local Agency Formation Commission Municipal Service Reviews (2013-2018), http://mendolafco.org/municipal-service-reviews-msr/.
Notes: AF = acre-feet; AFY = acre-feet per year; MG = million gallons; MGD = million gallons per day
1. Reliance on the RRFC assumes that well(s) draw from river underflow rather than percolated groundwater.
2. RVWD has various other rights, including 1.22 MGD for domestic purposes and 2,800 AFY for storage November 1 to April 30.

Appendix C provides an inventory of specific properties in various communities countywide that could serve as potential multiple-family/lower-income housing sites. Some locations are fully developable now; others require measures, such as improving water district service capabilities, to achieve full development potential. However, the RHNA allocation of 470 new units to meet extremely low-, very low- and low-income housing needs; and the County's total allocation of 1,349 new units could be accommodated on

lands already zoned for multi-family (or equivalent) that have water or sewer availability or constraints that could be addressed within the planning period.

Even if full development does not occur in the multiple-family areas, the number of potential multi-family units will be greater than the likely demand because many moderate- and low-income residents do not live in apartments. On the single-family side, more than twenty thousand potential units are theoretically possible in all residential zones (not counting second units) throughout the County, and even if less than 10 percent of those units materialize, they would more than meet the demand for any remaining low-, moderate-, and above moderate-income households.

Areas outside of service districts were only included the parcels inventory if there were viable alternatives to conventional water or sewage services. In these areas, small water systems in areas with sufficient groundwater resources or on-site sewage systems serving multi-family units or multiple parcels may be feasible to support higher density housing, such as apartments. The most constrained area in this inventory is Boonville, which has no water or sewer service, necessitating larger parcel sizes than otherwise appropriate for its primary commercial and residential corridor. The Anderson Valley Unified School District has previously proposed such a development, a multi-family teacher-housing project on the school grounds in Boonville.

Based on both the selected inventory of potential housing sites and the complete GIS analysis of all vacant and developable residential zoning districts within the County, more than enough residentially zoned land exists in all densities to support new housing developments for all income categories.

Circulation

Deficiencies in local or area-wide infrastructure can be impediments to housing development, particularly large-scale projects. Increased congestion at key intersections, inadequate infrastructure in the outlying areas, the need for improvement studies, and the limited availability of financing for improvements also affect the ability to develop.

Based on in-depth modeling of Ukiah and Redwood Valley, as well asa comprehensive assessment of the circulation network and patterns countywide, road infrastructure poses only a limited impediment to new housing. Two areas in particular stand out: the North State/Lover's Lane area of Ukiah and the Willits/Brooktrails region. Both have outdated road networks that constrict local and through traffic.

In Ukiah, the North State/Lovers Lane area has only two main thoroughfares, US-101 and State Street. Although US-101 itself operates far below its design capacity, the interchanges with local streets are poorly designed and present both congestion and safety concerns for traffic. State Street is the only arterial through this area and operates close to capacity. The presence of the private Masonite Truck road complicates matters by limiting the construction of a parallel north-south road to the west of US-101. Any large-scale residential development in this area will have to address those issues before construction.

The Willits/Brooktrails area is challenged by a lack of secondary east-west routes. However, some of the previous congestion was alleviated in November 2016 when US-101 received a bypass around the City of

Willits. This new, access-controlled alignment just east of Willits is the new US-101 route. This has helped reduce traffic congestion on Main Street and will help reduce circulation issues caused by new housing development.

The community of Brooktrails complicates matters further north along Main Street in Willits. This sprawling, nearly 2,000-unit community has only one access route, Sherwood Drive. This route exits onto North Main Street directly across from the high school, which adds to the congestion in the area. In 2018, as a final piece of the relinquishment agreement between Caltrans and the City of Willits, Caltrans began a complete reconstruction of the intersection of Sherwood Rd. and Main St., as part of a larger corridor project and restoration in the wake of completing the Willits Bypass. A second-access study for Brooktrails was completed by the Mendocino County Department of Transportation, but as of yet there are no routing options have been formally identified or funds earmarked for construction. The Brooktrails District Board in 2018 proposed the establishment of a Boulevard District in order to acquire easements and raise funds necessary for the construction of the right-of-way. Given the nature of the road network in the Willits/Brooktrails area, any large-scale residential development would have to address those issues in all parts of this area before construction. A possible exception might be residential development on the far south side of the city where congestion is not as serious a problem.

Outside of those two specific areas, circulation infrastructure plays only a minor role in affecting residential development in the County. Traffic impacts are minor, for the most part, and would not affect potential residential development.

Internet

Internet access is important to the development of new housing in Mendocino County. New residents will want to be able to access services via the internet. Nearly 60 percent of Mendocino County residents indicated that they work one day a week or more from home via telecommuting. Less than 30 percent of those surveyed, however, reported that their internet service was satisfactory. New migrants to the area will most likely want a telecommuting option available to them. Many rural areas, like unincorporated Mendocino County, do not draw the same type of high-speed broadband infrastructure investment as urban areas. In 2019, Mendocino County released a report outlining its plan to provide high-speed broadband to nearly 98 percent of households by 2025, which would help encourage more housing development in the county.

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HOUSING RESOURCES

This section of the Element identifies resources available to available to meet Mendocino County's share of the sixth cycle Regional Housing Needs Assessment (RHNA). This includes a summary of the land inventory (described in greater detail in Appendix C), and the financial resources for affordable housing development.

Availability of Sites for Housing

The Mendocino Council of Governments developed the Regional Housing Needs Plan, which allocates the estimated number of housing units needed in Mendocino County from 2018 to 2027. **Table 5-4-1** shows the unincorporated County's share of the regional housing need by income category, excluding the incorporated cities of Fort Bragg, Point Arena, Ukiah, and Willits.

TABLE 5-4-1
REGIONAL HOUSING NEEDS ALLOCATION, 2018-2027

Income Category	(vii)Income Range	(viii) Housing Units
Very Low	0–50% MFI	291
Low	51–80% MFI	179
Moderate	81%–120% MFI	177
Above Moderate	120+% MFI	702
Total	**0–120+% MFI**	**1,349**

Source: Mendocino Council of Governments, Regional Housing Needs Plan, August 2018.

As shown in **Table 5-4-1**, the unincorporated County's share of the regional housing need is 1,349 over the 7.5-year period. The County is responsible for identifying that an adequate amount of land suitable for residential development is available to accommodate this need. However, the County is not responsible for actual construction of these units.

Inventory of Available Land

Mendocino County has over 2,200,000 acres of land, including its cities. However, approximately 20 percent of the land is under ownership or control of federal, state, and local agencies. Of the land in private ownership, 60 percent is used for agricultural or timber production.

Today, Mendocino County remains mostly rural, with about 69 percent of the population living outside of

incorporated cities. The remaining population lives in the four incorporated cities in the county; of these, Ukiah is by far the largest, with a population larger than the other three cities combined.

A comprehensive, GIS-based analysis provided geographic information about the size and number of vacant parcels in each zoning district, and 4,540 acres of appropriately zoned vacant land in unincorporated areas were identified to meet Mendocino County's share of the sixth cycle RHNA, as shown in **Table 5-4-2**.

TABLE 5-4-2
TOTAL DEVELOPABLE HOUSING POTENTIAL BY ZONING AND INCOME GROUP

Income Category	Land Use Designation	Number of Parcels	Acres	Maximum Units	Realistic Units
Lower	C	1	4.4	128	96
	GHMU	1	0.5	12	9
	C1	12	10.4	304	219
	C2	10	13.4	389	286
	R3	3	4.5	129	95
	SR	20	29.5	857	635
	Lower Subtotal	*47*	*62.7*	*1,819*	*1,340*
Moderate	C	1	0.2	7	4
	GHMU	4	13.9	349	259
	C1	24	4.9	145	96
	C2	9	2.3	65	45
	R3	102	23.9	690	467
	SR	20	4.6	133	93
	Moderate Subtotal	*160*	*49.9*	*1,389*	*964*

TABLE 5-4-2 TOTAL DEVELOPABLE HOUSING POTENTIAL BY ZONING AND INCOME GROUP					
Income Category	**Land Use Designation**	**Number of Parcels**	**Acres**	**Maximum Units**	**Realistic Units**
Above Moderate	RL	38	1094.9	38	38
	RMR	6	34.5	6	6
	RMR 40	1	16.7	1	1
	RR 5	11	23.3	12	11
	RV	31	19.2	31	31
	AG	1	1.2	1	1
	OS	1	38.2	1	1
	R1	80	43.6	315	214
	RR	664	905.0	884	664
	RR 5	11	23.3	12	11
	UR	25	271.2	31	25
	Above Moderate Subtotal	*869*	*2,471.2*	*1,332*	*1,003*
Total	**1,076**	**2,583.7**		**4,540**	**3,307**
Source: Mendocino County Department of Planning and Building Services, September 2019.					

Based on the amount of available residential land, the County has sufficient sites for future residential development. This includes both lower-density single-family development and higher density mixed-use and multi-family development. **Table 5-4-2** provides an estimation of the maximum number of new units by calculating the total residential development potential for vacant and developable parcels available to meet Mendocino County's share of the sixth cycle RHNA. Planning staff used GIS records from the assessor's office to best estimate the quantity and distribution of potential new housing units based on zoning. More details are provided in Appendix C. Most of the available residential acreage is anticipated to be developed to fulfill the RHNA projected allocation for above-moderate income households. The highest number of acres for new anticipated above-moderate income housing is located in the RL zoning district while the largest amount of available parcels is located in the RR zoning district. Within areas projected to fulfill the moderate-income household need, the highest number of acres and available residential sites are zoned RR. Within areas projected to fulfill the low-income household need, the SR zoning designation is the most widely available from among both the number of available acres and parcels.

Outside of these explicitly residential designations in Mendocino County, Forestland (FL), Rangeland (RL), and Agricultural (AG) zones predominate, offering very limited new residential potential. Nevertheless, the quantity of land available for development *far exceeds the total regional housing need* for unincorporated Mendocino County.

Within the Coastal Zone, seven mixed-use and commercially zoned sites represent all of the available sites designated for low- and moderate-income development. These represent a potential opportunity for the development of higher-density housing that is more affordable. Land in the Coastal Zone that is designated for above-moderate income development is primarily zoned for Rural Residential development, which is a lower-density development type. **Table 5-4-3** summarizes the available acreage and potential development capacity in each income designation.

TABLE 5-4-3
TOTAL DEVELOPABLE HOUSING POTENTIAL IN THE COASTAL ZONE BY ZONING AND INCOME GROUP

Income Category	Land Use Designation	Number of Parcels	Acres	Maximum Units	Realistic Units
Lower	C	1	4.4	128	96
	GHMU	1	0.5	12	9
	Lower Subtotal	*2*	*4.9*	*140*	*105*
Moderate	C	1	0.2	7	4
	GHMU	4	13.9	349	259
	Moderate Subtotal	*5*	*14.2*	*356*	*263*
Above Moderate	RL	10	96	10	10
	RMR	6	34.5	6	6
	RMR 40	1	16.7	1	1
	RR	463	530.9	463	463
	RR 5	3	3.5	3	3
	RV	31	19.2	31	31
	Above Moderate Subtotal	*514*	*700.7*	*514*	*514*
Total		521	719.8	1,010	882

Source: Mendocino County Department of Planning and Building Services, September 2019.

Outside of the Coastal Zone, much more agricultural and range land is available, particularly for sites designated as above-moderate income. These land use designations have lower development potential per parcel. While the majority of sites outside of the Coastal Zone are designated for above moderate-income development, sites designated for moderate and low-income development represent nearly half of the potential units because of the existence of several Commercial (C1, C2), Suburban Residential (SR), Rural Community (RC), and R3 residential sites that permit higher numbers of units per acre (see **Table 5-4-4**).

Table 5-4-4 Total Developable Housing Potential in the Inland Area by Zoning and Income Group					
Income Category	**Land Use Designation**	**Number of Parcels**	**Acres**	**Maximum Units**	**Realistic Units**
Lower	C1	12	10.4	304	219
	C2	10	13.4	389	286
	R3	3	4.5	129	95
	SR	20	29.5	857	635
	Lower Subtotal	*45*	*57.8*	*1,679*	*1,235*
Moderate	C1	24	4.9	145	96
	C2	9	2.3	65	45
	R3	102	23.9	690	467
	SR	20	4.6	133	93
	Moderate Subtotal	*155*	*35.7*	*1,033*	*701*
Above Moderate	AG	1	1.2	1	1
	OS	1	38.2	1	1
	R1	80	43.6	315	214
	RL	28	998.9	28	28
	RR	201	374.1	421	201
	RR 5	8	19.8	9	8
	UR	25	271.2	31	25
	Above Moderate Subtotal	*344*	*1747.2*	*806*	*478*
Total		544	1,840.6	3,518	2,414
Source: Mendocino County Department of Planning and Building Services, September 2019.					

5-11 Development Resources

Funding and housing developers are essential to providing affordable housing to meet the needs of Mendocino County residents. This section outlines the financial resources available to the County as well local developers who have been active in constructing and rehabilitating affordable housing in the County.

Financial Resources

The County has access to a variety of funds for housing construction and rehabilitation activities. Some of the major funding sources used by the County are identified below. Additional sources of funding available to the County are summarized in **Table 5-4-5**.

Community Development Block Grant Funds

The U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) provides funds for community development and housing activities. Examples of such activities

include acquisition of housing or land, rehabilitation of housing, homebuyer assistance, and public facility and infrastructure improvements, among others. Mendocino County applies to the State for CDBG funds, which are awarded on a competitive basis. The County has used the funds that it has received from the State for its rehabilitation program and its Down payment Assistance Program. CDBG funds have also been used to assist in the development of affordable housing in the unincorporated County area.

HOME Investment Partnership Act Funds

The HOME Investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. As with CDBG funds, Mendocino County applies to the State for these funds, and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction, and acquisition and rehabilitation for both single-family and multi-family projects.

Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) Program is a first-time homebuyer program that provides low and moderate-income homebuyers with federal income tax credits. The program provides a maximum tax credit of up to 20 percent of the annual interest on the borrower's mortgage. The tax credits reduce the household's tax liability, enabling them to put more money toward mortgage payments.

Section 8 Rental Assistance

Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to extremely and very low-income households in need of affordable housing. This program, funded by HUD, is administered by the Community Development Commission of Mendocino County. The program pays the difference between what the household can afford (i.e., 30 percent of their income) and the fair market rent for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them.

Private Individuals

Private individuals have also been instrumental in developing housing that may be affordable to others. Individual property owners have developed second units (legal or otherwise) that they rent out at rates considered affordable by HCD or allow family members to inhabit, thereby decreasing the demand for affordable housing elsewhere, particularly in the elder-care sector. Though almost all accessory dwelling unit permits are one-time-only requests from a given individual, they add up to a significant percentage of the affordable housing units being created. However, since this is a largely unregulated area, there is no requirement to maintain an affordable level of rent or even keep the unit for residential use.

TABLE 5-4-6 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING	
Program Name	**(ix) Description**
FEDERAL PROGRAMS	
Community Development Block Grant (CDBG) Program	Federal block grant program administered and awarded by the State Dept. of Housing and Community Development (HCD) on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services, infrastructure improvements, and other uses that assist low-income persons.
HUD Continuum of Care Program	Continuum grants fund outreach/assessment/case management services and provide transitional and permanent supportive housing for the homeless.
HOME Investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities; administered and awarded by the State on behalf of HUD through an annual competitive process to cities, counties, and private non-profit housing development agencies.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing.
HUD Section 8 Housing Choice Voucher Program	HUD Section 8 Voucher program provides very low-income tenants with a voucher to be used in rental housing of the tenant's choosing.
HUD Section 202: Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation, or acquisition of supportive housing for extremely/very low-income elderly persons, and provides rent subsidies for the projects to help make them affordable.
HUD Section 203(k): Rehabilitation Mortgage Insurance Program	Provides, in the mortgage, funds to rehabilitate and repair single-family housing.
HUD Section 207: Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
HUD Sections 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multi-family rental, cooperative, and single room occupancy (SRO) housing.
HUD Section 811: Supportive Housing for Persons with Disabilities	Provides funding to nonprofits to develop rental housing for persons with disabilities, and provides rent subsidies for the projects to help make them affordable.

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TABLE 5-4-6 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING	
Program Name	**(ix) Description**
HUD Self-Help Homeownership Opportunity Program (SHOP)	Provides funds for non-profits to purchase home sites and develop or improve the infrastructure needed for sweat-equity, affordable homeownership programs.
HUD Supportive Housing Program (SHP)	Provides grants to develop supportive housing and services that enable homeless people to live independently.
Low-Income Housing Tax Credit (LIHTC) Program	Provides federal and State income-tax credit based on the cost of acquiring, rehabilitating, or constructing low-income housing.
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower-income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502)	Provides low-interest loans to lower-income households. Also guarantees loans made by private-sector lenders.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation, including accessibility improvements for persons with disabilities.
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing: Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multi-family rental housing and may be used for new construction or rehabilitation.
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.
USDA RHS Multi-Family Housing: Rental Assistance Program (Section 521)	Provides rent subsidies to ensure that elderly, disabled, and low-income residents of multi-family housing complexes financed by RHS are able to afford rent payments.
USDA RHS Rural Housing Site Loans (Sections 523 and 524)	Provides financing for the purchase and development of affordable housing sites in rural areas for low/moderate-income families.
USDA RHS Housing Preservation Grant Program (Section 533)	Provides grants to nonprofit organizations, local governments, and Native American tribes to renovate existing low-income multi-family rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding construction of multi-family housing units to be occupied by low-income families.

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TABLE 5-4-6 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING	
Program Name	**(ix) Description**
STATE PROGRAMS	
CalHome Program	Provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans and offers direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.
CDLAC Tax-Exempt Housing Revenue Bonds	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multi-family rental housing units, acquire land, and construct new projects or purchase and rehabilitate existing units. Reduce interest rate paid by developers for production of affordable rental housing for low, very and extremely low-income households.
CalHFA Affordable Housing Partnership Program (AHPP)	Provides below-market-rate mortgages to qualified low-income, first-time homebuyers who also receive direct financial assistance from their local government, such as down-payment assistance or closing cost assistance.
CalHFA Homeownership Program	Program offers single-family, low-interest homeownership loans requiring as little as 3 percent down payment to first-time low- and moderate-income buyers to purchase new or existing housing.
CHFA 100% Loan Program (CHAP)	Provides 100 percent of the financing needs of eligible first-time homebuyers by providing a below market interest rate first mortgage combined with a 3 percent "silent second" mortgage to purchase newly constructed or existing (resale) housing.
CHFA Self-Help Builder Assistance Program	Offers an opportunity to households with limited down payment resources to obtain homeownership. The borrower's labor represents the down payment.
CTCAC Tax Credit Program	Through a competitive process, awards tax credits to eligible limited partnerships for the development of affordable rental housing.
Emergency Housing Assistance Program (EHAP)	EHAP provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing. The funds are distributed to all 58 counties based on a “need” formula derived from factors including population, unemployment, and poverty.
Proposition 46 EHAP Capitol Development Program	Proposition 46 EHAP is a competitive grant program, with a rural set-aside, that provides capital development funds for emergency shelter, transitional, and permanent supportive housing for the homeless.
Joe Serna Jr. Farmworker Housing Grant (JSJFWHG) Program	Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. (Currently no new funds being offered.)

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TABLE 5-4-6 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING	
Program Name	**(ix) Description**
Mobile Home Park Resident Ownership Program (MPROP)	Finances the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
Multi-family Housing Program (MHP)	Assists construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. (Currently no new funds being offered.)
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
Downtown Rebound Planning Grant Program	Provides grants to local public agencies for local planning for infill housing, adaptive reuse (conversion) of commercial and industrial space into residential units, and the development of other forms of high-density downtown housing.
LOCAL PROGRAMS	
Single-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable single-family housing.
Multi-family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable multi-family housing.
PRIVATE RESOURCES	
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, and/or rehabilitation of owner-occupied housing by lower- and moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.
Federal National Mortgage Association (Fannie Mae) Programs	Provides low down payment mortgage to help first-time buyers purchase a home.
Federal Home Loan Mortgage Corporation (Freddie Mac) Affordable Gold Program	Provides mortgages requiring as little as 3 percent down payment.
California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition, and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market rate rents.
Low-Income Housing Fund	Provides financing for low-income housing at affordable rates and terms.
Source: HUD, HCD, USDA, and CCRC, 2019.	

Local Housing Resources

Community Development Commission of Mendocino County: The Community Development Commission (CDC) serves as the Housing Authority and primary public agency in the County for housing assistance. CDC administers the Section 8 voucher, Mortgage Credit Certificate, Down payment Assistance, and the County's rehabilitation programs. CDC has used its Article 34 authority to develop several public housing and affordable projects within incorporated cities. CDC also issued bonds and secured tax credit financing, which enabled Rural Community Housing Development Corporation to purchase three affordable apartment complexes in Ukiah that were at risk of conversion to market rate.

Rural Community Housing Development Corporation: The Rural Community Housing Development Corporation (RCHDC) is one of the most active developers of affordable housing in the County. Based in Ukiah, RCHDC serves both Mendocino and Lake Counties. The primary mission of RCHDC is to increase home ownership and develop self-help projects, senior projects, and apartments. The non-profit has completed over 10 affordable apartment complexes for lower-income households. In addition, RCHDC has done 20 self-help housing projects in Mendocino County since its foundation in 1983, assisting about 200 families. Of these self-help housing projects, approximately 13 have been in the unincorporated County area near Ukiah and Willits. Funding requirements for water and sewer infrastructure have generally precluded development of affordable multi-family housing in the unincorporated area. Future projects in the County include 50 to 60 units on Lake Mendocino Drive for self-help housing affordable to low- and moderate-income households, and the agency is also planning to develop another six-acre site on N. State Street in Ukiah that is currently zoned AG. In addition to its development activities, RCHDC is involved in three other housing activities: 1) the preservation of at-risk units; 2) homebuyer education; and 3) below market interest rate home loans.

Anderson Valley Housing Association, Inc.: The Anderson Valley Housing Association (AVHA), a local non-profit based in Boonville, develops, rehabilitates, and manages affordable housing for lower-income residents, including farmworkers. AVHA also advocates for affordable housing for workers in the Anderson Valley. Recently, AVHA renovated Ray's Road Facility, a 14-unit complex for single farmworkers. AVHA also converted a downtown Boonville motel into 10 units of affordable housing for families. Both complexes are managed by AVHA.

Habitat for Humanity for the Mendocino Coast, Inc.: Habitat for Humanity for the Mendocino Coast specializes in developing self-help, single-family housing for lower-income individuals and families from Westport to Elk. However, all of its developments have been in the City of Fort Bragg. Habitat has plans to develop additional single-family homes in Fort Bragg.

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Rural Community Assistance Corporation: The Rural Community Assistance Corporation (RCAC) is one of the major funding sources for the development and rehabilitation of affordable housing in Mendocino County. As a certified Community Development Financial Institution, RCAC provides financing to non-profits and public agencies for housing affordable to lower income households, community facilities, and water and wastewater systems. RCAC Housing Services has three areas of emphasis: farm worker housing, self-help housing, and community housing development organizations. RCAC is in West Sacramento and has funded projects for RCHDC and AVHA in Mendocino County. In other counties, RCAC has funded projects that combine housing with supportive services such as health and child care.

Energy Conservation

Energy conservation measures can help reduce a household's overall housing costs. Weatherization and appliance upgrades, use of solar energy, and the use of "green" or sustainable building materials can help increase efficiency and lower energy consumption.
Pacific Gas and Electric Company (PG&E) provides electrical service to approximately 90 percent of homes in Mendocino County. Natural gas is provided by PG&E to only a limited area of the County, primarily in the Hopland-Ukiah-Willits corridor. Liquefied petroleum gas is used by the remainder of County's households, while a more limited number use passive solar design, wood, or other sources for some or all home-heating needs.

PG&E offers several residential programs designed to improve household energy efficiency, including rebates on energy-efficient appliances. PG&E also has several programs designed to assist lower-income households with weatherization, energy efficiency improvements, and assistance with utility costs. Its primary assistance program is the California Alternate Rates for Energy or CARE program. CARE is a discount program for low-income households and housing facilities that provides a 20 percent discount on monthly bills. CARE consists of five programs to address different housing needs:

- **CARE Residential Single Family Program:** provides a 20 percent discount to single-family, low-income customers who have their own accounts.

- **CARE Sub-Metered Tenant Program:** provides a 20 percent discount to low-income tenants who are metered or billed by their landlord—including residents of mobile home parks, submetered apartments, and marinas.

- **CARE for Qualified Nonprofit Group Living Facilities Program:** provides a 20 percent discount to tax-exempt, non-profit, group-living facilities serving low-income groups, such as homeless shelters, hospices, and women's shelters.

- **CARE for Qualified Agricultural Employee Housing Facilities Program:** provides a 20 percent discount to privately owned and licensed employee housing, nonprofit migrant housing, and migrant farmworker housing owned and operated by the State Office of Migrant Services (OMS).

- **CARE for Migrant Farm Worker Housing Centers Program:** provides a 20 percent discount for migrant farmworker housing centers.

Weatherization services, which increase the energy efficiency of homes, are provided for low-income households on behalf of PG&E Energy Partners Program by North Coast Energy Services (NCES). NCES contractors work with low-income customers to make their homes more energy efficient. The Renewable Energy Development Institute (REDI) works in partnership with NCES to provide weatherization's for qualifying households through their Home Energy Link Program (HELP). REDI additionally runs the REDI Haus, a demonstration home and educational resource center featuring energy efficiency and green building technologies.

The State's Low Income Home Energy Assistance Program (LIHEAP) Block Grant also provides funding for low-income households to offset the costs of heating and/or cooling their dwellings and/or to have their dwellings weatherized to make them more energy efficient. The U.S. Department of Agriculture's Rural Development division also assists low-income seniors with weatherization needs. In addition, the County's Community Development Block Grants may be used to rehabilitate infrastructure and make other home improvements that improve energy efficiency.

The County Code and the permit process provide additional ways of encouraging or requiring energy conservation measures for new developments. For instance, State law requires findings relative to energy conservation in major subdivisions. The Building Department enforces the State Residential Energy Standards. Use of solar energy represents another opportunity for energy conservation. According to the County Building Department, fewer than 10 percent of new dwellings include solar water heaters.

Energy rating systems, such as the Home Energy Rating System program (HERS)[18] and the GreenPoint Rated[19] program, provide a mechanism for evaluating the efficiency of homes. Additionally, utilizing the rating system may assist homeowners in identifying the most cost-effective energy efficiency measures when weatherizing or rehabilitating their homes. Rating systems may also assist prospective buyers identify homes that are more energy efficient, resulting in lower utility costs over the years, and help realtors to increase the marketability of energy efficient homes.

[18] http://www.energy.ca.gov/HERS/index.html
[19] http://www.builditgreen.org/greenpoint-rated

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HOUSING ACCOMPLISHMENTS

This section includes a detailed review of the County's progress toward facilitating the production of its share of the regional housing need for the unincorporated area. The section also includes a detailed evaluation of the effectiveness of the element, the progress in implementation, and the appropriateness of the goals, policies, and objectives of the 2014 Housing Element.

Housing Units Constructed

This chapter reviews the efficacy of the *previous* housing element. First, construction in the preceding planning period and progress in meeting that term's RHNA are discussed. Then all of the previous Housing Element Policies and Action Items are reviewed.

Over the past decade, the unincorporated area has seen limited residential development. Most development has been in the form of custom-built single-family homes as opposed to larger scale housing-tract development that is found in many suburban areas. The subdivision of land has generally led to single-family development; however, this has included the use of mobile homes, manufactured housing, and affordable self-help units.

Housing for Special Needs Populations

Mobile homes, accessory dwelling units, and farmworker housing often provide housing options for special needs groups. Permanent supportive housing, transitional housing, and emergency shelters also provide critical housing for the homeless, the disabled homeless, and formerly homeless individuals and families. The rehabilitation of hotels and motels into single-room occupancy (SRO) units for the once-homeless disabled and for single seniors is a model for increasing the stock of permanent housing for special needs populations.

Accessory dwelling units often provide a source of affordable units as well as an efficient way for the private sector to house special need households, such as the elderly or disabled. Accessory dwelling units are permitted in all zoning districts that allow single-family dwellings. Annually renewable family care units to provide temporary housing for persons 60 years or older or with home care needs may be established as one additional accessory dwelling unit in single-family zones.

Mobile homes are an affordable homeownership option for farmworkers and other low and moderate-income households. These units are permitted by right in all single-family zones. Mobile home parks are also permitted in many commercial and residential districts in both the inland area and the coastal zone, subject to a Major Use Permit and a Coastal Development Use Permit, respectively. A new program is included in this Housing Element to amend the Zoning Code to conform with State law by permitting mobile home parks in all residential zones. Approximately seven new mobile homes were delivered between 2013 and 2019.

Farmworker housing includes such residential types as bunkhouses, homes, mobile homes, duplexes, and multi-family units. **Table 5-2-10** goes into greater detail on farmworker housing created during the last element.

Residential development activity in Mendocino County since 2014 has primarily included the subdivision of land and the construction of custom-built homes. Through a combination of sites for higher-density multi-family and mixed-use development along with a variety of less dense housing types, such as mobile homes, accessory dwelling units, and development, the County will be able to add to the number of sites to support housing affordable to lower-income households. The most difficult challenge is facilitating the development of housing affordable to extremely low- and very low-income households. This type of housing requires not only the availability of appropriately zoned land with adequate infrastructure, but also sufficient subsidies and incentives to make the housing feasible for developers to build and maintain.

Housing Accomplishments

During the past Housing Element cycle (2014-2018), the County had a regional housing need of 168 units. **Table 5-5-3** shows the County's share of the regional housing need for the unincorporated area by income category. During this period, the County was responsible for providing adequate sites and facilitating the development of housing to meet the needs of each income level.

TABLE 5-5-3
PAST REGIONAL HOUSING NEEDS ALLOCATION UNINCORPORATED COUNTY: 2014-2019

Income Category	Total Need (units)	Percent
Very Low	40	24%
Low	27	16%
Moderate	27	16%
Above Moderate	74	44%
Total	**168**	**100.0%**

Source: Mendocino Council of Governments, Mendocino County Housing Needs Plan, 2014.

The unincorporated County's past share of housing units affordable to very low-income households was 40 out of a total lower-income allocation of 67 units. The development of housing units affordable to very low-income households is difficult without subsidies and adequately zoned land zoned for the upper range of densities, such as R-3. The primary challenge during the previous planning period continued to be facilitation of affordable multi-family units. At the outset of the 2014 Housing Element, the County had an adequate supply of land zoned for multi-family uses, without the need to rezone additional parcels. The primary impediments of infrastructure, services, and cooperation by individual landowners still remain. Discussions with affordable housing developers, such as Rural Communities Housing Development Corporation (RCHDC), indicate that the lack of infrastructure often precludes the use of government funding, due to requirements for adequate infrastructure and water/sewer service. An alternative method would be to place a small-scale water or sewer system onsite, could add significant cost to any potential project.

TABLE 5-5-4 UNACCOMMODATED HOUSING NEED FOR THE 2009 HOUSING ELEMENT				
INCOME GROUPS →	**Very Low**	**Low Income**	**Moderate**	**Above Moderate**
2014 RHNA	40	27	27	74
All Units Constructed 2014-2018	0	19	35	511
Accessory Dwelling Units Constructed 2019	0	0	11	0
Remaining need	40	8	-19	-437

Evaluation of the 2010 Housing Element

The law further requires that the housing element be revised to reflect the results of this review. Such an evaluation includes the following:

- A review of the actual results of the housing element's goals, objectives, policies, and programs (effectiveness of the element).
- An analysis of the significant differences between what was projected or planned in the housing element and what was achieved (progress in implementation).
- Based on the above analysis, a description of how the goals, objectives, policies, and programs of the updated element incorporate what has been learned from the results of the previous element (appropriateness of goals, objectives, and policies).

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Evaluation of Goals, Policies, and Implementation Actions

Program		**Continue/Modify/Delete**
Goal 1 – Develop healthy and well-balanced communities through cooperation between public and private entities.		
Action 1.1a Minimize the effects of excessive noise, light, traffic, and exposure to hazardous industrial facilities and uses through the appropriate location of all new housing away from incompatible uses. Use Geographic Information Systems (GIS) and other tools to map and identify incompatible uses during the General Plan amendment process to change General Plan land-use classifications.	Responsibility: PBS and BOS Time frame: Ongoing	The County regularly uses GIS to identify incompatible uses, especially as they relate to WUI, Flood Hazards, Seismic, etc. The information and data layers are readily shared with any who request it. This Action will be continued.
Action 1.1b Assist in the identification of natural hazard areas when	Responsibility: PBS	If requested, the County provides identified hazards to community realtors and prospective home buyers. The County regularly undertakes the provision of property-specific maps, and provides more generalized information online, including Flood Zone

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Program		Continue/Modify/Delete
requested by providing GIS related information to community realtors and prospective home buyers	Time frame: Ongoing	and Fire District information, through its permit tracking software: https://etrakit.co.mendocino.ca.us/etrakit3/Search/parcel.aspx This Action will be combined with Action 1.1.a.
Action 1.1c Work with developers to create residential neighborhoods with mixed housing densities, types, and affordability levels that promote human interaction, neighborhood-scale services and facilities, and connectivity to schools, neighborhoods, and commerce, during pre-subdivision consultation and through the Inclusionary Housing development planning process.	Responsibility: PBS and Developers Time frame: Ongoing	While there have been no new residential neighborhoods and relatively few subdivisions since the last Housing Element was adopted, the County maintains a Mixed Use General zoning district to promote greater efficiency and economy in providing public services, conserve agriculture and resource lands, preserve the rural character of the County, and provide more opportunities for affordable housing. This Action will be continued as new Action 1.1b.

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Program		Continue/Modify/Delete
Action 1.2a Initiate partnerships wherever possible between various governmental, financial and developmental sectors to create the supportive infrastructure and develop housing. Revisit these partnerships on an annual basis to assess and evaluate progress made and suggest direction for the next year.	Responsibility: PBS Time frame: Initial	MCOG and other shared bodies, such as the California State Association of Counties (CSAC), regularly advocate and cooperate in the interests of rural stakeholders such as Mendocino County. This Action will not be continued; it is done through MCOG and CSAC.
Action 1.2b Work with new and existing affordable housing development organizations that identify and address affordable housing needs throughout the County.	Responsibility: PBS Time frame: Ongoing	The County regularly works with affordable housing developers to support new opportunities. Most recently, the County worked with its long-time partner, the Rural Communities Housing Development Corporation, on an 80-unit, low-income senior housing project it proposes to build between Orr Creek and Brush Street, called Orr Creek Commons. This Action will be combined with Action 1.2c and d.

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Program		Continue/Modify/Delete
Action 1.2c Continue to support housing development agencies that pursue and administer programs that provide low- and moderate-income households with homeownership assistance.	Responsibility: PBS Time frame: Ongoing	The County continues to support both the Rural Community Housing Corporation (RCHDC) and the Community Development Corporation (CDC), which have developed secured funding to administer programs that provide low- and moderate-income households with homeownership assistance. This Action will be combined with Action 1.2 b and d.
Action 1.2d Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.	Responsibility: PBS Time frame: Annually/Ongoing	When feasible, staff supports organizations pursuing grant opportunities by providing filtered data or planning documents. This Action will be combined with Action 1.2 b, c.
Action 1.3a Facilitate future annexation and housing development by pursuing a master tax-sharing agreement between the County and its cities.	Responsibility: Executive Office Time frame: Annually/Ongoing	The Board of Supervisors formed an ad hoc committee to work on a Master Tax Sharing Agreement between the City of Ukiah and the County of Mendocino. To date, while this has been a topic of discussion, no Master Tax Sharing Agreement has been proposed or executed between the County and any cities, including Willits and Fort Bragg. This Action will be continued.

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Program		Continue/Modify/Delete
Action 1.3b Coordinate with State and local agencies, local non-profits, and charitable groups to implement the goals and policies of the Housing Element.	Responsibility: PBS Time frame: Annually/Ongoing	Staff regularly coordinate to implement Housing Element goals. In 2017, Mendocino - Rebuilding Our Community (M-ROC) was formalized with goals of identifying, prioritizing, and coordinating short- and long-term recovery effort, including creating housing opportunities and connecting families in need. As of December 2018, over $5 million in recovery funds were raised. In addition, over 5,800 volunteer hours were donated by the M-ROC committee, the North Coast Opportunities, Inc. (NCO) volunteer network, and donation centers. M-ROC works closely with the Executive Office, as well as Planning and Building Services, of the County of Mendocino. This Action is currently being completed through all the other Actions in the Housing Element and will therefore be deleted.
Action 1.4a Continue conducting an annual housing summit to meet with individual communities and agencies to identify different housing related issues, needs, and potential solutions as they pertain to the various communities, and investigate ways to collaborate to access funding.	Responsibility: PBS Time frame: Ongoing	Although the County has not facilitated similar “housing summits,” it continues to work with individual communities to tackle local issues, such as water and infrastructure. Through entities like the Mendocino County Community Foundation, staff participates in summit-level meetings to identify collaborative funding opportunities for housing-related topics such as disaster recovery and broadband. The County will consider hosting a housing summit in the future. This Action will be continued.

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Program		Continue/Modify/Delete
Action 1.4b Support community-based organizations, coalitions and agencies in their efforts to address housing issues by providing staff assistance, data research and coordination to aid their efforts to improve the housing situation when possible.	Responsibility: PBS Time frame: Ongoing	The County has worked with the Community Foundation on a number of infrastructure-related issues by providing data and staff expertise as requested. This Action is being addressed through the previous Action.
Action 1.5a Continue to improve the Housing Resources webpage used to facilitate the development and improvement of affordable housing. Included on the webpage could be items such as funding resources, affordable housing development agencies and developers, energy conservation and	Responsibility: PBS Time frame: Initial/Ongoing	The County recently received direction from the Board of Supervisors on updating the web page. This Action will be continued.

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Program		Continue/Modify/Delete
green-building resources and services.		
Action 1.5b Continue to disseminate housing related brochures (e.g. farmworker housing) to individuals, developers, and builders that visit Planning and Building offices.	Responsibility: PBS Timeframe: Ongoing	The County currently disseminates housing-related brochures to the general public over the counter in the Planning Department. This Action is being combined with Action 1.5a.
Action 1.5c Continue to report on the implementation and effectiveness of the Housing Element in the General Plan Annual Report to the Board of Supervisors. Offer to hold an annual Community Development Commission workshop.	Responsibility: PBS Time frame: Ongoing	PBS reports monthly updates to the BOS on housing-related issues, including the implementation and effectiveness of the Housing Element, new housing policies (e.g. ADUs), and fire recovery efforts as they relate to rebuilding efforts. This Action is being combined with Action 1.5a.

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Program		Continue/Modify/Delete
Action 1.5d Require that building permit application packets include the Housing Affordability Survey, needed for the Annual Housing Report, with the requirement that it be turned in by the applicant with the permit packet in order for the application to be considered complete.	Responsibility: PBS Time frame: Ongoing	The County will plan to implement this and add a module to its permit tracking software to track this information moving forward. This Action is being combined with Action 1.5a.
Goal 2 – Preserve and improve existing housing stock, especially for low- and moderate-income households.		
Action 2.1a Assist developers and non-profit organizations with the acquisition, rehabilitation, or development of affordable housing as funding permits.	Responsibility: PBS and Non-profits Time frame: Annually/Ongoing	When requested, County completes application components and supports funding opportunities for housing. No applications were completed during this planning period. This Action will be continued.
Action 2.1b Continue code enforcement actions to identify substandard or	Responsibility: CE Time frame: Ongoing	The County continues code enforcement actions to identify substandard housing and/or sanitary facilities. No units were identified during this planning period.

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Program		Continue/Modify/Delete
unsafe housing and sanitary facilities. Provide contact information to property owners to assist in identifying programs to abate violations, assist with upgrades and weatherization, and conserve the housing stock.		This Action will be continued.
Action 2.1c Use Revenue and Taxation Code Section 17274 as an inducement to private sector rehabilitation of rental housing (denies State tax deductions to owners of substandard rental property); include notice of potential use in violation notices.	Responsibility: CE Timeframe: Ongoing	This program is completed through the Code Enforcement Department. No units were identified during this planning period. This Action will be combined with Action 2.1b.
Action 2.1d Continue to monitor the dates that rent- or price-restricted affordable	Responsibility: PBS and agencies	The County monitors all the affordable housing projects. No instances of

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Program		Continue/Modify/Delete
housing projects in the unincorporated County will convert to market rate units. Work with owners and agencies to preserve this stock of affordable housing.	Time frame: Ongoing	noncompliance were encountered during this planning period. Holly Ranch Village in Cleone was sold to private developers; approximately 15 units; deed restriction was removed; primarily market rate. This Action will be continued as new Action 2.1c.
Action 2.1e Institute procedures to comply with Government Code Section 65590 in the Coastal Zone (requires converted or demolished low- or moderate- income housing units within the Coastal Zone to be replaced with similarly affordable units onsite or elsewhere within the Coastal Zone if feasible), including procedures to review and track conversions and Coastal Zoning Code amendments if necessary.	Responsibility: PBS and BOS Time frame: Intermediate	The County continued to comply with Government Code Section 65590 in the Coastal Zone. There were no demolitions during this planning period, and there are very few demolitions ever throughout the County. This Action will be combined with Action 2.1b.

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Program		Continue/Modify/Delete
Action 2.1f Explore establishing a program to facilitate the replacement of older mobile homes in order to remove substandard units from County housing stock. This exploration should consider whether internal methods or collaborating with outside agencies, or a combination of the two, would be most efficient.	Responsibility: PBS and partner organizations Time frame: Annually/Ongoing	The County continues to explore establishing a program to facilitate the replacement of older mobile homes in order to remove substandard units from the County housing stock, but to date nothing has been established. The County will continue to monitor the situation and implement a program if the need arises in the next planning period. This Action will be combined with Action 2.1b.
Goal 3 – Increase the supply of housing, especially for low- and moderate-income households.		
Action 3.1a Work with developers to include a variety of housing types, such as smaller single-family homes, second units, duplexes, and multi-family units, including rental units for lower-income large families and developments	Responsibility: PBS Time frame: Ongoing	The County worked with developers to include a variety of housing types in the two new developments that are in process. Currently the tools include density bonuses and Planned Development for flexibility. Vineyard Crossing and Gardens Gate projects are going to utilize the density bonus. No major subdivisions of note have been proposed during this planning period. This Action will be continued.

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exceeding ten residential units, during pre-subdivision consultation and through the Inclusionary Housing development planning process. Consider development incentives such as reduced setbacks, density bonuses, fee assistance, etc.		
Action 3.1b Evaluate the potential for reduced lot sizes or increased residential densities on land classified Rural Community, Mixed Use, Suburban Residential, and Commercial.	Responsibility: PBS Time frame: Final	The County did evaluate the potential for reduced lot sizes and moved down to the smallest possible based on health/safety setbacks for on-site well and septic. Lack of infrastructure is a prohibiting factor. The County will continue to be open to further reducing lot sizes; that will be discussed with potential developers through Action 3.1a. This Action is addressed in Action 3.1a.
Action 3.1c On sites lacking public water, sewer or both, allow higher density housing development, within the	Responsibility: PBS, EH Time frame: Final	To date, the County receives higher density housing applications that have alternate means of water supply or sewage treatment on sites. This Action will be continued as new Action 3.1b.

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scope of the zoning designation, that have alternate means of water supply or sewage treatment, which meet the requirements of the County Division of Environmental Health and the State Regional Water Quality Control Board and geological review.		
Action 3.1d Rezone acreage to Multiple-Family Residential (R-3) and/or Mixed Use (MU) to meet the remaining obligation from the previous (4th) Housing Element Update cycle. Lands to be rezoned shall be located in areas with both water and sewer district service (either currently in a district or annexable within the planning period). The	Responsibility: PBS Time frame: Initial	As part of the Settlement Agreement, the County rezoned 24 acres (technically 24.46 acres) of land to its Multifamily Residential (R-3) zoning district. Many of these properties are within the UVAP area. The County assumed a density yield of 20.9 units per acre, which results in a cumulative potential development yield of 510 units, which is greater than the 480 unit yield required by the Settlement Agreement. The Court lifted the associated land use restrictions as of 2016

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County may use any combination of public- or privately-initiated planning processes to achieve this goal. In addition, the County will continue to maintain an existing inventory of zoning able to accommodate its fair share of low- and very low-income housing from the 2013 Regional Housing Needs Plan.		
Action 3.1e Ensure the General Plan land-use classification “Mixed Use” is used in a manner that maximizes residential potential and provides a clear set of policies, regulations and requirements for those interested in developing their properties. The Mixed Use	Responsibility: PBS Time frame: Initial	The County ensures that the General Plan land-use classification “Mixed Use” is used to maximize residential potential and provide clear guidance to those interested in developing properties. To date, only minimal adjustments have been made thus far to MU-zoned parcels; most developments have occurred in R-3. This Action will be continued as new Action 3.1c.

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District shall allow up to 29.04 units per acre, and include design criteria that will allow developers to submit a project, aware of the site design requirements.		
Action 3.1f Update the Density Bonus Code (Chapter 20.238) as necessary, to be consistent with current State law.	Responsibility: PBS Time frame: Initial	This has not been completed, but grant funding has been identified for a full or partial code update. This Action will be continued as new Action 3.1d.
Action 3.2a Continue to publicize the opportunities for and encourage the production of second residential units for full time occupancy and encourage family care units.	Responsibility: PBS Time frame: Ongoing	The County promotes Coastal Zone ADUs, Inland ADUs, and developed Pre-approved ADU plans. Below are links to the County's websites with information for ADU applicants. https://www.mendocinocounty.org/home/showdocument?id=29138 Inland ADUs: https://www.mendocinocounty.org/home/showdocument?id=23972 https://mendocino.legistar.com/LegislationDetail.aspx?ID=3688998&GUID=E64A6CCD-2738-4C31-9C24-87528EEAF67D&Options=&Search=

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		Pre-approved ADU Plans: https://www.mendocinocounty.org/home/showdocument?id=28802 https://www.mendocinocounty.org/home/showdocument?id=28804 https://www.mendovoice.com/2019/06/free-accessory-dwelling-unit-plans-offered-by-mendocino-county/ This Action will be continued.
Action 3.2b Subsequent to the County's Local Coastal Program review, seek approval from the Coastal Commission to revise the Coastal Element and Coastal Zoning Ordinance to permit second units, subject to conformity with AB 1866 and other requirements.	Responsibility: PBS and CC Time frame: Intermediate	The County engages the CCC proactively; see CCC correspondence from June 13, 2019: https://www.mendocinocounty.org/home/showdocument?id=29138 This Action is being addressed through Action 3.2a.
Action 3.3a Inform local agencies of their obligations	Responsibility: PBS Time frame: Initial	The County does not rely on underutilized lands. There are very few sites to utilize. Potentially, two school sites may be forthcoming, because the sites have been appraised, but both sites require rezoning and water hookups that may not be possible:

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to: (1) Provide the County a written offer to sell or lease surplus land for affordable housing purposes (Government Code Section 54220 et seq.), (2) Fully use Revenue and Taxation Code regulations authorizing use of State tax-defaulted property for public purposes such as land banking or specific housing projects (Section 3695.5 and 3791.4), and (3) Promote housing opportunities using underutilized lands or facilities.		UUSD – Redwood Valley School and Hopland School. This Action will be continued.
Action 3.4a Support the	Responsibility: Ex O and	Currently the water districts are fragmented, and many do not have websites or

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efficient delivery of water and sewer services to facilitate housing production through combined service agencies, shared facilities, or other inter-governmental agreements. Explore these options in the annual meetings described in Action 3.4b.	LAFCo Time frame: Ongoing	appropriate staff. Encourage consolidation and sustainability of services. The water districts themselves are working on consolidation efforts to facilitate future development of higher density. The County will continue to support this effort. This Action is being addressed in new Action 3.4a.
Action 3.4b Assist special districts to expand or upgrade services by providing planning assistance. Coordinate with Mendocino County Local Agency Formation Commission (LAFCO) to identify infrastructure development constraints. If feasible, develop a comprehensive infrastructure planning	Responsibility: WA, PBS Time frame: Initial	County staff has participated in nearly all planning sessions and public meetings in support of the Boonville Water system: http://www.avcsd.org/watersewer.php County has provided PACs and Special Districts with Support; and supported the Redwood Valley Water project-infrastructure upgrades. https://www.mendocinocounty.org/Home/Components/RFP/RFP/1454/385 https://sd02.senate.ca.gov/news/2018-06-12-2-million-state-funding-secured-upgrades-redwood-valley-water-district This Action is being addressed in Action 3.4a.

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program with interested special districts.		
Action 3.4c Work with water and sewer service districts to coordinate improvements with a priority to serve those medium and high residential densities as set forth in the General Plan. Inform the various service districts of the location of medium and high density residential designations to enable the districts to identify needed capacity improvements. Notify the districts of applicable grant opportunities that facilitate sustainable, compact development.	Responsibility: WA, PBS Time frame: Intermediate	The water districts themselves are working on consolidation efforts to facilitate future development of higher density. The County will continue to support this effort. This Action will be continued as new Action 3.4a.
Action 3.4d Service District Constraints: (1) Inform water	Responsibility: WA, PBS	The County informs water and sewer districts of the requirement to grant priority to allocation of available and future water resources to lower income housing

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and sewer districts of the requirement to grant priority to allocation of available and future water resources to lower income housing developments that help meet the Regional Housing Need (Government Code Section 65589.7), and (2) recommend that service districts reduce, waive, or defer connection fees for affordable housing projects when requested for project feasibility. The County will request districts to provide a copy of adopted regulations, follow-up with subsequent correspondence, and notify the public of Government Code Section 65589.7 through the Housing Resources website.	Time frame: Initial	developments that help meet the regional housing need. Infrastructure limitations remain throughout the County, and moratoriums are still in place. This Action will be continued at Action 3.4b.

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Action 3.4e Work with the County Division of Environmental Health to develop and publicize, in writing and online, the technologically feasible alternatives to conventional wastewater treatment facilities that meet environmental requirements for areas outside of the municipal sanitation infrastructure. Develop usage standards if one or more technologies prove feasible for regular use and amend the Zoning Code to allow for greater density when alternative wastewater treatment facilities have been approved.	Responsibility: PBS and Env H Time frame: Initial	The County works with Environmental Health to develop and publicize alternative wastewater treatment systems for use in areas outside of sanitation districts. This effort includes supporting the composting toilet stakeholders working group and researching alternative wastewater treatment systems. This effort is initialed through the County Environmental Health Department and will not be continued in the Housing Element.

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Action 3.4f Prior to future Regional Housing Needs Assessment (RHNA) allocation processes, advocate before the Mendocino Council of Governments (MCOG) the County's strong support for higher density, low- and very low- income housing development to occur within urbanized or incorporated parts of the County. This is based on the understanding that lower income populations can more easily obtain public services (e.g. transportation, shopping, employment centers and/or training, etc.) in such areas, and that often times service (i.e. water, sewer) capacity is more readily available for high density residential development.	Responsibility: PBS Time frame: During the RHNA update process.	The County advocated to MCOG during the 2019 RHNA processes. https://www.mendocinocog.org/2018-regional-housing-needs-plan This Action will be continued as Action 3.4c.

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Action 3.5a Conduct periodic meetings with developers and non-profit housing development agencies to identify constraints to development of affordable housing and use the information gained to consider Zoning Code amendments.	Responsibility: PBS and development community Time frame: Ongoing	The County worked with developers to include a variety of housing types in the two new development that are in process and ensured that all constraints are actively being addressed. This Action is being addressed in Action 3.1a.
Action 3.5b Reduce Constraints to Housing Production: (1) Amend the Zoning Code and the Division of Land Regulations to allow additional exceptions to standards to facilitate affordable project feasibility, such as exceptions for setbacks, lot configuration, lot coverage, parking,	Responsibility: PBS Time frame: Ongoing	ADU ordinance updates will be completed and the County will continually update amendments to the Zoning Code to reduce constraints. This Action will be continued as new Action 3.5a.

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building height, and others. (2) Evaluate and, where appropriate, reduce or modify the standards above to facilitate market rate housing production. (3) The County will initiate amendments to the Zoning Code to conform to the new General Plan.		
Action 3.5c Provide priority processing by County staff and hearing boards for affordable housing units or special needs housing or supporting infrastructure.	Responsibility: PBS and BOS Time frame: Ongoing	The County provides priority processing for affordable housing units or special needs housing or supporting infrastructure. The County has committed staff time to prioritizing job creation and housing construction; specifically for FY2019 and in particular, related to these RCHDC projects: Orr Creek Commons; Boonville-Senior Housing Project. Fire rebuilds receive priority (processed within 1 week). This Action will be combined to create Action 3.5a.

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Action 3.5d Consider permit fee waivers, reductions, or deferments requested by affordable housing developers, as the County budget permits, based upon the merits of each project in meeting the County's housing goals. All such requests must be reviewed and approved by the Board of Supervisors.	Responsibility: PBS and BPS Time frame: Ongoing	The County considers permit fee waivers, reductions, and deferments for affordable housing developers, as the County budget permits. The cost of administrative permits to allow for temporary trailers was waived and the County deferred the costs of final permits for fire rebuilds. https://www.mendocinocounty.org/community/fire-recovery/rebuilding https://www.mendocinocounty.org/home/showdocument?id=13594 https://www.mendocinocounty.org/home/showdocument?id=17863 This Action will be combined to create Action 3.5a.
Action 3.5e Investigate the creation of an overlay district for affordable housing that permits an increase in density only after the purchase of land by developers of affordable housing in order to keep the cost of land more affordable than land already zoned for equally high density.	Responsibility: PBS Time frame: Intermediate	The County has not investigated the creation of an affordable housing overlay district that allows an increase in density after property is purchased by an affordable housing developer, but the County will consider this moving forward. This Action will be continued as Action 3.5b.

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Action 3.5f Identify obstacles in zoning requirements and possible conflicts between codes and policies that may prevent the development of affordable housing at full density levels. Amend such identified codes where feasible.	Responsibility: PBS and BOS Time frame: Intermediate	The County did not identify impediments or conflicts between codes and policies that may prevent affordable housing development. This Action will be continued as part of new Action 3.5a.
Action 3.5g Promote and assist with the creation of Community Land Trusts for the purpose of developing and preserving affordable housing over the long-term. Consult with existing open-space land trusts to see if they are interested in including affordable housing. They could partner with non-profit housing agencies for management of the housing portion of the property.	Responsibility: PBS Time frame: Intermediate	The County did not complete a Community Land Trust for the purpose of developing and preserving long-term affordable housing, but will consider it moving forward. This Action will be continued as Action 3.5c.

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Action 3.5h Pursue the development of the remainder of the affordable multi-family units for lower-income households approved by voters under the County's Article 34 authority.	Responsibility: CDC Time frame: Ongoing	he County continues to pursue the remainder of required affordable multi-family units under Article 34.
Action 3.5i Consider advertising prime locations, as identified in Appendix B, for affordable housing development on the Housing Resources website.	Responsibility: PBS Time frame: Initial phase	The County posted the housing element online, and these resources are publicized by local service providers and non-profits. This is being done through developers meeting in Action 3.1a.
Action 3.5j Work with local housing providers to utilize collected housing trust funds from the County's Inclusionary Housing Ordinance to develop housing units.	Responsibility: PBS, outside providers (e.g. RCHDC) Time frame: Ongoing	The County remains open to working with local housing providers to utilize collected housing trust funds from the County's Inclusionary Housing Ordinance to develop housing units. This Action is being addressed through Action 1.2a.

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Goal 4 – Focus on housing issues of the vulnerable and those with special needs		
Action 4.1a Continue to support Community Development Commission (CDC) in their effort to conduct landlord-tenant workshops throughout the County to educate tenants and landlords about their rights and responsibilities and address concerns.	Responsibility: PBS, CDC Time frame: Ongoing	The County continues to support CDC in their effort to conduct landlord-tenant workshops. This Action is being continued.
Action 4.1b Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).	Responsibility: PBS, CDC Time frame: Ongoing	The County continues to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD). This Action is being combined with Action 4.1a.

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Action 4.1c Provide informative materials concerning fair housing and housing discrimination at locations that provide housing and related services.	Responsibility: PBS, CDC Time frame: Ongoing	The County provides informative materials concerning fair housing and housing discrimination at the Planning Department counter. This Action is being combined with Action 4.1a.
Action 4.1d The County shall revise the definition of the word “family” to preclude the possibility that a residential group home could be prevented from locating in a single-family area due to the inconsistency of that use and the existing definition. The revised definition shall only reference one or more individuals living together in a dwelling unit with common access and use of all areas of the dwelling unit.	Responsibility: PBS Time frame: Initial	The County has not yet completed this zoning code amendment but will complete it early during this planning period. This Action is being combined with Action 4.1a.

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Action 4.2a Special Needs Rental Housing: Support applications to State and Federal agencies such as Housing and Community Development (HCD), State Treasurer's Office, HUD and the United States Department of Agriculture (USDA) for affordable rental housing financing to provide shelter for very low- and extremely low-income families and special needs households. Programs available may be found in the Housing Resources section of the Housing Element.	Responsibility: PBS Time frame: Ongoing	The County supported applications to state and federal agencies such as HCD, State Treasurer's Office, and USDA for affordable rental housing financing. The County specifically supported the funding for the Brush Street and Orr Creek Commons. This Action will be continued.

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Action 4.2b Extremely Low-Income Program Development: Work with other agencies and local partners including Legal Services of Northern California to jointly develop and implement a program that is designed to address the needs of the extremely low-income households in Mendocino County. At least annually and on an on-going basis contact agencies and developers to facilitate implementation of the program. Actions to be considered for inclusion in the program include prioritizing local funding, supporting applications for funding, applying for funding, establishing incentives and concessions, exploring	Responsibility: PBS Time frame: Initial, maintain on an ongoing basis	The County is open to working with other agencies and local partners, including Legal Services of Northern California, to develop a program that is designed to address the needs of extremely low-income households in Mendocino County. During this planning period the County has coordinated with Legal Services regarding inclusionary housing and rezoning to allow higher densities. This Action will be continued.

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housing types, and methods to promote their development		
Action 4.3a Farm Employee/Labor Housing: Continue to work with the agricultural community, housing providers and agricultural groups to develop and build year-round and seasonal agricultural worker housing. Analyze the three prime agricultural areas in the County (Anderson, Sanel and Ukiah Valleys) to identify suitable locations for at least 20 units of farmworker housing. Information gathered from this analysis shall be provided to agricultural and affordable housing	Responsibility: PBS Time frame: Initial/Ongoing	The County works with the agricultural community to assist with the development of agricultural worker housing and provide education about the County's farm employee/labor housing regulations. Brush Street Apartments was completed. RCHDC as well as Farm Bureau does training on employee housing education. This Action will be continued.

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developers in a manner conducive to their use for developing the actual units. Ensure that these groups are included in regular housing stakeholder meetings.		
Action 4.3b The County will encourage and support State and Federal funding applications for farmworker housing and supporting infrastructure by providing technical assistance when needed, and continue to conduct pre-application conferences and meet with farmworker housing developers on an ongoing basis.	Responsibility: PBS Time frame: Annually/Ongoing	During this planning period, the County encouraged and supported state and federal funding applications for farmworker housing. In addition, the County supported infrastructure by providing technical assistance. In November of 2017, a building permit was issued for a 72-unit complex on a four-acre parcel in the Ukiah Valley. The County held pre-application conferences following the regular County Subdivision Committee Meeting on the second Thursday of each month. This Action is combined with Action 4.3a.

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Action 4.3c If an outside source of funds can be found, the County shall conduct a Farmworker Housing Survey within the planning period of the 2014 Housing Element. The survey should address issues such as (but not limited to) housing conditions, affordability, commuting patterns and cost.	Responsibility: PBS, funding agency Time frame: Ongoing	While the County recognizes that housing conditions, affordability, community patterns, and cost are issues, a farmworker housing survey for the planning period of the 2014 Housing Element is not considered a priority. During this planning period, outside sources of funds were not identified. The most recent comprehensive analysis was completed by CIRS in 2008. This Action will not be continued since farmworker housing is addressed through the previous Actions.
Action 4.3d The County shall review the Zoning Code related to agricultural employee housing for consistency with State law.	Responsibility: PBS Time frame: Annually/Ongoing	The County is in compliance with state law. This Action will not be continued.
Action 4.3e Create an informative document that includes planning policies and regulations that will	Responsibility: PBS Time frame: Initially	County staff met with the Farm Bureau on multiple occasions to discuss the impact of cannabis regulation on the existing agriculture industry. This Action will be combined with Action 4.3a.

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assist farmers in the development of farmworker housing: (1) Provide information about the County's farm employee/labor housing regulations, including posting information on the Housing Resources website. (2) Meet with the Mendocino County Farm Bureau and other farm advocacy groups to discuss agricultural related policies, regulations and opportunities contained within the County's planning documents.		

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Action 4.3f Encourage the production of affordable housing for Native Americans pursuant to the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) on fee land owned by Indian tribes that qualifies for the tax exemption under California Revenue and Taxation Code Section 237 or Federal land held in trust for Indian tribes, or by entering into local cooperation agreements with Indian tribes when required for the use of NAHASDA funding within the County, and by advocating that Indian tribes and housing agencies work with the County to maximize the compatibility of Indian	Responsibility: PBS, Tribal Governments, Indian Housing Authorities Time frame: Ongoing	The County welcomes housing for Native Americans. During this planning period there were no opportunities to enter into local cooperation agreements with Indian tribes. This Action will be continued as Action 4.3b.

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housing projects with County General Plan objectives.		
Action 4.3g Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units during the development review process. Encourage developers to make accommodations during the development review process and utilize appropriate sections of the County Zoning Code intended to accommodate individuals with disabilities.	Responsibility: PBS Time frame: Ongoing	The County annually reviews its Zoning and Building Codes to ensure that there are no constraints to housing for persons with disabilities. This Action will be continued as Action 4.3c.

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Action 4.3h Provide planning assistance to address homelessness in the County by: (1) Working with Mendocino County's "Continuum of Care Plan" to address homelessness by assisting the Homeless Services Planning Group (HSPG) when practical to develop shelters, transitional, and permanent supportive housing for homeless residents in the County. (2) Treating applications for transitional and supportive housing applications similar to other residential applications within that zoning district.	Responsibility: PBS, DSS Time frame: Annually/Ongoing	The County provides planning assistance to address homelessness by supporting the COC Plan to address homelessness by assisting the Homeless Services Planning Group through a coordinated approach countywide. This Action will be continued as Action 4.3d.

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Action 4.3i Homeless Multi-Service Shelter and Assistance and Hospitality Centers: Continue to support the efforts of the Homeless Services Planning Group, Ford Street Project, and the Hospitality House Center to provide emergency shelter to homeless families and individuals, by providing planning assistance, letters of support, and attending meetings when resources permit.	Responsibility: PBS, DSS Time frame: Ongoing	The County continues to support the efforts of the Homeless Services Planning Group, Ford Street Project, and the Hospitality House Center to provide emergency shelter to homeless families and individuals. This Action will be continued as Action 4.3e.
Action 4.3j Amend the Commercial (C-1, C-2) zoning districts to allow for emergency and transitional housing by right provided that the site is (1) located in a water and sewer district, (2) located more than 300	Responsibility: PBS Time frame: Initial	On September 13, 2016, the Planning Commission recommended to amend Chapter 20, Divisions I and II of the Mendocino County Code to modify the definitions of "Family," "Supportive Housing," "Transitional Housing," "Emergency Shelter," and the "Group Care" Use Type and to allow Emergency Shelters in C-1 and C-2 Zoning Districts by right. This Action was completed and will not be continued.

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feet from industrial uses, (3) not located in Airport Zones A-1, A-2 or B-1, and (4) not located in an Alquist-Priolo Fault zone.		
Action 4.3k Provide planning assistance to the Mental Health Branch of the Health and Human Services Agency if the division is working with a mental health service provider to develop new supportive care housing facilities in unincorporated Mendocino County.	Responsibility: PBS Time frame: Ongoing needed	The County supports the Mental Health Branch of the Health and Human Services Agency and will continue to provide planning assistance as requested. This Action will be continued as Action 4.3e.
Action 4.3l Recognize that the County's aging population will require affordable housing in areas that have access to senior citizen appropriate services. Remote rural communities	Responsibility: PBS Time frame: Ongoing needed	The County recognizes the importance of affordable housing for the County's aging population in areas that have access to senior-appropriate services. On June 2, 2016, a use permit was approved by the County Planning Commission to allow for the construction of Orr Creek Commons, an 80-unit senior housing project. This Action will not be continued; it is currently being addressed through all the Actions under Policy 4.3.

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cannot presently provide adequate services to meet the special needs of senior citizens.		
Action 4.3m Work with the Redwood Coast Regional Center to implement an outreach program that informs families within the County on housing and services available for persons with developmental disabilities. The program may include the development of an informational brochure and information on services on the County's Housing Resources webpage.	Responsibility: PBS Time frame: Annually/Ongoing	The County supports the Health and Human Services Agency and its efforts—that includes coordinating with the Redwood Coastal Regional Center. This Action will be continued as Action 4.3f.

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Action 4.3n Amend County Zoning Ordinance to explicitly state that transitional and supportive housing is to have the same allowances and restrictions as any other regular residential unit (single family, multi-family) and are allowed by right in all zones where residential units are permitted. This amendment will state clearly that transitional housing household occupancy is for a period of up to two years while there is no time limit to the household occupancy of supportive housing.	Responsibility: PBS Time frame: Initial	On September 13, 2016, the Planning Commission recommended to amend Chapter 20, Divisions I and II of the Mendocino County Code to modify the definitions of "Family," "Supportive Housing," "Transitional Housing," "Emergency Shelter;" and the "Group Care" Use Type and to allow Emergency Shelters in C-1 and C-2 Zoning Districts by right. This Action was completed and will not be continued.
Goal 5 – Conserve energy and resources		
Action 5.1a Seek out and pursue, in conjunction with	Responsibility: PBS and partner organizations	The Planning Department refers residents to the Development and Sustainability Department of Mendocino County, who focused on providing solutions to rural local

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local partners, funding for and development of weatherization programs for new construction and rehabilitation through sources such as the rehabilitation loan program and through referrals to the North Coast Energy Service, which provides services on behalf of Pacific Gas and Electric (PG&E) and enrollment in the Home Energy Link Program. Develop partnerships with agencies and organizations offering weatherization services, such as Renewable Energy Development Institute (REDI), Community Development Commission (CDC), and North Coast	Time frame: Ongoing	governments, small businesses, low- and moderate-income residents, and nonprofit organizations. The Sustainability Department provides affordable housing development and rehabilitation project management services and sustainability and energy efficiency programs. Mendocino Lake County Energy Watch—a partnership between Pacific Gas and Electric Company (PG&E) and Community Development Commission of Mendocino County (CDC) —provides energy efficiency audits and advice, funding and project assistance for energy efficiency retrofits, energy consumption benchmarking and training, and educational opportunities. Mendo-Lake Energy Watch (MLEW) serves Mendocino and Lake County local governments and special districts. They provide energy assessments, benchmarking for buildings, retrofitting, greenhouse gas emissions inventories, educational classes, and more. Mendo-Lake Energy Watch (MLEW) is a partnership between the Community Development Commission of Mendocino County (CDC) and Pacific Gas and Electric Company (PG&E). This Action will be continued.

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Energy Services.		
Action 5.1b Assist residents in conserving resources and lowering utility costs by working with the utilities and local partners to conduct energy audits, water leak detection, and other measures to identify and eliminate unnecessary or wasteful resource consumption. Identify services provided and advertise on the Housing Resources website, brochures, and at stakeholder meetings.	Responsibility: PBS, WA Time frame: Ongoing	The Planning Department refers residents to the Development and Sustainability Department of Mendocino County, who focus on providing solutions to rural local governments, small businesses, low- and moderate-income residents, and nonprofit organizations. The Sustainability Department provides affordable housing development and rehabilitation project management services and Sustainability and Energy Efficiency programs. This Action was combined with Action 5.1a.
Action 5.1c Protect and conserve water resources and lessen water-related expenses by encouraging rainwater collection and use,	Responsibility: PBS, WA Time frame: Ongoing	The County refers residents to the resources on the Russian River Watershed website and the Sonoma-Marin Water Saving website. Both sites include examples of pre-approved design plans. In addition, the County promotes water-conserving landscaping methods using brochures and the Housing Resources website.

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low-water landscape design and practices, gray water usage and alternative stormwater management systems for larger projects, including multi-family housing, during the development review process. Provide examples of pre-approved designs and examples, such as the Environmental Protection Agency (EPA) and Low Impact Development (LID) standards and a list of drought-tolerant and native vegetation. Additionally promote water-conserving landscaping methods using brochures and the Housing Resources website.		This Action will be continued as Action 5.1b.

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Program		Continue/Modify/Delete
Action 5.1d Promote stormwater management systems for multiple family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater. Provide examples of pre-approved designs, such as EPA and Low Impact Development standards and a list of bio-filtering vegetation. Additionally promote approved stormwater management methods using brochures and the Housing Resources website.	Responsibility: PBS, WA Time frame: Ongoing	The County provides access to a low impact development (LID) manual on the Mendocino County website. In addition to the LID manual, the County promotes stormwater management systems for multiple family housing developments and offers other resources on their web page, such as manuals and worksheets, stormwater management reference materials, and helpful handouts and links. The County provides examples of pre-approved designs and examples in the LID manual. This Action is combined with Action 5.2c and continued.

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Program		Continue/Modify/Delete
Action 5.2a Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family and farmworker housing both prior to and during project review.	Responsibility: PBS Time frame: Ongoing	The County promotes the use of renewable energy technologies in residential and mixed-use projects to reduce electricity and natural gas demands. This Action will be continued.
Action 5.2b Promote the appropriate siting and design of passive solar homes that maximize the use of passive heating and cooling, and reduce demand for non-renewable resources for heating and cooling and related utility expenses both	Responsibility: PBS Time frame: Ongoing	Both prior to and during design review, the County promotes the appropriate siting and design of passive solar homes that maximize the use of passive heating and cooling to reduce demand for non-renewable resources and related utility expenses. The County has developed a Green Building Handout to assist developers. The handout is available on the County's website. This Action is combined with Action 5.2a and continued.

Draft

Program		Continue/Modify/Delete
prior to and during design review. Assist developers accessing passive design resources with brochures and using the Housing Resources website.		
Action 5.2c Revise the Mendocino County Division of Land Regulations to include provisions for identifying and protecting access to solar energy for passive heating of homes as well as electrical energy generation.	Responsibility: PBS Time frame: Final	This was not completed and will not be continued. The County promotes solar but due to staff time and budgets, this Action is not feasible.
Action 5.3a Amend the building and zoning codes to remove constraints to green building, resource conservation and alternative energy generation and establish green building and	Responsibility: PBS Time frame: Intermediate	The County will continue to promote green building material and constructions. Based on the County's review, there are no known constraints to building green, resource conservation, and alternative energy generation. The County will continue to promote green building through the other Actions listed above. This Action will be discontinued.

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Program		Continue/Modify/Delete
sustainable practice requirements for new developments, remodels and retrofits. Topics to be included are: Green building materials and construction techniques Passive solar design and siting Energy efficient heating and cooling technology Alternative water storage, wastewater treatment and reclamation and stormwater management systems Small scale and community energy generation systems		

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Program		Continue/Modify/Delete
Action 5.3b Consult with service providers and municipalities to investigate feasibility of the usage of reclaimed water systems, where appropriate, for non-drinking water purposes, such as landscape irrigation and toilet flushing.	Responsibility: PBS Time frame: Ongoing	The County did not consult with service providers and municipalities to investigate feasibility of using reclaimed water systems for non-drinking water purposes. The County does support the Purple-Pipe Project or the purple pipe to AG Lands program. (Purple Pipe is used to identify recycled, non potable water, which is why “Purple Pipe” it is used in the names of many related initiatives.) The County does not plan to proactively meet with services providers on this issue due to other staff commitments. This Action will not be continued.
Action 5.4a Assist residents with lowering their utility costs by advertising utility assistance, home weatherization, energy and water conservation, and green building services on the Housing Resources website.	Responsibility: PBS Time frame: Initial	The County Community Development Commission (CDC) advertises utility assistance, home weatherization, energy and water conservation, and green building services on the Housing Resources website to assist residents with lowering their utility costs. This Action will be continued.
Action 5.4b Assist developers and housing development agencies in incorporating green building,	Responsibility: PBS Time frame: Ongoing	This Action will be continued.

Draft

Program		Continue/Modify/Delete
energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding on the Housing Resources website.		
Action 5.4c Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, information of onsite renewable energy generation technologies and financing options by	Responsibility: PBS, WA, partner agencies Time frame: Ongoing	The County refers developers and residents to the Russian River Watershed Association (RRWA) Trainings and Workshops on water efficiency landscaping, etc. This Action will be combined with Action 5.4a.

Draft

Program		Continue/Modify/Delete
advertising benefits and local conservation services, programs and workshops on the Housing Resources website.		
Goal 6 – Pursue a variety of funding sources to assist the county and identify partners to complete the actions in the Housing Element.		
Action 6.1a Support funding applications, when requested by service districts, for financial and technical assistance to undertake water and sewage treatment facility planning and engineering studies, improvements, and expansions that could facilitate future housing development. Provide planning and/or grant-writing assistance if time and staffing levels permit and matching funds if available.	Responsibility: PBS Time frame: Annually/Ongoing	The County supports funding applications by service agencies for financial and technical assistance to undertake water and sewage treatment facility planning and engineering studies, improvements, and expansions that could facilitate future housing development. It is currently supporting Boonville and Redwood Valley. This Action will be continued.

Draft

Program		Continue/Modify/Delete
Take a proactive approach and remind the districts of the County's willingness to provide this support annually at the meeting.		
Action 6.2a Assist agencies and organizations in their pursuit of funding by providing technical assistance when requested, as time and funding permit.	Responsibility: PBS Time frame: Ongoing	The County regularly assists agencies and organizations in pursuing funding by providing technical assistance when requested through pre-application conferences and support letters for projects. This Action will be continued.
Action 6.2b Pursuant to AB 2936 (Aroner), propose that the Board of Supervisors increase the General Plan Maintenance fee to include a higher percentage to maintain and periodically update the Housing Element in compliance with State law.	Responsibility: PBS, BOS Time frame: Intermediate	The County most recently increased the general plan maintenance fee from $50 to $116 and updates the Housing Element in compliance with state law. This Action will be continued.

Draft

Program		Continue/Modify/Delete
Action 6.2c Explore the feasibility of local funding for affordable or special needs housing that promotes mixed-use, transit oriented, or compact integrated communities, such as: (1) MCOG funds for eligible transportation infrastructure (2) Air Quality Management District vehicle license fees	Responsibility: PBS, MCOG, AQD Time frame: Ongoing	The County will continue to explore the feasibility of local funding for affordable or special needs housing that promotes mixed-use, transit oriented, or compact integrated communities. The County supported the MCOG Pedestrian Plan. This Action will be continued.
Action 6.2d Identify and pursue Federal, State, local, and private funding sources to expand the County's rehabilitation loan program for income-eligible households and to provide funds for acquisition/rehabilitation of affordable housing.	Responsibility: PBS, CDC Time frame: Ongoing	The County continued to consider pursuing federal, state, local, and private funding sources to expand the County's rehabilitation loan program, but funding was not identified, and due to staffing constraints, the rehabilitation program was not expanded. The County will continue to consider expanding it. This Action will be continued.

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Program		Continue/Modify/Delete
Action 6.2e Assist CDC in offering loan programs for home improvement as well as water and septic system repairs and upgrades to income-eligible households through the County's Rehabilitation Loan Program by informing property owners with housing units in need of upgrades of the resource.	Responsibility: PBS, CDC Time frame: Ongoing	The CDC's loan programs for home improvement and water and septic system repairs and upgrades to income-eligible households are available through their marketing efforts. The County only refers interested parties. This Action is address in the Actions above and will not be continued.
Action 6.3a Continue to support application for the provision of rental housing assistance to extremely low-income households through the Section 8 (Housing Choice) Voucher Program.	Responsibility: PBS, CDC Time frame: Ongoing	The County supports CDC's effort for rental housing assistance to extremely low-income households through the Section 8 (Housing Choice) Voucher Program. This Action will be continued.

Draft

Program		Continue/Modify/Delete
Action 6.3b Identify and list internet sites and links (such as Community Development Commission, Health and Human Services [HHSA] and other agency sites) for advertising housing assistance programs, such as Down Payment Assistance, Rehabilitation and Mortgage Credit Certificate Programs.	Responsibility: PBS, CDC, HHSA and non-profits Time frame: Ongoing	The County identifies and lists internet sites—including the Community Development Commission, Health and Human Services [HHSA], and other agency sites—and links for advertising housing assistance programs. This Action will be continued.
Action 6.4a Shelter Plus Care Tenant-Based Rental Assistance Program: Continue to apply for and provide rental assistance to very and extremely low-income homeless disabled households.	Responsibility: DSS Time frame: Ongoing	This is not completed through the Planning and Building Services Department. This Action will not be continued, this is not done through the Planning Department.

Draft

Program		Continue/Modify/Delete
Action 6.4b Continue to support the application for HUD Continuum of Care grants for homeless populations to provide and expand, through community contracts, resource centers and transitional and permanent supportive housing units for the homeless.	Responsibility: PBS Time frame: Ongoing	The County supports CDC's rental assistance, funded under the Continuum of Care application process and Community Development side of the U.S. Department of Housing and Urban Development. This program provides rental assistance to homeless disabled persons. The program currently has 130 clients receiving rental assistance. The program provides $1.4 million in rental assistance and administrative fees. The program receives in-kind support from case managers at various local agencies, such as Ford Street Project/Ukiah Community Center, Mendocino Coast Hospitality Center, Behavioral Health, and the Alcohol and Drug Program (AODP). This Action will be continued as Action 6.4a.

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Appendix A - Summary of Public Outreach

State law mandates that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

Public Meeting Schedule	
August 7	Fort Bragg
August 8	Willits
August 14	Anderson Valley*
August 21	Fort Bragg
August 29	Ukiah

In August 2019, five public meetings were conducted throughout the county in order to receive input from members of the public. A total of 60 attendees participated between the five workshops. Some of the attendees provided feedback via comment cards and/or brought maps identifying potential sites for housing development. Individuals and community groups also submitted more formal written comments either before or after the events. The County also worked with KZYX, a local public radio station, at the public meeting in Willits, to further disseminate efforts related to the Housing Element update process, and public participation.[20]

**The meeting in Anderson Valley presented an update on the Housing Element process to the Anderson Valley Community Services District (AVCSD). It included a discussion focused on infrastructure constraints, especially as they relate to Boonville and its nearby communities.*

Feedback was received before, during, and after the meetings. Themes that emerged from the public's feedback included:

- New or additional vacation rentals should be prohibited.
  - Vacation rentals can limit the availability of long-term rental housing.
  - Properties purchased by outside investors for vacation rentals are often poorly managed.
  - Explore the possibility of addressing this issue with housing stock long-term management programs.
- Innovative ownership structures, such as community land trusts, co-housing, or cooperative land ownership, should be explored and permitted where feasible.
- Density should be increased either by reducing parcel sizes, revising zoning to allow for more units on existing lots, permitting clustered sites, or permitting the development of ADUs and tiny homes.
  - Mixed-use development should be encouraged and should include multi-family residential uses.
  - The County should also consider the potential tax implications of increased density.
  - Clustering housing on sites of less than 40 acres may address intergenerational housing needs and potentially save on infrastructure costs.
- The development of accessory dwelling units (ADUs) and tiny homes should be encouraged through the provision of County-approved building plans in a number of sizes as well as more education on the ADU development process.
  - San Mateo's ADU workbook may be a good example.
  - Continue to implement the free ADU program and refrain from charging capacity fees for secondary units.
  - Consider allowing junior ADUs in single-family and multi-family residential zones and allowing mobile residences as ADUs.

[20] https://www.kzyx.org/post/county-drafting-plan-more-housing#stream/0

- The County can also help facilitate the development of HOAs or cooperative ADU and rental management groups.
- Promote innovative and alternative construction techniques for ADU development.

- The County should investigate the feasibility of administering a home-sharing program for seniors among its programs that address senior housing needs.
  - The County should consider removing the school impact fee for senior housing.
  - Seniors could also potentially use ADUs on their property while renting out the main housing unit.
- The County should revisit and review the water and septic/sewer constraints, particularly in light of improvements to appliance efficiency and xeriscaping. This may require the completion of a new groundwater study.
  - This can also include altered building or zoning requirements for developments that make use of composting toilets.
  - Setbacks related to septic service should also be reconsidered in light of the number of homes currently out of compliance.
  - The Anderson Valley School District (AVSD) is currently working to improve water quality by partnering with local private well owners and homeowners who may permit public wells to be drilled on their land.
  - The County should consider charging water and sewer capacity fees based on the size of the unit in order to ensure that each unit pays its fair share for capacity costs.
- Improvements to permitting efficiency may provide more certainty for developers and faster time to construction, particularly for housing affordable to lower-income or workforce households.
  - Higher density should be allowed by right.
  - The County should consider streamlining the permitting process for developers to construct affordable and market-rate multi-unit housing projects, particularly on larger vacant parcels.
  - The County should clearly define the permit processes and requirements and consider explanatory items like YouTube videos to help project developers navigate the requirements.
  - This can also include having County assistance to identify sites, complete initial studies, or obtain grant funding for off-site improvements.
  - The County should consider increasing the availability of building inspection in County areas, which could reduce the burden of the development process.
- The County may develop or continue funding programs that support loans for first-time homebuyers, home rehabilitation, accessibility upgrades, or the repair of substandard housing.
  - The County should seek out CDBG funds and partner with municipalities and other governmental agencies.
  - Community land trusts should be encouraged.
- At-risk affordable housing should be preserved; the County should require an education program for residents of at-risk housing.
- Infill development should be encouraged through incentives in the planning process and requirements for redeveloping non-vacant sites.
  - The lack of developers willing to invest in the community may be ameliorated with incentives.
- The County should identify sites that could support housing for larger low-income families.
- Manufactured homes should continue to be encouraged.
- Opportunities should be increased for those living in vehicles, allowing them to park their vehicles safely, including identifying off-street parking for lived-in vehicles and allowing homeowners to rent land or parking spaces to lived-in vehicles.

- Trash and sanitary services should be provided for these parking areas or for existing encampments.
- New single-room occupancy (SRO) developments and the effective use of housing vouchers should be supported.
- The code should be revised to be compliant with AB 2162 and allow supportive housing by-right.
- Dementia-care housing, assisted living, and housing for seniors with pets should be encouraged.
- Existing building regulations should be reviewed to identify constraints for persons with disabilities and provide reasonable accommodations.
- A habitat or wetland mitigation bank should be established.
- Options for other construction techniques for ADUs should be explored, including straw bale, rammed earth, prefabricated housing, or self-built housing using reclaimed materials.
- Use of solar by right should be permitted, and rainwater capture, passive solar, and drought-tolerant landscaping should be encouraged.
- The acquisition of motels or vacant and abandoned buildings should be explored for adaptation to housing.
- Services or a shelter are needed to support the homeless population.
- The County should improve or augment data collection to determine how many units are needed and identify geographic gaps in housing availability. This could potentially be accomplished by partnering with municipal advisory councils (MACs) across the county to identify parcels, potential investors, or businesses interested in developing workforce housing.
- The diversity of housing types needs to be augmented to allow more than just two-story multi-family and single-family units.
  - Flexible zoning should be allowed for multi-family units in a variety of patterns.
- The County needs to actively pursue funding for infrastructure.
  - Alternative technologies should be permitted in multi-family housing developments in areas without sewer and water infrastructure.
- Develop an amnesty/legalization program for illegal residential units on non-conforming properties.
- Change zoning on non-conforming properties to align with historical use of property, particularly in the 40- and 160-acre-parcel areas.
- Develop a collaborative long-term housing and infrastructure plan for advanced planning purposes and improve competitiveness on grant applications. Apply for or collaborate with a municipality or agency to receive CDBG funds to provide additional homeowners assistance, wrap-around services and infrastructure.
  - If awarded a grant, the County should engage with MACs to create a plan to site and develop units.
- Create a program or implement zoning that encourages new technologies to allow multi-family projects in outlying areas.
- The County should apply for an infill infrastructure grant with HCD to enhance the infrastructure financing district.
- A water recovery bond tax should be considered.
- The County should address construction costs as barriers to housing creation, including developer fees, land costs, seed costs, and prevailing wage.
- The community's resistance to growth and specific resistance to low-income housing growth is a challenge to housing development across the county.

- The County needs to address the mismatch of availability in the housing stock, considering that high-end homes are vacant while there is little moderate-income-level housing.

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Appendix B - Housing Action Team (HAT) And Anderson Valley Community Services District (AVSCD) Input

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HOUSING ACTION TEAM
NORTH COAST ~ MENDOCINO COUNTY

2019 County Element Plan Input

1. **Mixed-Use Development:** Encourage the development of mixed-use projects that include multi-family residential uses (upstairs and at the rear of properties) in conjunction with commercial enterprises on the street frontage in commercial zones and use Design Review to minimize conflicts between residential and commercial uses.

2. **Secondary Dwelling Units:** Continue to facilitate the construction of secondary dwelling units on residential properties.

    a. **Secondary Dwelling Unit Design:** Continue to implement the County's free secondary unit program to provide affordable and aesthetically pleasing second unit designs for the development of secondary units in the County.
    b. **No Development Impact Fees for Secondary Units**: Continue to refrain from charging Capacity Fees for second units.
    c. **Develop Amnesty/Legalization Program for Illegal Residential Units:** Continue to provide a legalization program for illegal residential units, especially second units, that includes requiring property owners to undertake improvements to meet the requirements of the current building code.
    d. **Junior Accessory Dwelling Units:** Consider revising the zoning ordinance to allow junior accessory dwelling units (units no more than 500 SF and contained entirely within an existing single-family structure) in single-family residential and multifamily zoning. The Junior Accessory units would be in addition to a second unit, allowing up to 3 units per parcel by right.
    e. **Allow Tiny Homes as Second Units**: Consider revising the zoning ordinance so that people can park mobile residencies (residences built under the vehicle code) as a second unit, so long as the residence looks like a house (e.g. external siding that is compatible with the residential neighborhood, skirted if the wheels would otherwise be visible from the public right of way, etc.).

f. **Alternative Designs for Second Units:** Explore options for allowing cutting edge construction techniques for second units including but not limited to: straw bale, rammed earth, prefabricated second units, etc.

3. **Manufactured Housing:** Continue to encourage manufactured homes through the application of established design standards.(no aluminum wiring on the coast)

4. **Infill Housing:** Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.

   a. Continue to update the vacant parcels map and provide information to potential developers about infill development opportunities in the County.
   b. **Planning Incentives:** Consider adopting planning incentives for new residential development on infill sites. Examples: flexible zoning, site, and building regulations, fee waivers, tax abatements, reduced sewer and water impact fees
   c. **Redevelopment of Non-Vacant Sites:** Require the replacement of housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: 1) non-vacant sites and 2) vacant sites with previous residential uses that have been vacated or demolished.

5. **Workforce Housing:** Encourage multi-unit housing developments in the county, including in non-commutable areas such as the North/South Coast, in order to encourage market rate rental housing, affordable housing and lower cost ownership opportunities such as townhomes and condominiums.

   a. **Permit Streamlining:** Develop a streamline permitting process for local and out of area developers to permit affordable and market-rate multi-unit housing projects. Project streamlining for larger vacant parcels (2 to 10 acres) could consist of: 1) completion of all resource studies (botanical, traffic, cultural resources, etc.); 2) completion of the CEQA analysis; and/or 3) completion of the site plan, elevations, and all permitting for a vacant parcel.
   b. **Site Improvements**: Obtain grant funding for off-site improvements in support of affordable multi-unit housing projects
   c. **Market Study**: Complete a housing market study for market rate multi-family housing development in the County and use it to market Mendocino County to housing developers.
   d. **Attract Multi-Unit Developers**: Work to attract multi-unit housing developers to the County Market place.
   e. **Allow Higher Densities by Right:** Consider revising the zoning ordinance to allow for one or more of the following: 1) allow multi-family development in Medium Density and High Density zoning districts (by right) without Use Permit approval; 2) allow multi-family development (by right) without use permit approval in all zoning districts if the project includes 20 percent or more of its units affordable to lower income household; and/or 3) allow multi-family projects of 5 units or less without use permit approval in Medium and High density zoning districts.
   f. **Allow Higher Densities in Single Family Residential Districts with Use Permit Approval.** Consider revising the zoning ordinance to allow three- or four-unit developments on larger parcels

within Single Family Residential Zoning districts with a Use Permit. Consider revisions to the Lot Coverage Ratio and Floor Area Ratio to control building size and massing.

g. **Simplify Design Review for Small Residential Projects:** Continue the process of revising the Design Review Guidelines to make them more effective. Consider exempting 3 and/or 4 unit projects from the need to obtain a Design Review permit and/or consider simplifying the Design Review requirements for 3 and 4 unit projects.

h. **Workforce Housing in Mixed-Use Zoning.** Continue to allow workforce housing in all zoning districts that allow mixed-use development.

i. **Live-Work Housing in Industrial Zoning Districts.** Continue to allow live-work housing in all industrial zoning districts.

j. **Tiny Home Community.** Consider adopting new zoning regulations to allow for small home subdivisions, with small individual parcel ownership, in all residential zoning districts. Consider changing the minimum lot size and minimum parcel dimensions of the LUDC to accommodate tiny home communities as part of a planned unit development.

k. **Public Private Partnership for Major Subdivisions**. Consider establishing a partnership between the County and existing property owners to complete subdivisions of 4+ lots for resale of parcels. This program could consist of the County taking the role of agent for the subdivision of underutilized parcels into smaller lots in order to facilitate utilization of these parcels for residential development. For example, the County could complete all the studies and the subdivision to divide the main lot into smaller lots, which the property owner could then sell. The County could be repaid by the property owner upon sale of the parcels or receive a dedication of one parcel for affordable housing.

l. **Mitigation Banks**. Consider establishing a habitat and/or wetland mitigation bank with a non-profit Land Trust to establish an offsite mitigation bank for impacts to wetlands and ESHA communities.

m. **Prioritize Workforce Housing Development for the Coast**: Prioritize workforce housing development for the coast to support the growing tourism industry and its workers.

6. **Substandard Housing.** Work with state agencies and property owners to repair and replace substandard housing.

a. **Repair and Replace**. Give preference to the repair or replacement of residential structures whenever it is economically feasible (repair of less than 75% of structure) over replacement with non-housing structures.

b. **Substandard Housing Program.** Participate in the Franchise Tax Board (FTB) Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB. The County will use funds collected from Franchise Tax Board (FTB) Substandard Housing Program for code enforcement for residential properties and to address health and safety issues in residential properties that would otherwise be red-tagged.

7. **Work to Reduce the Cost of Construction and permitting Timeframes**

    a. **Building Permits**. Consider hiring a contract building inspector to bring building inspection services into the County in order to improve timeliness and inspection certainty
    b. **Reduce the Cost and Paperwork of Construction.** Explore the feasibility of adopting a modified version of the Uniform Building Code and consider not adopting some of the costly new 2020 UBC requirements.

8. **Encourage Senior Housing:** Encourage affordable and market rate senior housing projects to be developed with density bonuses and flexible parking standards where consistent with maintaining the character of the surrounding neighborhood.

    a. **Affordable Senior Housing:** Maintain an inventory which identifies properties which are potentially well-suited for senior housing. Work with developers to facilitate funding and construction of senior housing.
    b. **House Sharing:** Work with area non-profits to explore the feasibility of establishing house sharing programs for seniors by creating a matching and vetting process.
    c. **Encourage Housing for Seniors with Pets:** Consider methods to encourage developers of senior housing to include pet friendly units and/or accommodations for pets, especially service animals for seniors.
    d. **Encourage Housing with Dementia Care and Assisted Living for Seniors**: Work to attract a business that provides dementia care and assisted living facilities to the County to serve our aging senior population. Identify vacant parcels that would be suitable for an Assisted Living facility. Consider if the zoning ordinance should be revised to make is easier to develop an assisted living facility in the County.

9. **Encourage Co-Housing:** Encourage the development of co-housing for all family and household types, including seniors, families and the disabled.

10. **Increase Affordable Housing Development:** Encourage the construction of housing units which are affordable to households with very low to moderate incomes.

    a. **Support SRO Housing:** Continue to encourage and facilitate Single-Room Occupancy Units by allowing rooming and boarding with a Minor Use Permit in the RM and RH zones. Consider allowing SRO housing in RVH zones by right (without Use Permit approval).
    b. **Consider Community Land Trust:** Complete research regarding Community Land Trust and consider working with community partners to establish a Community Land Trust that serves Mendocino County.
    c. **Support Effective Use of Housing Vouchers:** Work with non-profit partners to develop a program that may include one or more of the following: assist landlords to bring units up to minimum requirements for voucher program; complete a new study on the cost of living to increase the voucher payment rate; develop an education program for landlords about the benefits of the voucher program; and/or provide case work services for voucher tenants.
    d. **Supportive Housing**: Revise the County's zoning ordinance so that it complies with AB 2162, which requires the County to allow supportive housing by right in all multi-family zoning districts and in all mixed-use zoning districts.

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e. **Maximize Housing Density by Right for projects with 20%+ Affordable Units**. Revise the Land Use and Development Code to allow the maximum density permissible within a zoning district by right (no Use Permit) for all residential projects that include at least 20% of units deed restricted at rents affordable to low income households and that have been listed in the last two Housing Elements as an eligible site in the Vacant Parcel Inventory for the RHNA
f. **Encourage and Support Land Divisions to Support Affordable Housing.** The County shall encourage lot line adjustments and land divisions resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Vacant Land Inventory.

11. **Density Bonus Incentives:** Continue to provide density bonuses to projects that provide a required percentage of total units affordable to very low and low-income households and for seniors as required by State Density Bonus law.

12. **Large Families:** Encourage housing for large families.

    a. Seek Funding to Develop or Rehabilitate Housing for Large Low-Income Families: Continue to work with affordable housing developers to identify a potential new construction or rehabilitation project that will serve large lower-income families and obtain and administer a grants specifically to accommodate large families.

13. **Housing for the Disabled and the Developmentally Disabled:** Continue to facilitate barrier-free housing in new development. Continue to require that 10% of all units in multi-family projects be developed in conformance with Universal Design to achieve accessibility for the disabled and the developmentally disabled.

    a. **Continue to provide expedited permit processing and reasonable accommodation program to projects targeted for persons with disabilities, including those with developmental disabilities.** Encourage developers of supportive housing to develop projects targeted for persons with disabilities, including those with developmental disabilities. Place info about the reasonable accommodation program on the County's website.

14. **Emergency and Transitional Housing:** Continue to support emergency shelters, transitional housing and supportive housing within the County.

    a. **Ongoing Estimates of the Demand for Emergency Housing:** Continue to work with the Mendocino County Sherriff's Department and homeless service providers in the community to maintain ongoing estimates of the demand for emergency housing in the County and to develop strategies to meet that demand.
    b. **Inter-Agency Cooperation:** Continue to work with private, non-profit, city, and State agencies to provide transitional housing, supportive services and emergency housing for the homeless.
    c. **Transitional and Supportive Housing:** Continue to regulate transitional and supportive housing as a residential use subject to the same restrictions that apply to other residential use types and dwellings of the same type in the same zone.

d. **Transitional and Supportive Housing**: Consider working with area non-profits to establish a tiny home (small cottage) community for Transitional Housing.
e. **Evidence-Based Homeless Services.** Consider the key findings of research and evidence-based approaches when considering funding solutions for homelessness.
f. **Safe Parking Pilot Program:** The Board of Supervisors will consider developing a safe parking program that may consist of one or more of the following actions: 1) analyze the issue to determine how best to address the issue of homeless people sleeping in their cars; 2) identify and engage local stakeholder; 3) develop and implement a plan of action.
g. **Define Group Home**: Include a definition of Group Home in the ILUDC and CLUDC that defines a group home of six or fewer people as a single-family residence.

15. **First Time Home** Buyers**:** Encourage affordable housing for first time home buyers.

    a. **First Time Home Buyers:** Consider whether to require, through the inclusionary housing ordinance, the provision of housing units affordable to first time home buyers who qualify for affordable housing.
    b. **Funding Sources for First Time Home Buyers**: Continue applying for funding sources for first time home buyers, if the housing market and funding requirements will result in a successful program, and provide referrals to FHA programs offered by local lenders and sweat-equity programs operated by non-profit housing organizations.
    c. **Revise Annexation Regulations:** Consider revising the regulations regarding annexations to increase the amount of land zoned for residential development within City limits, especially as water storage and wastewater treatment are less of a limit to the expansion of the City limits, and as some areas adjacent to the City do not perc for septic systems and/or do not have an onsite water source.

16. **Improve** Accessibility **to Housing:** Make it easier to develop housing for seniors and persons with disabilities.

    a. **Use Housing Funds:** Use housing funds as available, to support renovations and improvements to accessibility in affordable housing for qualified seniors, persons with disabilities and persons with developmental disabilities.
    b. **Reasonable Accommodation for Persons with Disabilities and Developmental Disabilities:** Continue to review the County's land use and building regulations to identify constraints that may exist for the provision of housing for persons with disabilities and developmental disabilities, and continue to implement the County's policy and programs to provide reasonable accommodations for persons with disabilities and developmental disabilities. Publicize revisions to land use regulations and the County's policy and programs for providing reasonable accommodation for persons with disabilities.
    c. **Reasonable Accommodation:** Ensure all new, multi-family construction meets the accessibility requirements of the federal and State Fair Housing Acts through local permitting and approval processes.

d. **Reduce Capacity Fees for Smaller Units:** Consider charging water and sewer capacity fees based on the size of the unit (either square feet or number of bedrooms) in order to ensure that each unit pays its fair share for capacity costs.

17. Housing **Rehabilitation:** Continue and expand the County's housing rehabilitation and preservation programs.

    a. **Housing Rehabilitation Projects:** Seek funding to assist in the rehabilitation and conservation of multi-family residential projects. Work with non-profit and for-profit affordable housing developers to achieve successful rehabilitation of multi-family housing. Utilize rehabilitation funds to add bedrooms to overcrowded units, as feasible.
    b. **Target Areas:** Continue to identify target areas and specific properties where housing rehabilitation is most needed through a periodic update of the housing conditions survey which identifies the neighborhoods and areas requiring rehabilitation assistance.
    c. **Housing Rehabilitation/Preservation Program:** Continue the housing rehabilitation program which provides low interest loans for the rehabilitation of homes owned or occupied by very low to moderate income households. Continue to seek funding for the housing rehabilitation loan program. Facilitate citizen awareness of the rehabilitation loan program.
    d. **Capital Improvement Program:** Consider capital improvement projects necessary to maintain the community's older neighborhoods as part of the Board of Supervisor's annual review of the Capital Improvement Plan.

18. **Discourage** Conversion **of Residential Units:** Discourage the conversion of residential units to other uses.

    a. **Discourage Vacation Rentals:** Work to reduce or eliminate further conversions of residential units into vacation rentals as this practice has greatly increased the magnitude of the housing crisis on the Mendocino coast.
    b. **Single-Family Homes:** Continue to allow the reuse of existing single-family residences, in commercial zones, as single-family residences. Consider allowing second units on commercially zoned parcels with existing single-family homes.
    c. **Housing Rehabilitation in Non-Residential Areas:** Continue to permit substantial rehabilitation of, and additions to, existing housing located in zones where it is a legal nonconforming use.

19. **Preserve At-Risk Units:** Work with private and non-profit affordable housing developers to preserve at-risk affordable housing projects.

    a. **Develop At-Risk Units Program:** Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State and local agencies to preserve the units.
    b. **Require At-Risk Education Program:** Work with property owners and non-profit affordable housing organizations to ensure that tenants receive required education and notifications regarding at-risk units. Monitor units at-risk to ensure the remain affordable.

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c. **Replacement Program for Units that are Demolished for new Development.** Consider modification of the Land use and Development Code to require replacement of low and moderate income residential units, when such units are demolished to accommodate new development.
d. **Work with Potential Purchasers of At-Risk Units:** Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at-risk in the 2030 decade to inform them of the status of these projects. Where feasible, provide technical assistance and support to these organizations with respect to acquisition. Consider reducing or waiving development fees associated with preservation or replacement of at-risk units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation, and gap funding for affordable development. Access funding resources such as tax-exempt bonds, housing tax credits, Community Development Block Grants, HOME funds for the preservation of affordable housing units.
e. **Maintain a List of At-Risk Projects:** Actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.
f. **Provide Tenant Education & Assistance for Tenants of At Risk Projects:** Require property owners to give a 3-year, 12-month and 6-month notice of their intent to opt out of low-income use restrictions. Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. Assist tenants of existing rent restricted units to obtain priority status on housing choice voucher waiting list.

20. **Public Participation:** Continue to encourage and facilitate public participation in the formulation and review of the Count's housing and development policies.

a. **Workshops:** Continue to hold workshops and public hearings to discuss proposed revisions to the County Housing Element.
b. **Annual Review of Housing Element Implementation:** Carry out an annual progress report on implementation of the Housing Element and make it available to the public.
c. **Annual Report:** Prepare an annual report that describes the amount and type of housing constructed, the stock of affordable housing units, demolition permits, and conversion of residential units to other uses, and other housing-related activities for review by the EDAC, Planning Commission, Board of Supervisors

21. **Encourage environmental** practices **in all housing.**

a. **Rainwater Capture & Drought Tolerant Landscaping:** Consider revising the zoning ordinance to incentivize the installation of cisterns to capture rainwater from roofs for all water needs. Consider revising the zoning ordinance to require drought tolerant landscaping for landscaped areas in commercial and multifamily residential uses.
b. **Sustainable Building Techniques:** Encourage housing that includes environmental benefits such as energy conservation, green building, water conservation, and recycling.
c. **Passive Solar Design Strategies:** Consider revising the zoning ordinance to incentivize or require passive solar design strategies for space heating and lighting to reduce energy demand to the extent feasible in all residential and mixed-use buildings and in site design. Alternatively, revise the Countywide Design Guidelines to require passive solar and prefer active solar installations for all projects of more than 5,000 SF.

d. **Energy Retrofit Program**: Continue to apply for and administer funds to assist residents with energy conservation retrofits and weatherization resources. Continue to partner with community services agencies to provide financial assistance for low-income persons to offset the cost of weatherization and heating and cooling homes.
e. **Permit use of Solar by Right in all Zoning Districts**

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ANDERSON VALLEY COMMUNITY SERVICES DISTRICT
P. O. Box 398 – 14281 Highway 128
Boonville, CA 95415
(707) 895-2020 – FAX (707) 895-2239

Directors:	Seat 1:	Valerie Hanelt, Chair	District Manager:	Joy Andrews
	Seat 2:	Kathleen McKenna	Fire Chief:	Andres Avila
	Seat 3:	Larry Mallhard	Airport Manager:	Kirk Wilder
	Seat 4:	Francois Christen	Airport Committee Chair:	Kirk Wilder
	Seat 5:	Paul Soderman	Recreation Committee Chair:	Kathleen McKenna
			District Secretary:	Patty Liddy

To Brent Schultz & Jesse Davis,
Mendocino County Building & Planning

August 15, 2019

A Status Report on the potential new water and wastewater systems for the Boonville area submitted to Mendocino County related to the development of more housing units in Boonville.
By Anderson Valley Community Services District, Valerie Hanelt, Chair

According to the current Mendocino County General Plan, development of housing units in Boonville is constrained because it does not have public water or sewer service. Boonville's older, smaller lots are out of compliance in this regard and there is documented evidence of failing septic systems and contaminated wells. The Anderson Valley Community Services District (District) is in the process of addressing these issues.
Residences and businesses in the Boonville area currently obtain domestic water from individual wells and dispose of wastewater in individual septic systems. Many of the domestic wells are located very close to on-site sewage disposal systems and appear to be under the influence of subsurface-applied septic tank effluent. Current Mendocino County setback requirements for wells are 50 feet from a septic tank and 100 feet from a leach field making it impractical if not it impossible to meet setback requirements on smaller lots in the area. A 1974 sanitary survey of the central Boonville area by the County of Mendocino Division of Environmental Health found that 11 percent of the properties surveyed had evidence of sewage on the ground surface, 9.6 percent had wells within 30 feet of septic systems, and 27.4 percent had wells between 30 and 50 feet from septic systems (37 percent of the parcels had wells within 50 feet of a septic system).

The private wells and public water systems in the proposed service areas have several documented water quality problems, the most prominent being iron,

manganese, nitrate, and bacteria. Water sampling conducted by the District from private wells within the proposed sewer district in winter of 2016 revealed significant drinking water contamination. Out of 23 samples, 70% contained E. coli, 30% had nitrate levels over 10 mg/L nitrate as N, and 61% had concentrations greater than 8 mg/L nitrate as N. The California Code of Regulations Title 22 maximum contaminant level (MCL) permitted in a public water system for nitrate is 10 mg/L nitrate as N. Detections of fecal coliform (E. coli) are not permitted, as they indicate the presence of fecal matter from a warm-blooded animal in the water supply.

In 2015, the District applied to the State Water Board and was granted $1,000,000 in planning grants to study the development of public drinking water and wastewater systems. As of July 2019, the District is in the final stages of planning the two systems.

The planned public drinking water system would serve Boonville from Hutsell Rd in the southeast, through the densest parts of town including side streets, and out Mountain View Road in order to serve the Junior/High School, the Health Clinic and the Meadow Estates development. Also, Drinking Water would extend northerly in Anderson Valley Way to the Elementary School. The preferred locations of potential public wells and the water tank storage site have been identified. The District is now meeting with parcel owners who have expressed a willingness to consider having their private wells used for public purposes or to allow new public wells to be drilled on their parcels. The water tanks would provide back-up water storage and adequate pressure for fire hydrants to be located throughout the water service area. The water system would also be designed to serve fire sprinkler systems required in new construction.

The proposed wastewater system service area would overlap a portion of the drinking water service area. It includes the main town area, the Jr/High School and the Health Clinic. It would not serve Meadow Estates or the Elementary School. The wastewater treatment plant would be housed in a 50x100 foot building that would include the processing equipment, equalization tank, testing lab and office. The processed solids would be trucked away and the effluent (liquids) would be treated to regulatory standards and then pumped into a subsurface disposal area. The wastewater treatment plant is currently proposed to be located in the back area of the Fairgrounds with sufficient separation from any homes to allay concerns about odor. The proposed technology is a Membrane Bioreactor (MBR) that utilizes an aerobic process.

The District anticipates completing the planning stage for both projects in early 2020, including the environmental review process (under the California Environmental Quality Act), which includes public meetings. At that time, the District will prepare a "rate-payer letter" that will be the basis for the Proposition

218 vote for both the water and wastewater projects. It is anticipated that parcel owners will receive these letters in mid-2020 and will be informed of the actual monthly cost of connection to the systems.

The Proposition 218 vote consists of each parcel in the service area(s) receiving one letter. Each parcel is allotted one vote (for each project). The parcel owner may protest by returning the letter with a no vote. If a simple majority of parcel owners (50% plus 1) protest the rate letter, then the project would not proceed. The water and wastewater projects are voted on independently and may proceed independently. Any letters not returned are considered a favorable vote for the project. At this time, there are approximately 150 parcels in the sewer service area and approximately 300 parcels in the drinking water service area.

If the projects are approved the District can proceed to apply for design and construction funding. At this time, the District plans to seeking grant funding for 100% of the infrastructure for both projects through the State Water Resources Control Board. It is expected that the drinking water project will be approximately $20 million and the wastewater project will be approximately $16 million. The sewer laterals to private residences and non-profits would be included in the construction grant. The District anticipates applying to the Mendocino County Block Grant to assist with drinking water laterals for low-income parcel owners. If the State Water Board is unable to fund the total infrastructure costs for both projects, the District will seek grant funding through other State and Federal agencies.

It is anticipated that completion of both projects could be as early as 2022-2023. The projects' financing rules allows for current water demands and wastewater generation plus a 10% allowance for future needs.

Providing for public water and/or wastewater services could accommodate infill development within the service areas, consistent with the General Plan, zoning ordinance and other County planning procedures.

Valerie Hanelt

Valerie Hanelt, Board Chair

APPENDIX C - RESIDENTIAL SITES INVENTORY

The Residential Sites Inventory identifies parcels available to meet Mendocino County's sixth cycle RHNA. See section X, Housing Resources, for summary tables that show these parcels grouped by zoning and income group. In the sections that follow, a listing of available sites, the potential number of units that could be developed on them, and a discussion of constraints to their development will be discussed. After identifying and mapping a list of potentially developable parcels, the County was divided into 13 "regions" reflecting clusters of vacant parcels. A map of these regions is shown in **Figure X.X**.

Figure X.X: Regions of Developable Parcels

[ALL MAPS IN THIS DRAFT APPEAR AT THE END OF THIS APPENDIX. THEY WILL BE INTEGRATED WITH THEIR ASSOCIATED TEXT AND TABLES IN THE NEXT DRAFT]

Unit Calculation Methodology
The following sites were excluded from the inventory:

- All parcels in zones where no residential uses are allowed
- All parcels smaller than 3,000 sf
- Any parcels that were in both the 5th and 4th cycle housing elements
- Sites smaller than 10 acres with average slopes steeper than 30 degrees, due to their topographically challenging terrain
- All parcels in low- and moderate-income categories that were not in a water or sewer district

In accordance with Mendocino County's zoning code, unit potential was calculated as follows:

- Inland zones R1, R3, RC, C-1, C-2, and SR and coastal zones C and GHMU:
  - The maximum number of units figure was calculated based on acreage and the maximum allowed residential density that the zoning code identifies.
  - Realistic units were calculated at 75 percent of the maximum units (to allow for an internal circulation/parking network). Decimals were rounded down to the nearest whole number except anywhere that would result in zero. Zeros were rounded up to 1.
- Inland zones:
  - AG, AG40 and OS: 1 unit/parcel
  - RL: 1 unit/160 ac
  - RR: 1 unit/40,000 sf
  - RR 5: 1 unit/5 acres
- UR: 1 unit/20 acres
  - Coastal zones:
  - RL: 1 unit/160 ac
  - RMR: 1 unit/20 acres
  - RMR 40: 1 unit/40 acres
  - RR: 1 unit/parcel; 1 unit/40,000 sf
  - RR 5: 1 unit/parcel

- RR10: 1 unit/10 acres
- RV: 1 unit/parcel; 1 unit/6,000 sf with water and sewer

Potential accessory dwelling units were not included in the inventory; however, they provide another suitable option for providing housing to low- and moderate-income households. Accessory dwelling units could be developed alongside single-family homes on the vacant properties described below, resulting in two, rather than one unit per parcel. Accessory dwelling units may also be developed on non-vacant parcels that are not inventoried below if they are added to existing homes. All accessory dwelling units developed during this housing element cycle would also contribute to meeting the County's share of the sixth cycle RHNA.

The following information is intended to provide additional detail to the available housing sites inventory for the sixth cycle RHNA. The maps and tables represent a 'snapshot' in time and are based solely on the information stated and are subject to change. Other constraints may apply. Actual development densities may be affected and may only be determined pursuant to compliance with all regulations and laws. Although lands identified in this section are suitable for development within the planning period, there is no guarantee that they will develop during this time frame due to market-related reasons. Actual development may take place on other vacant parcels that are not detailed in this inventory.

Under current conditions, up to 3,307 new units could be realistically constructed during the planning period in the locations identified in this inventory.

Table 5-4-5 summarizes major constraints to the provision of housing in each region and the most important Housing Plan actions to reduce those constraints.

Table 5-4.5
Major Constraints Summary

Region	Communities within the Region	Major Constraints
1	Dos Rios, Laytonville	Some slope, water/sewer, floodplain
2	Covelo	Water/sewer, slope in some regions
3	Cleone, Fort Bragg, Piercy, Westport	Slope, water/sewer
4	Albion, Caspar, Comptche, Little River, Mendocino	Some slope, some floodplain, some height restrictions
5	Brooktrails, Longvale, Ridgewood Park	Water/sewer, some slope
6	Elk	Water/sewer, some height restrictions
7	Calpella, Potter Valley, Redwood Valley, The Forks	Some water/sewer, some slope, some floodplain, water moratorium
8	Manchester	Some sewer/water, some floodplain
9	Boonville, Navarro, Philo	Water/sewer
10	El Roble, Hopland, Talmage	Floodplain

11	Anchor Bay, Gualala	Some water/sewer, some floodplain, water moratorium, some height restrictions

Lack of water and sewer access is the primary potential barrier in most regions. While building moratoria due to water access issues have been lifted in communities like Brooktrails, others throughout the County remain in effect. On some sites, steep slopes or a floodplain has been identified as a potential barrier to development.

In other areas, a lack of electricity or internet access has been considered a development constraint. In this case, because many residents of the County's more rural areas use solar power or satellite internet, these have not been considered a constraint that would render housing development infeasible.

RESIDENTIAL SITE INVENTORY, REGION 1

Region 1 includes a total of 105 vacant parcels in the communities of Laytonville and Dos Rios. As shown in **Table 5-4-6** and **Table 5-4-7,** Laytonville's zoning will allow more than 480 housing units on approximately 220 acres of available land. Parcels in Dos Rios have lower allowable densities than Laytonville.

[ALL MAPS IN THIS DRAFT APPEAR AT THE END OF THIS APPENDIX. THEY WILL BE INTEGRATED WITH THEIR ASSOCIATED TEXT AND TABLES IN THE NEXT DRAFT]

TABLE 5-4-6
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1

Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Laytonville	99	219.6	485	No
Dos Rios	6	208.1	6	No
Total	105	427.7	491	-

Source: Mendocino County Department of Planning and Building Services, September 2019.

None of the parcels within Dos Rios are within a water or sewer district. Even with a lack of facilities, there are relatively few constraints to further development in this community, as septic and well systems are likely viable options. As for the rest of the parcels in Region 1, which are in and around Laytonville, a majority of them are in a water district. For parcels lacking a connection, potential connection to the nearest water districts, Laytonville County Water District or Round Valley County Water District, are approximately eight to ten miles away from central Laytonville. The lack of a centralized water system in Region 1 likely limits the potential number of units on these sites. The region lacks a sewerage system. The Laytonville Area Municipal Advisory Council has studied decentralized sewerage system options to resolve existing water quality problems and facilitate higher densities. The time frame for implementing

solutions is not known at this time. Other options also exist. Outside of those options, it is assumed that leach fields would be used for all remaining residential applications.

The overwhelming majority of parcels within Region 1 are not constrained by slope and topographical issues. Most sites constrained by sloping are heavily concentrated in Dos Rios. Similarly, there are very few parcels in a floodplain. The majority of sites with floodplain issues are in Laytonville and a few in Dos Rios.

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TABLE 5-4-7
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01354019		Laytonville	RL	FL160	1.83	1 unit per 160 ac	1	1	No	No			Above Moderate	No
01357044		Laytonville	UR	RMR40	38.97	1 unit/20 acres	2	1	No	No	Yes		Above Moderate	No
01378012		Laytonville	UR	RMR40	2.36	1 unit/20 acres	1	1	No	No			Above Moderate	No
01402011		Laytonville	RR	RR5	1.90	1 per/40,000 sf	2	1	No	No			Above Moderate	No
01402045		Laytonville	RR	RR5	4.33	1 per/40,000 sf	5	1	No	No			Above Moderate	No
01404028		Laytonville	C1	RC	3.71	29.04	108	80	Yes	Yes		FP	Lower	No
01406002		Laytonville	RR	RR10	1.53	1 per/40,000 sf	2	1	No	No		FP	Above Moderate	No
01406027		Laytonville	RR	RR10	2.36	1 per/40,000 sf	3	1	Yes	Yes		FP	Above Moderate	No
01406041		Laytonville	RR	RR10	1.94	1 per/40,000 sf	2	1	Yes	Yes		FP	Above Moderate	No
01406042		Laytonville	RR	RR10	2.67	1 per/40,000 sf	3	1	Yes	Yes		FP	Above Moderate	No
01406045		Laytonville	RR	RR10	3.24	1 per/40,000 sf	4	1	Yes	Yes		FP	Above Moderate	No
01409026		Laytonville	RR	RR1	1.98	1 per/40,000 sf	2	1	Yes	Yes		FP	Above Moderate	No
01409027		Laytonville	RR	RR1	1.14	1 per/40,000 sf	1	1	Yes	Yes		FP	Above Moderate	No
01409032		Laytonville	RR	RR1	1.05	1 per/40,000 sf	1	1	No	No			Above Moderate	No
0141000		Laytonvill	R1	RC	0.31	7.26	2	1	Yes	Yes			Above	No

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TABLE 5-4-7
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
8		e											Moderate	
01410027		Laytonville	R1	RC	0.94	7.26	7	5	Yes	Yes			Above Moderate	No
01410084		Laytonville	C2	RC	1.28	29.04	37	27	Yes	Yes			Lower	No
01411010		Laytonville	C1	RC	0.76	29.04	22	16	Yes	Yes			Lower	No
01411018		Laytonville	C1	RC	0.30	29.04	9	6	Yes	Yes			Moderate	No
01411022		Laytonville	C1	RC	0.59	29.04	17	12	Yes	Yes			Lower	No
01412013		Laytonville	R1	RC	0.38	7.26	3	2	Yes	Yes			Above Moderate	No
01412015		Laytonville	R1	RC	1.84	7.26	13	10	Yes	Yes			Above Moderate	No
01412020		Laytonville	C1	RC	0.50	29.04	14	10	Yes	Yes			Lower	No
01412021		Laytonville	C1	RC	0.68	29.04	20	14	Yes	Yes			Lower	No
01412022		Laytonville	R1	RC	0.94	7.26	7	5	Yes	Yes			Above Moderate	No
01412024		Laytonville	R1	RC	0.35	7.26	3	1	Yes	Yes			Above Moderate	No
01412025		Laytonville	R1	RC	0.69	7.26	5	3	Yes	Yes			Above Moderate	No
01413053		Laytonville	C1	RC	0.11	29.04	3	2	Yes	Yes			Moderate	No
01413055		Laytonville	C2	RC	1.34	29.04	39	29	Yes	Yes			Lower	No

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TABLE 5-4-7
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01413056		Laytonville	C2	RC	0.56	29.04	16	12	Yes	Yes			Lower	No
01413057		Laytonville	C1	RC	0.12	29.04	3	2	Yes	Yes			Moderate	No
01414010		Laytonville	R1	RC	0.55	7.26	4	2	Yes	Yes			Above Moderate	No
01414018		Laytonville	R1	RC	0.93	7.26	7	5	Yes	Yes			Above Moderate	No
01414025		Laytonville	R1	RC	1.18	7.26	9	6	Yes	Yes			Above Moderate	No
01414034		Laytonville	R1	RC	2.07	7.26	15	11	Yes	Yes			Above Moderate	No
01414035		Laytonville	R1	RC	0.43	7.26	3	2	Yes	Yes			Above Moderate	No
01415011		Laytonville	C1	RC	0.58	29.04	17	12	Yes	Yes			Lower	No
01415015		Laytonville	C1	RC	0.69	29.04	20	14	Yes	Yes			Lower	No
01415016		Laytonville	R1	RC	1.13	7.26	8	6	Yes	Yes			Above Moderate	No
01415018		Laytonville	R1	RC	1.01	7.26	7	5	Yes	Yes			Above Moderate	No
01415028		Laytonville	R1	RC	0.83	7.26	6	4	Yes	Yes			Above Moderate	No
01415030		Laytonville	C1	RC	0.50	29.04	15	10	Yes	Yes			Lower	No
01415046		Laytonville	R1	RC	2.67	7.26	19	14	Yes	Yes			Above Moderate	No
0141504		Laytonvill	C1	RC	0.27	29.04	8	5	Yes	Yes			Moderate	No

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TABLE 5-4-7
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
9		e												
01415052		Laytonville	C1	RC	0.44	29.04	13	9	Yes	Yes			Moderate	No
01415055		Laytonville	C1	RC	0.51	29.04	15	11	Yes	Yes			Lower	No
01415056		Laytonville	C1	RC	0.52	29.04	15	11	Yes	Yes			Lower	No
01415060		Laytonville	R1	RC	0.84	7.26	6	4	Yes	Yes			Above Moderate	No
01416012		Laytonville	R1	RC	0.90	7.26	7	4	Yes	Yes			Above Moderate	No
01416023		Laytonville	R1	RC	3.65	7.26	27	19	Yes	Yes			Above Moderate	No
01417001		Laytonville	R1	RC	2.01	7.26	15	10	Yes	Yes			Above Moderate	No
01417011		Laytonville	R1	RC	1.81	7.26	13	9	Yes	Yes			Above Moderate	No
01417013		Laytonville	R1	RC	0.92	7.26	7	5	Yes	Yes			Above Moderate	No
01417016		Laytonville	R1	RC	0.70	7.26	5	3	Yes	Yes			Above Moderate	No
01417017		Laytonville	R1	RC	0.67	7.26	5	3	Yes	Yes			Above Moderate	No
01417018		Laytonville	R1	RC	0.92	7.26	7	4	Yes	Yes			Above Moderate	No
01417023		Laytonville	R1	RC	0.94	7.26	7	5	Yes	Yes			Above Moderate	No
01418031		Laytonville	RR	RR1	2.29	1 per/40,000 sf	2	1	No	No			Above Moderate	No

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TABLE 5-4-7
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01418032		Laytonville	RR	RR1	3.55	1 per/40,000 sf	4	1	Yes	Yes		FP	Above Moderate	No
01419014		Laytonville	RR	RR1	0.47	1 per/40,000 sf	1	1	No	No			Above Moderate	No
01419016		Laytonville	RR	RR1	0.53	1 per/40,000 sf	1	1	No	No			Above Moderate	No
01419017		Laytonville	RR	RR1	0.46	1 per/40,000 sf	1	1	No	No			Above Moderate	No
01419032		Laytonville	RR	RR1	1.13	1 per/40,000 sf	1	1	No	No			Above Moderate	No
01419066		Laytonville	RR	RR1	4.92	1 per/40,000 sf	5	1	No	No			Above Moderate	No
01419068		Laytonville	RR	RR1	5.20	1 per/40,000 sf	6	1	No	No			Above Moderate	No
01420018		Laytonville	RR	RR1	1.09	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01420040		Laytonville	RR	RR1	0.96	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01420047		Laytonville	RR	RR1	1.00	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01420049		Laytonville	RR	RR1	1.04	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01420057		Laytonville	RR	RR1	0.90	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01420075		Laytonville	RR	RR1	0.72	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01420079		Laytonville	RR	RR1	3.88	1 per/40,000 sf	4	1	No	No			Above Moderate	No
0142008		Laytonvill	RR	RR1	1.98	1 per/40,000 sf	2	1	No	No			Above	No

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TABLE 5-4-7
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
0		e											Moderate	
01420081		Laytonville	RR	RR1	1.98	1 per/40,000 sf	2	1	No	No			Above Moderate	No
01421070		Laytonville	RR	RR1	0.92	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01421080		Laytonville	RR	RR1	1.11	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01422005		Laytonville	RR	RR1	4.12	1 per/40,000 sf	4	1	Yes	Yes			Above Moderate	No
01422016		Laytonville	RR	RR1	0.49	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01422040		Laytonville	RR	RR1	0.97	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01422049		Laytonville	RR	RR1	0.83	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01423002		Laytonville	RR	RR1	1.06	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01423008		Laytonville	RR	RR1	0.83	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01425026		Laytonville	RR	RR10	2.53	1 per/40,000 sf	3	1	Yes	Yes			Above Moderate	No
01435022		Laytonville	UR	RMR20	0.25	1 unit/20 acres	1	1	No	No			Above Moderate	No
01435034		Laytonville	UR	RMR20	0.12	1 unit/20 acres	1	1	No	No			Above Moderate	No
01435041		Laytonville	UR	RMR20	0.12	1 unit/20 acres	1	1	No	No			Above Moderate	No
01436029		Laytonville	UR	RMR20	0.34	1 unit/20 acres	1	1	No	No			Above Moderate	No

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TABLE 5-4-7
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01437211		Laytonville	RR	RR1	0.68	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437213		Laytonville	RR	RR1	1.37	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437214		Laytonville	RR	RR1	1.40	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	No
01437217		Laytonville	RR	RR1	0.49	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437218		Laytonville	RR	RR1	0.47	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437316		Laytonville	RR	RR1	0.28	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437331		Laytonville	RR	RR1	0.95	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437332		Laytonville	RR	RR1	1.01	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437407		Laytonville	RR	RR1	0.87	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437410		Laytonville	RR	RR1	0.93	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03212623		Laytonville	RL	RL160	55.76	1 unit per 160 ac	1	1	No	No	Yes	FP	Above Moderate	No
03311612		Dos Rios	RL	RL160	22.25	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
03316013		Dos Rios	RL	RL160	36.34	1 unit per 160 ac	1	1	No	No	Yes	FP	Above Moderate	No
03317202		Dos Rios	RL	RL160	20.26	1 unit per 160 ac	1	1	No	No	Yes	FP	Above Moderate	No
0350205		Dos Rios	RL	RL160	78.3	1 unit per 160	1	1	No	No	Yes		Above	No

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TABLE 5-4-7
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
1					6	ac							Moderate	
03504003		Dos Rios	UR	RMR40	12.68	1 unit/20 acres	1	1	No	No	Yes	FP	Above Moderate	No
03519013		Dos Rios	OS	PL	38.24	1 unit/parcel	1	1	No	No	Yes		Above Moderate	No
03530022		Laytonville	UR	RMR20	1.21	1 unit/20 acres	1	1	No	No		FP	Above Moderate	No

Source: Mendocino County Department of Planning and Building Services September 2019.

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RESIDENTIAL SITE INVENTORY, REGION 2

Region 2 includes the community of Covelo, with a total of 56 parcels in this inventory. On the community's approximate 74 acres, it is estimated that 375 housing units could be constructed given current zoning restrictions. Many of these sites are zoned for low-density use. **Table 5-4-8** shows the housing development summary for Region 2, and the **Table 5-4-9** shows the entire inventory of sites for the region.

In Covelo, a community services district provides sewer services. As of October 2019, the Covelo Community Services District was pursuing expansion of its authority to include water service, initially for fire hydrants and suppression, and in the longer term for a potable water system. It is unknown whether or not these improvements will occur during this housing element period. Mitigating this challenge somewhat is the presence of a large, easily accessible aquifer that could be tapped by individual or communal wells to serve new multifamily structures.

[ALL MAPS IN THIS DRAFT APPEAR AT THE END OF THIS APPENDIX. THEY WILL BE INTEGRATED WITH THEIR ASSOCIATED TEXT AND TABLES IN THE NEXT DRAFT]

TABLE 5-4-8
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 2

Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Covelo	56	73.6	375	No

Source: Mendocino County Department of Planning and Building Services, September 2019.

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]TABLE 5-4-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 2

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
03234025		Covelo	RR	RR10	1.64	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	No
03234033		Covelo	RR	RR10	1.10	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03234045		Covelo	RR	RR10	1.42	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	No
03234055		Covelo	RR	RR10	1.21	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03234056		Covelo	RR	RR10	0.52	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03236028		Covelo	RR	RR10	4.99	1 per/40,000 sf	5	1	Yes	Yes			Above Moderate	No
03240022		Covelo	UR	RMR20	9.96	1 unit/20 acres	1	1	Yes	Yes			Above Moderate	No
03241022		Covelo	UR	RMR20	5.65	1 unit/20 acres	1	1	Yes	Yes			Above Moderate	No
03241043		Covelo	UR	RMR20	1.03	1 unit/20 acres	1	1	Yes	Yes			Above Moderate	No
03241052		Covelo	UR	RMR20	2.32	1 unit/20 acres	1	1	Yes	Yes			Above Moderate	No
03242020		Covelo	UR	RMR20	2.12	1 unit/20 acres	1	1	Yes	Yes			Above Moderate	No
03245040		Covelo	RR	RR10	1.01	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03245042		Covelo	RR	RR10	1.01	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03245044		Covelo	RR	RR10	0.24	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
0324600		Covelo	RR	RR10	0.39	1 per/40,000	1	1	Yes	Yes			Above	No

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]TABLE 5-4-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 2

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
7						sf							Moderate	
03247057		Covelo	RR		11.08	1 per/40,000 sf	12	1	Yes	Yes			Above Moderate	No
03319030		Covelo	SR	SR	0.61	29.04	18	13	Yes	Yes			Lower	No
03319069		Covelo	SR	SR	0.14	29.04	4	3	Yes	Yes			Moderate	No
03319070		Covelo	SR	SR	0.15	29.04	4	3	Yes	Yes			Moderate	No
03319074		Covelo	SR	SR	0.16	29.04	5	3	Yes	Yes			Moderate	No
03319081		Covelo	SR	SR	0.98	29.04	29	21	Yes	Yes			Lower	No
03319082		Covelo	SR	SR	0.56	29.04	16	12	Yes	Yes			Lower	No
03319091		Covelo	SR	SR	0.39	29.04	11	8	Yes	Yes			Moderate	No
03320007		Covelo	SR	SR	0.46	29.04	13	9	Yes	Yes		FP	Moderate	No
03320036		Covelo	SR	SR	1.59	29.04	46	34	Yes	Yes			Lower	No
03323016		Covelo	C2	C	0.25	29.04	7	5	Yes	Yes			Moderate	No
03324018		Covelo	C2	C	0.12	29.04	4	2	Yes	Yes			Moderate	No
03324026		Covelo	C2	C	0.15	29.04	4	3	Yes	Yes			Moderate	No
03324047		Covelo	SR	SR	0.11	29.04	3	2	Yes	Yes			Moderate	No

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]TABLE 5-4-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 2

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
03324056		Covelo	SR	SR	0.38	29.04	11	8	Yes	Yes			Moderate	No
03324058		Covelo	SR	SR	0.37	29.04	11	8	Yes	Yes			Moderate	No
03324060		Covelo	SR	SR	1.16	29.04	34	25	Yes	Yes			Lower	No
03324064		Covelo	C2	C	0.22	29.04	6	4	Yes	Yes			Moderate	No
03325016		Covelo	SR	C	0.23	29.04	7	5	Yes	Yes			Moderate	No
03325022		Covelo	SR	SR	1.61	29.04	47	35	Yes	Yes		FP	Lower	No
03325027		Covelo	SR	C	0.12	29.04	4	2	Yes	Yes			Moderate	No
03325039		Covelo	SR	SR	0.30	29.04	9	6	Yes	Yes		FP	Moderate	No
03325047		Covelo	SR	SR	0.64	29.04	19	14	Yes	Yes		FP	Lower	No
03326022		Covelo	SR	C	0.13	29.04	4	2	Yes	Yes			Moderate	No
03329011		Covelo	C2	C	0.35	29.04	10	7	Yes	Yes			Moderate	No
03329015		Covelo	C2	C	1.75	29.04	51	38	Yes	Yes		FP	Lower	No
03329016		Covelo	C2	C	2.03	29.04	59	44	Yes	Yes		FP	Lower	No
03333022		Covelo	RR	RR1	0.47	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
0333403		Covelo	RR	RR1	1.01	1 per/40,000	1	1	Yes	Yes			Above	No

Draft

]TABLE 5-4-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 2

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
1						sf							Moderate	
03338003		Covelo	C2	RC	1.03	29.04	30	22	Yes	Yes			Lower	No
03338012		Covelo	RR	RC	1.83	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	No
03338013		Covelo	RR	RC	1.02	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03338014		Covelo	RR	RC	1.00	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03338015		Covelo	RR	RC	1.00	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03338016		Covelo	RR	RC	0.97	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03427005		Covelo	RR	RR5	1.13	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03427034		Covelo	RR	RR5	1.31	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03427038		Covelo	RR	RR5	0.52	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03427054		Covelo	RR	RR5	1.12	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03428002		Covelo	C2	C	0.25	29.04	7	5	Yes	Yes			Moderate	No
03428003		Covelo	C2	C	0.25	29.04	7	5	Yes	Yes			Moderate	No

Source: Mendocino County Department of Planning and Building Services, September 2019.

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RESIDENTIAL SITE INVENTORY, REGION 3

Region 3 includes parcels in the coastal communities of Westport, Piercy, Cleone, and Fort Bragg. Most of these parcels are zoned RR and RV. These parcels are suitable for residential development.

[ALL MAPS IN THIS DRAFT APPEAR AT THE END OF THIS APPENDIX. THEY WILL BE INTEGRATED WITH THEIR ASSOCIATED TEXT AND TABLES IN THE NEXT DRAFT

Only five sites are located in a floodplain, which may intensify design standards that would constrain the housing affordability. Water and sewer service is varied—many of the sites are in the City of Fort Bragg water and sewer district or the Westport County Water District, which only provides water service. For full development to occur, the remaining sites will need to connect to water and sewer district infrastructure, via an extension of services or annexation into the City of Fort Bragg or the Westport County Water District. Should a hook-up be authorized, the actual water and sewer infrastructure would be constructed to extend to the properties' boundaries. Septic Systems and wells are acceptable but they are subject to coastal groundwater analysis and restrictions.

Only one parcel in this region is limited by slope constraints, which may limit the buildable area of the lot. However, all other Region 3 sites do not have slope issues.

Cleone and Fort Bragg are in areas with height restrictions due to their designation as "Highly Scenic Areas" by the County's zoning code. Any parcels in these communities between the coast and the western boundary of Highway 1 have a height restriction of 18 feet. This could constrain the density of any future housing built in these available parcels.

TABLE 5-4-10
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3

Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Westport	23	11.3	23	No
Piercy	1	3.7	1	No
Cleone	21	92	21	No
Fort Bragg	5	7	5	No
Total	**50**	**114.1**	**50**	**-**

Source: Mendocino County Department of Planning and Building Services, September 2019.

TABLE 5-4-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01328004		Westport	RV	RV	0.12	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01328026		Westport	RV	RV	2.13	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01330023		Westport	RV	RV	0.34	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01330049		Westport	RV	RV	0.08	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01330053		Westport	RV	RV	0.14	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01330056		Westport	RV	RV	0.25	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No

Draft

TABLE 5-4-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01330057		Westport	RV	RV	0.09	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01330062		Westport	RV	RV	2.23	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes		FP	Above Moderate	No
01330063		Westport	RV	RV	3.53	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes		FP	Above Moderate	No
01330065		Westport	RV	RV	0.18	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332002		Westport	RV	RV	0.16	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332035		Westport	RV	RV	0.07	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No

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TABLE 5-4-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01332043		Westport	RV	RV	0.08	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332044		Westport	RV	RV	0.15	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332045		Westport	RV	RV	0.14	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332046		Westport	RV	RV	0.15	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332047		Westport	RV	RV	0.16	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332048		Westport	RV	RV	0.17	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No

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TABLE 5-4-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01332049		Westport	RV	RV	0.14	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332050		Westport	RV	RV	0.23	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332051		Westport	RV	RV	0.51	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332055		Westport	RV	RV	0.15	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332056		Westport	RV	RV	0.15	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01501046		Newport	RL	RL160	17.10	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
01533023		Newport	RR	RR5(2)	3.20	1 unit per parcel/ 1 per	1	1	No	No		FP	Above Moderat	No

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TABLE 5-4-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						40,000 sf							e	
05316015		Piercy	RR	RR5	3.79	1 per/40,000 sf	4	1	No	No		FP	Above Moderate	No
06901018		Cleone	RR	RR2	0.17	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06905111		Cleone	RR	RR2(1)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06909013		Cleone	RL	RL160	64.65	1 unit per 160 ac	1	1	No	No		FP	Above Moderate	No
06910144		Cleone	RR	RR2	2.68	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06911117		Cleone	RR	RR2	1.44	1 per/40,000 sf	2	1	No	No			Above Moderate	No
06914107		Cleone	RR	RR5(1)	1.82	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06914116		Cleone	RR	RR5(1)	0.94	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06914150		Cleone	RR	RR5(1)	1.09	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06917217		Cleone	RR	RR1	2.46	1 per/40,000 sf	3	1	No	No			Above Moderat	No

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TABLE 5-4-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
													e	
06917428		Cleone	RR	I	0.39	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06918311		Cleone	RR	RR1	2.41	1 per/40,000 sf	3	1	No	No			Above Moderate	No
06920119		Cleone	RR	RR1	0.94	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06920121		Cleone	RR	RR1	0.90	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06920126		Cleone	RR	RR1	1.19	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06920151		Cleone	RR	RR1	0.97	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06920210		Cleone	RR	RR1	1.01	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06924208		Fort Bragg	RR	RR2	0.27	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06924219		Fort Bragg	RR	RR2	0.49	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06924225		Fort Bragg	RR	RR2	1.23	1 per/40,000 sf	1	1	No	No			Above Moderat	No

Draft

TABLE 5-4-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
													e	
06926240		Fort Bragg	RR	RR5	2.61	1 per/40,000 sf	3	1	No	No			Above Moderate	No
06926247		Fort Bragg	RR	RR5	2.43	1 per/40,000 sf	3	1	No	No			Above Moderate	No
06929101		Cleone	RR	RR5(1)	3.03	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06929123		Cleone	RR	RR5(1)	1.41	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06929124		Cleone	RR	RR5(1)	1.08	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06929204		Cleone	RR	RR5(1)	1.38	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06929207		Cleone	RV	RV	1.69	1 unit per parcel/ 1 per 40,000 sf with no water or sewer	1	1	No	No			Above Moderate	No

Draft

RESIDENTIAL SITE INVENTORY, REGION 4

The residential site inventory identified 164 sites that could be developed for Region 4, which is centered around the Town of Mendocino and includes the coastal communities of Albion, Caspar and Little River, and the inland community of Comptche.

The Town of Mendocino is a complicated area to locate potential residential sites due to the historic nature of the community. At the same time, Mendocino has the largest number of potential development parcels in this region (92), with an equal number of units realistically available. They are located in the historic part of the community.

Water and sewer service is handled by the Mendocino Community Services District which operates a sewage treatment facility and regulates the number of wells that are drilled by property owners, limiting the number of new units can be built in this district. The majority of parcels located within Mendocino have neither water or sewer access. There is no centralized water system for the town. However, the Coastal Commission has granted "categorical exclusions" to the County of Mendocino for certain categories of development, including single-family residences in certain geographical areas and subject to specific criteria. The exclusions generally apply to the construction of single-family residences, water wells, and septic system repair and replacement.

Just to the north of Mendocino, the town of Caspar contains 23 sites, the majority of which are zoned for Rural Residential or Rural Village development. Each parcel has a realistic development potential of one unit of housing. None of the parcels experience potential constraint due to slope, and only one parcel is in a floodplain. However, none of the parcels in Caspar have water or sewer access, which may limit development potential.

To the south of Mendocino, Little River has 20 potential development sites and Albion has 24. In both communities, each site has a realistic development potential of one housing unit per parcel. Across these communities, only two parcels have water and sewer access, and both are in Albion. Three sites in Little River and two in Albion are potentially constrained by being in a floodplain, and development on one parcel in Albion may be limited by slope constraints.

These sites are in the Coastal Zone and may be subject to Coastal Commission review. The Mendocino Historic Review Board would review any application in the Town of Mendocino.

In the inland town of Comptche, none of the five parcels identified for development has water or sewer access. Comptche is far from any existing water districts, so annexation into an existing district is not possible. The sites are all zoned for either Rural Residential or Upland Residential development, and so have the realistic potential for one housing unit per parcel. None of the parcels identified experience potential development constraint due to slope or being located in a floodplain, so may be developed if well water and sewer or septic access can be made available.

Albion, Caspar, Little River, and Mendocino are in areas with height restrictions due to their designation as "Highly Scenic Areas" by the County's zoning code. Any parcels in these communities between the

coast and the western boundary of Highway 1 have a height restriction of 18 feet. This could constrain the density of any future housing built in these available parcels.

[ALL MAPS IN THIS DRAFT APPEAR AT THE END OF THIS APPENDIX. THEY WILL BE INTEGRATED WITH THEIR ASSOCIATED TEXT AND TABLES IN THE NEXT DRAFT]

TABLE 5-4-12
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Caspar	23	46	23	No
Mendocino	92	222.9	92	No
Little River	20	47.3	20	No
Albion	24	47.8	24	No
Comptche	5	13.1	5	No
Total	**164**	**377.1**	**164**	**-**

Source: Mendocino County Department of Planning and Building Services, September 2019.

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11801007		Caspar	RR	RR5(2)	3.36	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11801022		Caspar	RR	RR5(2)	1.02	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11801023		Caspar	RR	RR5(2)	1.00	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11801029		Caspar	RR	RR5(2)	1.16	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11801030		Caspar	RR	RR5(2)	1.14	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11802018		Caspar	RR	RR5(2)	3.32	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11804005		Caspar	RR	RR5(2)	2.43	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11804007		Caspar	RR	RR5(2)	2.01	1 unit per parcel/ 1	1	1	No	No			Above Moderate	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						per 40,000 sf								
11804010		Caspar	RR	RR5(2)	2.04	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11805002		Caspar	RR	RR5(2)	0.23	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11806005		Caspar	RR	RR5	2.52	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11807003		Caspar	RR	RR5	1.89	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11807020		Caspar	RR	RR5	2.08	1 per/40,000 sf	2	1	No	No			Above Moderate	No
11807033		Caspar	RR	RR5	1.31	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11807038		Caspar	RR	RR5	1.45	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11808005		Caspar	RV	RV	1.16	1 unit per	1	1	No	No			Above	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						parcel/ 1 per 40,000 sf with no water or sewer							Moderate	
11808014		Caspar	RR	RR10	4.55	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11808016		Caspar	RV	RV	1.17	1 unit per parcel/ 1 per 40,000 sf with no water or sewer	1	1	No	No			Above Moderate	No
11808017		Caspar	RR	RR10	0.15	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11809011		Caspar	RR	RR10	1.00	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11815007		Mendocino	RR	RR10	0.19	1 per/40,000 sf	1	1	No	No			Above Moderate	No
11815028		Mendocino	RR	RR10	1.50	1 per/40,000 sf	2	1	No	No			Above Moderate	No
11815033		Mendocino	RR	RR10	1.32	1	1	1	No	No			Above	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						per/40,000 sf							Moderate	
11815038		Mendocino	RR	RR10	1.23	1 per/40,000 sf	1	1	No	No			Above Moderate	No
11815039		Mendocino	RR	RR10	0.31	1 per/40,000 sf	1	1	No	No			Above Moderate	No
11816026		Mendocino	RR	RR5PD	35.16	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11816028		Mendocino	RR	RR5PD	36.38	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11818003		Mendocino	RR	RR5(1)	1.76	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11818005		Mendocino	RR	RR5(1)	0.49	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11818037		Mendocino	RR	RR5(1)	1.23	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11818044		Mendocino	RR	RR5(1)	1.03	1 unit per parcel/ 1	1	1	No	No			Above Moderate	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						per 40,000 sf								
11819023		Mendocino	RR	RR5(1)	1.46	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11819037		Mendocino	RR	RR5(1)	0.38	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11820007		Mendocino	RR	RR5(1)	1.65	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820009		Mendocino	RR	RR5(1)	1.67	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820011		Mendocino	RR	RR5(1)	1.31	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820016		Mendocino	RR	RR5(1)	3.20	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820017		Mendocino	RR	RR5(1)	2.68	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11820018		Mendocino	RR	RR5(1)	2.74	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820019		Mendocino	RR	RR5(1)	1.09	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820029		Mendocino	RR	RR5(1)	1.35	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820031		Mendocino	RR	RR5(1)	2.23	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11823008		Mendocino	RR	RR5(1)	0.91	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11823017		Mendocino	RR	RR5(1)	0.82	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11823028		Mendocino	RR	RR5(1)	1.15	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11823066		Mendocino	RR	RR5(1)	0.98	1 unit per parcel/ 1	1	1	No	No			Above Moderate	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						per 40,000 sf								
11824012		Mendocino	RR	RR5(1)	3.69	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11829039		Mendocino	RR	RR5(1)	1.58	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11829067		Mendocino	RR	RR5(1)	0.91	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11829071		Mendocino	RR	RR5(1)	0.96	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11830013		Mendocino	RR	RR5(1)	0.76	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11830025		Mendocino	RR	RR5(1)	0.72	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11830034		Mendocino	RR	RR5(1)	0.84	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11830042		Mendocino	RR	RR5(1)	1.08	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11830061		Mendocino	RR	RR1DL	1.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833004		Mendocino	RR	RR5PD(1	1.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833005		Mendocino	RR	RR5PD(1	1.10	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833025		Mendocino	RR	RR5PD(1	1.11	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833029		Mendocino	RR	RR5PD(1	0.92	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833031		Mendocino	RR	RR5PD(1	1.12	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833034		Mendocino	RR	RR5PD(1	1.09	1 unit per parcel/ 1	1	1	Yes	Yes			Above Moderate	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						per 40,000 sf								
11833045		Mendocino	RR	RR5PD(1	0.95	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833046		Mendocino	RR	RR5PD(1	1.13	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833047		Mendocino	RR	RR5PD(1	1.00	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833048		Mendocino	RR	RR5PD(1	1.14	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833051		Mendocino	RR	RR5PD(1	0.96	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833052		Mendocino	RR	RR5PD(1	0.95	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833055		Mendocino	RR	RR5PD(1	2.61	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11835008		Mendocino	RR	RR5(1)	1.23	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11835011		Mendocino	RR	RR5(1)	0.87	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11836032		Mendocino	RR	RR5(1)	0.84	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11837001		Mendocino	RR	RR5(1)	0.88	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11837016		Mendocino	RR	RR5(1)	0.81	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11838005		Mendocino	RR	RR5(1)	0.73	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11840005		Mendocino	RR	RR5(1)	0.99	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11840008		Mendocino	RR	RR5(1)	0.88	1 unit per parcel/ 1	1	1	No	No			Above Moderate	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						per 40,000 sf								
11842005		Mendocino	RR	RR5(1)	0.57	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11843008		Caspar	RR	RR10	4.66	1 per/40,000 sf	5	1	No	No			Above Moderate	No
11844033		Caspar	RR	RR2	1.54	1 per/40,000 sf	2	1	No	No			Above Moderate	No
11846004		Caspar	RR	RR5	4.79	1 per/40,000 sf	5	1	No	No			Above Moderate	No
11849002		Mendocino	RR	RR10	4.42	1 per/40,000 sf	5	1	No	No			Above Moderate	No
11849011		Mendocino	RR	RR10	2.34	1 per/40,000 sf	3	1	No	No			Above Moderate	No
11849013		Mendocino	RR	RR10	2.44	1 per/40,000 sf	3	1	No	No			Above Moderate	No
11849017		Mendocino	RR	RR10	0.96	1 per/40,000 sf	1	1	No	No			Above Moderate	No
11849042		Mendocino	RR	RR10	10.72	1 per/40,000 sf	12	1	No	No			Above Moderate	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11850023		Mendocino	RR	RR10	4.70	1 per/40,000 sf	5	1	No	No			Above Moderate	No
11853020		Mendocino	RR	RR2	4.80	1 per/40,000 sf	5	1	No	No			Above Moderate	No
11856009		Mendocino	RR	RR10	2.10	1 per/40,000 sf	2	1	No	No			Above Moderate	No
11902011		Mendocino	RR	RR5(2)	0.92	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11902015		Mendocino	RR	RR5(2)	2.17	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11902018		Mendocino	RR	RR5(2)	1.41	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11904010		Mendocino	RR	RR5(2)	1.87	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11904036		Mendocino	RR	RR5	3.55	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11904045		Mendocino	RR	RR5(2)	0.72	1 unit per	1	1	No	No			Above	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						parcel/ 1 per 40,000 sf							Moderate	
11904046		Mendocino	RR	RR5(2)	0.71	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11904047		Mendocino	RR	RR5(2)	0.83	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11904048		Mendocino	RR	RR5(2)	0.52	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11905001		Mendocino	RR	RR5(2)	1.04	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11905042		Mendocino	RR	RR5(2)	1.00	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11905051		Mendocino	RR	RR5(2)	1.18	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11905055		Mendocino	RR	RR5(2)	0.22	1 unit per parcel/ 1 per 40,000	1	1	No	No			Above Moderate	No

Draft

TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						sf								
11911003		Mendocino	RR	RR5	2.55	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11933026		Mendocino	RR	RR5PD	3.51	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11936005		Mendocino	RR	RR5(2)	2.50	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11939009		Mendocino	RR	RR5	1.16	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11939036		Mendocino	RR	RR5(2)	4.12	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11940020		Mendocino	RR 5	RR5	1.11	1 unit/parcel	1	1	No	No			Above Moderate	No
11940040		Mendocino	RR	RR5	2.85	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11940043		Mendocino	RR	RR5(2)	0.91	1 unit per parcel/ 1 per 40,000	1	1	No	No			Above Moderate	No

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TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						sf								
11941006		Mendocino	RR	RR2	1.92	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11942009		Mendocino	RR	RR5(2)	1.38	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11942042		Mendocino	RR	RR5(2)	1.93	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11943011		Mendocino	RR	RR2	1.11	1 per/40,000 sf	1	1	No	No			Above Moderate	No
11943018		Mendocino	RR	RR5	5.18	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12104022		Little River	RR	RR5	4.36	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12105027		Little River	RR	RR5	0.78	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
12106138		Little River	RR	RR5	4.93	1 per/40,000	5	1	No	No			Above Moderate	No

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TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						sf								
12106139		Little River	RR	RR5	4.99	1 per/40,000 sf	5	1	No	No			Above Moderate	No
12106140		Little River	RR	RR5	6.76	1 per/40,000 sf	7	1	No	No			Above Moderate	No
12106201		Little River	RR	RR5	2.00	1 per/40,000 sf	2	1	No	No			Above Moderate	No
12112005		Little River	RR	RR5	0.52	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12112018		Little River	RR	RR5	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12112026		Little River	RR	RR5	3.17	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12113029		Little River	RR	RR5	1.11	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12115018		Mendocino	RR	RMR20	4.73	1 per/40,000 sf	5	1	No	No			Above Moderate	No
12117023		Little River	RR	RR5	3.86	1 unit per	1	1	No	No			Above	No

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TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						parcel/ 1 per 40,000 sf							Moderate	
12126026		Little River	RR	OSDPR	6.22	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
12126038		Little River	RR	RR5(2)	2.23	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12128013		Little River	RR	RR5	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
12129011		Little River	RR	RR5(2)	0.54	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12129020		Little River	RR	RR5(2)	0.26	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12129039		Little River	RR	RR5(2)	1.16	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12131015		Little River	RR	RR5(1)	1.00	1 unit per parcel/ 1 per 40,000	1	1	No	No			Above Moderate	No

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TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						sf								
12131042		Little River	RR	RR5(1)	1.57	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12137017		Little River	RR	RR5	1.20	1 per/40,000 sf	1	1	No	No			Above Moderate	No
12305032		Albion	RV	RV	1.05	1 unit per parcel/ 1 per 40,000 sf with no water or sewer	1	1	No	No			Above Moderate	No
12308010		Albion	RR	RR5PD	0.97	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12308016		Albion	RR10	RR10	1.98	1 unit/ 10 acres	1	1	No	No			Above Moderate	No
12310023		Albion	RR	RR5	1.68	1 per/40,000 sf	2	1	No	No			Above Moderate	No
12310032		Albion	RR	RR10	3.98	1 per/40,000 sf	4	1	No	No			Above Moderate	No
12313017		Albion	UR	RMR20	2.34	1 unit/20 acres	1	1	No	No			Above Moderate	No
12313027		Albion	UR	RMR20	0.33	1 unit/20 acres	1	1	No	No			Above Moderate	No

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TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
12313028		Albion	UR	RMR20	0.63	1 unit/20 acres	1	1	No	No			Above Moderate	No
12313034		Albion	UR	RMR20	0.38	1 unit/20 acres	1	1	No	No			Above Moderate	No
12319005		Albion	RR 5	RR5(2)	0.72	1 unit/parcel	1	1	No	No			Above Moderate	No
12321040		Albion	RR10	RR10	1.37	1 unit/ 10 acres	1	1	No	No			Above Moderate	No
12322023		Albion	RR	RR5	0.92	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12322028		Albion	RR	RR5	0.97	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12323103		Albion	RR	RR10	0.91	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12323214		Albion	RR	RR5	0.93	1 per/40,000 sf	1	1	No	No			Above Moderate	No
12323216		Albion	RR	RR5	3.16	1 per/40,000 sf	3	1	No	No			Above Moderate	No
12323217		Albion	RR	RR5	0.50	1 per/40,000 sf	1	1	No	No			Above Moderate	No
12325015		Albion	RR	RR5	1.31	1	1	1	No	No			Above	No

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TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						per/40,000 sf							Moderate	
12329004		Albion	RR	RR5PD	4.29	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
12334023		Albion	RR	RR5(1)	0.94	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
12334036		Albion	RR	RR5(1)	0.38	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
12339010		Albion	RMR	RMR20	0.29	1 unit/20 acres	1	1	No	No			Above Moderate	No
12342008		Albion	RMR	FL160	1.05	1 unit/20 acres	1	1	No	No			Above Moderate	No
12508031		Comptche	RR	RR2	4.02	1 per/40,000 sf	4	1	No	No			Above Moderate	No
12509022		Comptche	RR	RR2	1.00	1 per/40,000 sf	1	1	No	No			Above Moderate	No
12509027		Comptche	UR	RMR20	0.20	1 unit/20 acres	1	1	No	No			Above Moderate	No
12525008		Comptche	UR	RMR40	3.13	1 unit/20 acres	1	1	No	No			Above Moderate	No
12548020		Comptche	UR	RMR20	4.77	1 unit/20 acres	1	1	No	No			Above Moderate	No

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TABLE 5-4-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
12604011		Albion	RMR 40	RMR40	16.67	1 unit/40 acres	1	1	No	No	Yes	FP	Above Moderate	No

Source: Mendocino County Department of Planning and Building Services, September 2019.

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RESIDENTIAL SITE INVENTORY, REGION 5

The majority of sites identified in this region are in the Township of Brooktrails, northwest of Willits. This area was excluded from the 2014 Housing Element inventory. Although this area continues to have sufficient lands designated for more than 600 units of housing, an insufficient water supply and limited road access have precluded further development in this area. However, all of the Brooktrails sites identified during this analysis have both water and sewer access and are not in a floodplain. These sites represent significant development potential.

During the last Housing Element update, the Brooktrails Community was still under a state-mandated moratorium on new housing construction since the community had been unable to expand its water supply. Conservation efforts in Lake Emily proved sufficient for the state to permit construction of a maximum of no more than 24 housing units in 2018.

This region also includes the communities of Longvale and Ridgewood Park. Within Longvale, all sites are zoned for RL and so are limited to one unit per 160 acres. Both of these communities lack access to water and sewer systems, so development on these sites may be limited by their access to well water and septic systems. The majority of sites in Ridgewood Park also have potential slope-related constraints.

[ALL MAPS IN THIS DRAFT APPEAR AT THE END OF THIS APPENDIX. THEY WILL BE INTEGRATED WITH THEIR ASSOCIATED TEXT AND TABLES IN THE NEXT DRAFT]

TABLE 5-4-14
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5

Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Longvale	5	42.0	5	No
Brooktrails	171	43.0	632	No
Ridgewood Park	5	203.5	5	No
Total	**181**	**288.3**	**642**	**-**

Source: Mendocino County Department of Planning and Building Services, September 2019.

TABLE 5-4-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
03613027		Longvale	RL	RL160	4.39	1 unit per 160 ac	1	1	No	No		FP	Above Moderate	No
03614027		Longvale	RL	RL160	2.38	1 unit per 160 ac	1	1	No	No		FP	Above Moderate	No
03614036		Longvale	RL	RC	0.22	1 unit per 160 ac	1	1	No	No			Above Moderate	No
03614038		Longvale	RL	RC	0.20	1 unit per 160 ac	1	1	No	No			Above Moderate	No
03618616		Longvale	RL	RL160	34.78	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
09504008		Brooktrails	R1	SR	0.44	7.26	3	2	Yes	Yes			Above Moderate	No
09508201		Brooktrails	R1	SR	0.33	7.26	2	1	Yes	Yes			Above Moderate	No
09508202		Brooktrails	R1	SR	0.37	7.26	3	2	Yes	Yes			Above Moderate	No
09517006		Brooktrails	R1	SR	0.37	7.26	3	2	Yes	Yes			Above Moderate	No
09517007		Brooktrails	R1	SR	0.36	7.26	3	1	Yes	Yes			Above Moderate	No
09616210		Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
09619006		Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
09626312		Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
09721314		Brooktrails	R1	SR	0.27	7.26	2	1	Yes	Yes			Above Moderate	No
09721315		Brooktrails	R1	SR	0.51	7.26	4	2	Yes	Yes			Above	No

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TABLE 5-4-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
													Moderate	
09727202		Brooktrails	R1	SR	0.22	7.26	2	1	Yes	Yes			Above Moderate	No
09727301		Brooktrails	R1	SR	0.24	7.26	2	1	Yes	Yes			Above Moderate	No
09727317		Brooktrails	R1	SR	0.18	7.26	1	1	Yes	Yes			Above Moderate	No
09728307		Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
09728308		Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
09729403		Brooktrails	R1	SR	0.39	7.26	3	2	Yes	Yes			Above Moderate	No
09729404		Brooktrails	R1	SR	0.39	7.26	3	2	Yes	Yes			Above Moderate	No
09729405		Brooktrails	R1	SR	0.35	7.26	3	1	Yes	Yes			Above Moderate	No
09729507		Brooktrails	R1	SR	0.29	7.26	2	1	Yes	Yes			Above Moderate	No
09729612		Brooktrails	R1	SR	0.70	7.26	5	3	Yes	Yes			Above Moderate	No
09730405		Brooktrails	R1	SR	0.21	7.26	1	1	Yes	Yes			Above Moderate	No
09730406		Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
09730407		Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
09730408		Brooktrails	R1	SR	0.24	7.26	2	1	Yes	Yes			Above Moderate	No

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TABLE 5-4-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
09730410		Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
09730411		Brooktrails	R1	SR	0.17	7.26	1	1	Yes	Yes			Above Moderate	No
09730414		Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
09801601		Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09801702		Brooktrails	R1	SR	0.18	7.26	1	1	Yes	Yes			Above Moderate	No
09801903		Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09801910		Brooktrails	C1	C	0.15	29.04	4	3	Yes	Yes			Moderate	No
09811109		Brooktrails	R1	SR	0.23	7.26	2	1	Yes	Yes			Above Moderate	No
09812104		Brooktrails	R3	SR	0.27	29.04	8	5	Yes	Yes			Moderate	No
09812105		Brooktrails	R3	SR	0.32	29.04	9	7	Yes	Yes			Moderate	No
09812106		Brooktrails	R3	SR	0.29	29.04	9	6	Yes	Yes			Moderate	No
09812109		Brooktrails	R3	SR	0.19	29.04	5	4	Yes	Yes			Moderate	No
09812401		Brooktrails	R3	SR	0.23	29.04	7	5	Yes	Yes			Moderate	No
09812402		Brooktrails	R3	SR	0.25	29.04	7	5	Yes	Yes			Moderate	No
09812405		Brooktrails	R3	SR	0.23	29.04	7	4	Yes	Yes			Moderate	No
09812406		Brooktrails	R3	SR	0.23	29.04	7	5	Yes	Yes			Moderate	No
09812506		Brooktrails	R1	SR	0.17	7.26	1	1	Yes	Yes			Above Moderate	No
09813701		Brooktrails	C1	C	0.16	29.04	5	3	Yes	Yes			Moderate	No
09814601		Brooktrails	R1	SR	0.17	7.26	1	1	Yes	Yes			Above Moderate	No
09815202		Brooktrails	R3	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09815203		Brooktrails	R3	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09815204		Brooktrails	R3	SR	0.18	29.04	5	3	Yes	Yes			Moderate	No

Draft

TABLE 5-4-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
09815205		Brooktrails	R3	SR	0.18	29.04	5	3	Yes	Yes			Moderate	No
09815209		Brooktrails	R3	SR	0.18	29.04	5	4	Yes	Yes			Moderate	No
09815405		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09815406		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09815407		Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09815408		Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09815409		Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09815410		Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09815411		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09815412		Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09815501		Brooktrails	R3	SR	0.25	29.04	7	5	Yes	Yes			Moderate	No
09815507		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09824201		Brooktrails	R3	SR	0.19	29.04	6	4	Yes	Yes			Moderate	No
09824211		Brooktrails	R3	SR	0.23	29.04	7	5	Yes	Yes			Moderate	No
09824301		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09824303		Brooktrails	R3	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09824304		Brooktrails	R3	SR	0.18	29.04	5	3	Yes	Yes			Moderate	No
09824305		Brooktrails	R3	SR	0.19	29.04	5	4	Yes	Yes			Moderate	No
09824602		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09824603		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09824604		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09824605		Brooktrails	R3	SR	0.22	29.04	7	4	Yes	Yes			Moderate	No
09824606		Brooktrails	R3	SR	0.23	29.04	7	4	Yes	Yes			Moderate	No
09824607		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09824608		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09824609		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09824610		Brooktrails	R3	SR	0.22	29.04	7	4	Yes	Yes			Moderate	No
09824611		Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09824612		Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No

TABLE 5-4-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
09824614		Brooktrails	R3	SR	0.45	29.04	13	9	Yes	Yes			Moderate	No
09825101		Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
09825115		Brooktrails	R3	SR	0.20	29.04	6	4	Yes	Yes			Moderate	No
09825201		Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
09825206		Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
09825207		Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
09825402		Brooktrails	R1	SR	0.18	7.26	1	1	Yes	Yes			Above Moderate	No
09825404		Brooktrails	R1	SR	0.17	7.26	1	1	Yes	Yes			Above Moderate	No
09825415		Brooktrails	R1	SR	0.18	7.26	1	1	Yes	Yes			Above Moderate	No
09826103		Brooktrails	R3	SR	0.18	29.04	5	3	Yes	Yes			Moderate	No
09826105		Brooktrails	R3	SR	0.20	29.04	6	4	Yes	Yes			Moderate	No
09826106		Brooktrails	R3	SR	0.23	29.04	7	4	Yes	Yes			Moderate	No
09826108		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09826208		Brooktrails	R3	SR	0.26	29.04	8	5	Yes	Yes			Moderate	No
09826213		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09826215		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09826216		Brooktrails	R3	SR	0.26	29.04	7	5	Yes	Yes			Moderate	No
09827101		Brooktrails	R3	SR	0.20	29.04	6	4	Yes	Yes			Moderate	No
09827103		Brooktrails	R3	SR	0.27	29.04	8	5	Yes	Yes			Moderate	No
09827104		Brooktrails	R3	SR	0.35	29.04	10	7	Yes	Yes			Moderate	No
09827105		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09827106		Brooktrails	R3	SR	0.27	29.04	8	5	Yes	Yes			Moderate	No

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TABLE 5-4-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
09827107		Brooktrails	R3	SR	0.23	29.04	7	5	Yes	Yes			Moderate	No
09827202		Brooktrails	R3	SR	2.21	29.04	64	48	Yes	Yes			Lower	No
09827206		Brooktrails	R3	SR	0.26	29.04	7	5	Yes	Yes			Moderate	No
09827211		Brooktrails	R3	SR	0.23	29.04	7	4	Yes	Yes			Moderate	No
09827212		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09827213		Brooktrails	R3	SR	0.25	29.04	7	5	Yes	Yes			Moderate	No
09827214		Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09827215		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828102		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828103		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828104		Brooktrails	R3	SR	0.25	29.04	7	5	Yes	Yes			Moderate	No
09828106		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828109		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828110		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828111		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828201		Brooktrails	R3	SR	0.15	29.04	4	3	Yes	Yes			Moderate	No
09828204		Brooktrails	R3	SR	0.28	29.04	8	5	Yes	Yes			Moderate	No
09828206		Brooktrails	R3	SR	0.28	29.04	8	6	Yes	Yes			Moderate	No
09828207		Brooktrails	R3	SR	0.26	29.04	8	5	Yes	Yes			Moderate	No
09828208		Brooktrails	R3	SR	0.26	29.04	8	5	Yes	Yes			Moderate	No
09828209		Brooktrails	R3	SR	0.26	29.04	8	5	Yes	Yes			Moderate	No
09828210		Brooktrails	R3	SR	0.26	29.04	8	5	Yes	Yes			Moderate	No
09828211		Brooktrails	R3	SR	0.26	29.04	7	5	Yes	Yes			Moderate	No
09828212		Brooktrails	R3	SR	0.26	29.04	8	5	Yes	Yes			Moderate	No
09828213		Brooktrails	R3	SR	0.34	29.04	10	7	Yes	Yes			Moderate	No
09829318		Brooktrails	C1	C	0.17	29.04	5	3	Yes	Yes			Moderate	No
09829319		Brooktrails	C1	C	0.17	29.04	5	3	Yes	Yes			Moderate	No
09829401		Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09829402		Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No

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TABLE 5-4-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
09829403		Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09829404		Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09829406		Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09829407		Brooktrails	C1	C	0.19	29.04	6	4	Yes	Yes			Moderate	No
09829408		Brooktrails	C1	C	0.19	29.04	6	4	Yes	Yes			Moderate	No
09908101		Brooktrails	R3	SR	0.23	29.04	7	4	Yes	Yes			Moderate	No
09908102		Brooktrails	R3	SR	0.29	29.04	8	6	Yes	Yes			Moderate	No
09908104		Brooktrails	R3	SR	0.19	29.04	5	4	Yes	Yes			Moderate	No
09908105		Brooktrails	R3	SR	0.20	29.04	6	4	Yes	Yes			Moderate	No
09908107		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09908108		Brooktrails	R3	SR	0.38	29.04	11	8	Yes	Yes			Moderate	No
09908111		Brooktrails	R3	SR	0.20	29.04	6	4	Yes	Yes			Moderate	No
09908112		Brooktrails	R3	SR	0.23	29.04	7	5	Yes	Yes			Moderate	No
09908113		Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09908213		Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09909101		Brooktrails	R3	SR	0.15	29.04	4	3	Yes	Yes			Moderate	No
09909102		Brooktrails	R3	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09909103		Brooktrails	R3	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09909204		Brooktrails	R3	SR	0.31	29.04	9	6	Yes	Yes			Moderate	No
09909205		Brooktrails	R3	SR	0.33	29.04	9	7	Yes	Yes			Moderate	No
09909206		Brooktrails	R3	SR	0.34	29.04	10	7	Yes	Yes			Moderate	No
09909207		Brooktrails	R3	SR	0.39	29.04	11	8	Yes	Yes			Moderate	No
09914401		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09914402		Brooktrails	R3	SR	0.23	29.04	7	5	Yes	Yes			Moderate	No
09914411		Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
09915102		Brooktrails	R3	SR	0.18	29.04	5	3	Yes	Yes			Moderate	No
09915103		Brooktrails	R3	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09915104		Brooktrails	R3	SR	0.18	29.04	5	4	Yes	Yes			Moderate	No

TABLE 5-4-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
09915106		Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09915403		Brooktrails	C1	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09916224		Brooktrails	R1	SR	0.96	7.26	7	5	Yes	Yes			Above Moderate	No
10001417		Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
10016105		Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
10016106		Brooktrails	R1	SR	0.28	7.26	2	1	Yes	Yes			Above Moderate	No
10016210		Brooktrails	R1	SR	0.22	7.26	2	1	Yes	Yes			Above Moderate	No
10021504		Brooktrails	R1	SR	0.16	7.26	1	1	Yes	Yes			Above Moderate	No
10021601		Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
10021607		Brooktrails	R1	SR	0.34	7.26	2	1	Yes	Yes			Above Moderate	No
10022105		Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
10022208		Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
10022309		Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
10022505		Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
10023213		Brooktrails	R1	SR	0.17	7.26	1	1	Yes	Yes			Above Moderate	No
10023310		Brooktrails	R1	SR	0.18	7.26	1	1	Yes	Yes			Above	No

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TABLE 5-4-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
													Moderate	
10028306		Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
14705213		Ridgewood Park	RL	RL160	38.74	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
14706233		Ridgewood Park	UR	RMR20	82.48	1 unit/20 acres	4	1	No	No	Yes		Above Moderate	No
14706501		Ridgewood Park	RL		42.14	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
14706504		Ridgewood Park	RL	RL160	38.89	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
14725411		Ridgewood Park	RR	RR5	1.30	1 per/40,000 sf	1	1	No	No			Above Moderate	No

Source: Mendocino County Department of Planning and Building Services, September 2019.

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RESIDENTIAL SITE INVENTORY, REGION 6

Region 6 consists of 7 parcels within the coastal community of Elk, with an estimated development potential of 7 units. Only two of these sites are within a water or sewer district. None of the sites identified have slope-related development constraints and none are within a floodplain. The sites identified are all located in low-density residential (Rural Residential or Rural Village) zones. Because Elk is located within the Coastal Zone, any development may be subject to the constraint of Coastal Development permitting.

Elk is located in areas with height restrictions due to their designation as "Highly Scenic Areas" by the County's Zoning code. Any parcels in Elk between the coast and the western boundary of Highway 1 have a height restriction of 18 feet. This could constrain the density of any future housing built in these available parcels.

Table 5-4-16 shows a summary of housing development potential for Region 7 and Table 5-4-17 shows the details of each potential developable parcel in the region.

[ALL MAPS IN THIS DRAFT APPEAR AT THE END OF THIS APPENDIX. THEY WILL BE INTEGRATED WITH THEIR ASSOCIATED TEXT AND TABLES IN THE NEXT DRAFT]

TABLE 5-4-16
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 6

Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Elk	7	13.9	7	No
Source: Mendocino County Department of Planning and Building Services, September 2019.				

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TABLE 5-4-17
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 6

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
12607015		Elk	RR	RR5	1.20	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12719004		Elk	RV	RV	0.44	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
12722002		Elk	RR	RR10	4.57	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12722003		Elk	RR	RR10	5.73	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12723106		Elk	RR	RR10	0.70	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12723207		Elk	RV	RV	0.29	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
12723216		Elk	RV	RV	0.98	1 unit per parcel/ 1	1	1	No	No			Above Moderate	No

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TABLE 5-4-17
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 6

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						per 40,000 sf with no water or sewer								

Source: Mendocino County Department of Planning and Building Services, September 2019.

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RESIDENTIAL SITE INVENTORY, REGION 7

Region 7 represents sites within the communities of Calpella, Potter Valley, Redwood Valley, and The Forks. **Table 5-4-18** shows the summary of the developable land in Region 7 for new housing. **Table 5-4-19** shows the detail for each developable parcel in the site inventory for the region.

[ALL MAPS IN THIS DRAFT APPEAR AT THE END OF THIS APPENDIX. THEY WILL BE INTEGRATED WITH THEIR ASSOCIATED TEXT AND TABLES IN THE NEXT DRAFT]

TABLE 5-4-18
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7

Community	1. Number of Parcels	2. Acres	3. Realistic Units	4. Water District Moratorium and/or Water Rights Exceeded?
Calpella	15	12.3	114	Yes
Potter Valley	8	9.5	47	No
Redwood Valley	55	124	255	Yes
The Forks	3	3.9	83	Yes
Total	**81**	**150.4**	**499**	**-**

Source: Mendocino County Department of Planning and Building Services, September 2019.

Within the community of Calpella, 15 parcels were identified for potential development, with an estimated total number of potential units calculated to be 114. As a more developed area, Calpella has a greater mix of zoning classifications within the sites identified than other communities in this inventory. Five sites are zoned for commercial or mixed use, and these represent a substantial number of potential units in the community. Twelve sites in Calpella are within a water or sewer district. As of October 2019, the Calpella Water District was under a new-hook-up moratorium. It is unknown what level of development could be accommodated with the existing services. Additionally, the three parcels in Calpella with the highest number of potential units are in a floodplain. That risk would need to be mitigated when planning future development.

In the community of Potter Valley, 8 potential development sites were identified with a realistic development potential of 47 units. Five parcels are zoned for Suburban Rural (SR) use and can be developed more densely. Most of the sites identified, including the five SR parcels, are within the Potter Valley Irrigation District (PVID), however the PVID water is only for agricultural use, and there is no sewer

district. Septic Systems and wells may be viable for Potter Valley. One parcel in Potter Valley is in a floodplain.

The largest number of parcels and potential units in this region are in Redwood Valley. The majority of parcels in Redwood Valley are in a water and sewer district. While many sites indicated in the inventory are currently zoned for low-density residential development, several sites are zoned for commercial or suburban residential and therefore have a higher realistic development potential. For example, the largest SR-zoned site is 1.9 acres, which could accommodate 41 units. The estimated total development potential for Redwood Valley sites is 255 units. Few parcels within Redwood Valley experience constraints due to slope or flood risk. A moratorium on the Redwood Valley Community Water District would limit new water connections associated with new housing development. Parcels that are already connected to the water system could be encouraged to develop denser housing to offset any parcels that are unable to accommodate new housing due to the water hookup moratorium.

All parcels identified within The Forks have access to both water and sewer services, as The Forks is located between Ukiah and Calpella in the more urbanized area along Highway 101. All parcels identified within The Forks are currently zoned for residential with a maximum allowed density of 29 units per acre. None of these parcels experience constraints related to slopes or floodplains.

Many parcels in Redwood Valley and The Forks are within the Ukiah Valley Sanitation District and Millview County Water District, but services are not extended to all parcels. Extensive areas north of Ukiah are within only one of these service districts. As of October 2019, the Millview County Water District was subject to a state-imposed water connection moratorium. To achieve densities exceeding one unit per 12,000 square feet, an approved water system would be required in addition to sewer. The lack of water capacity is the most significant constraint in this area—one that the Millview County Water District is working to resolve within the next year. The challenges are not as intractable as they are for the Brooktrails and Redwood Valley County Water Districts.

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TABLE 5-4-19
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
10720008		Redwood Valley	RR	RR10	3.91	1 per/40,000 sf	4	1	Yes	Yes			Above Moderate	Yes
10728034		Redwood Valley	SR	SR	0.59	29.04	17	12	Yes	Yes		FP	Lower	Yes
10728035		Redwood Valley	SR	SR	0.55	29.04	16	12	Yes	Yes		FP	Lower	Yes
16004023		Redwood Valley	UR	RMR40	37.98	1 unit/20 acres	2	1	Yes	Yes	Yes		Above Moderate	Yes
16015039		Redwood Valley	RR	RR5	0.80	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16019001		Redwood Valley	RR	RR5	2.26	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16021048		Redwood Valley	RR	RR1	1.13	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16021049		Redwood Valley	RR	RR1	2.26	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16105109		Redwood Valley	RR	RR1	1.18	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16105110		Redwood Valley	RR	RR1	3.05	1 per/40,000 sf	3	1	Yes	Yes			Above Moderate	Yes
16105116		Redwood Valley	RR	RR1	0.72	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

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TABLE 5-4-19
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
16111007		Redwood Valley	RR	RR1	2.21	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16112005		Redwood Valley	RR	RR5	3.63	1 per/40,000 sf	4	1	Yes	Yes		FP	Above Moderate	Yes
16117028		Redwood Valley	RR	RR1	0.60	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16122006		Redwood Valley	RR	RR1	1.09	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16122019		Redwood Valley	RR	RR1	2.30	1 per/40,000 sf	3	1	Yes	Yes			Above Moderate	Yes
16122031		Redwood Valley	RR	RR1	1.52	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16122033		Redwood Valley	RR	RR1	0.60	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16123038		Redwood Valley	RR	RR1	4.49	1 per/40,000 sf	5	1	Yes	Yes			Above Moderate	Yes
16126008		Redwood Valley	RR	RR10	2.04	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16126018		Redwood Valley	RR	RR1	0.48	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

Draft

TABLE 5-4-19
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
16126022		Redwood Valley	RR	RR10	0.80	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16126025		Redwood Valley	RR	RR10	0.93	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16201122		Redwood Valley	RL	RL160	3.91	1 unit per 160 ac	1	1	No	No		FP	Above Moderate	Yes
16209015		Redwood Valley	RR	RR5	2.15	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16209020		Redwood Valley	RR		0.92	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16214034		Redwood Valley	C1	C	0.87	29.04	25	18	Yes	Yes			Lower	Yes
16214035		Redwood Valley	C1	C	0.55	29.04	16	11	Yes	Yes			Lower	Yes
16214043		Redwood Valley	SR	SR	1.90	29.04	55	41	Yes	Yes			Lower	Yes
16214050		Redwood Valley	SR	SR	1.09	29.04	32	23	Yes	Yes			Lower	Yes
16214051		Redwood Valley	SR	SR	1.04	29.04	30	22	Yes	Yes			Lower	Yes
16214054		Redwood Valley	SR	SR	1.74	29.04	50	37	Yes	Yes			Lower	Yes
16220022		Redwood Valley	RR	RR1	1.42	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16222108		Redwood	RR	RR1	1.90	1	2	1	Yes	Yes		FP	Above	Yes

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TABLE 5-4-19
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
		Valley				per/40,000 sf							Moderate	
16223210		Redwood Valley	RR	RR1	0.51	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16223309		Redwood Valley	RR	RR1	0.57	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16223311		Redwood Valley	RR	RR1	0.63	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16224038		Redwood Valley	RR	RR2	1.99	1 per/40,000 sf	2	1	No	No			Above Moderate	Yes
16227116		Redwood Valley	RR	RR1	0.46	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16229012		Redwood Valley	RR	RR1	0.18	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16302057		Redwood Valley	RR	RR1	1.45	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16302077		Redwood Valley	RR	RR1	0.96	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16302079		Redwood Valley	RR	RR1	1.79	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16302080		Redwood	RR	RR1	2.27	1	2	1	Yes	Yes			Above	Yes

Draft

TABLE 5-4-19
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
		Valley				per/40,000 sf							Moderate	
16306032		Redwood Valley	RR	RR1	1.18	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16308215		Redwood Valley	RR	RR1	0.90	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16309005		Redwood Valley	RR	RR1	0.35	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16313214		Redwood Valley	C2	C	1.53	29.04	45	33	Yes	Yes			Lower	Yes
16319026		Redwood Valley	RR	RR1	6.81	1 per/40,000 sf	7	1	Yes	Yes			Above Moderate	Yes
16505013		Redwood Valley	RR	RR1	1.32	1 per/40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
16505014		Redwood Valley	RR	RR1	1.23	1 per/40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
16505015		Redwood Valley	RR	RR1	1.16	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16509035		Redwood Valley	RR	RR1	1.01	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16509037		Redwood Valley	RR	RR1	0.58	1 per/40,000	1	1	Yes	Yes			Above Moderate	Yes

Draft

TABLE 5-4-19
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						sf								
16613020		Redwood Valley	RR	RR10	4.46	1 per/40,000 sf	5	1	No	No			Above Moderate	Yes
16703003		Calpella	C1	MU-2	0.20	29.04	6	4	Yes	Yes			Moderate	Yes
16703024		Calpella	SR	MU-2	0.15	29.04	4	3	Yes	Yes			Moderate	Yes
16704003		Calpella	C1	MU-2	0.28	29.04	8	6	Yes	Yes			Moderate	Yes
16704004		Calpella	C1	MU-2	0.27	29.04	8	5	Yes	Yes			Moderate	Yes
16704014		Calpella	C1	MU-2	0.23	29.04	7	5	Yes	Yes			Moderate	Yes
16705018		Calpella	C2	MU-2	0.83	29.04	24	17	Yes	Yes		FP	Lower	Yes
16705022		Calpella	C2	C	1.79	29.04	52	38	Yes	Yes		FP	Lower	Yes
16705023		Calpella	C2	C	1.23	29.04	36	26	Yes	Yes		FP	Lower	Yes
16709011		Calpella	RR	RR1	1.71	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16723005		Calpella	SR	SR	0.19	29.04	5	4	Yes	Yes			Moderate	Yes
16729029		Calpella	AG	RR1	1.24	1 unit/parcel	1	1	Yes	Yes			Above Moderate	Yes
16802017		Calpella	RR	RR10	0.66	1 per/40,000 sf	1	1	No	No			Above Moderate	Yes
16806013		Calpella	RR	RR10	0.97	1 per/40,000 sf	1	1	No	No		FP	Above Moderate	Yes
16806013		Calpella	RR	RR10	0.97	1 per/40,000 sf	1	1	No	No		FP	Above Moderate	Yes
16809004		Calpella	RR	RR10	1.63	1 per/40,000	2	1	Yes	Yes		FP	Above Moderate	Yes

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TABLE 5-4-19
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						sf								
16820406		The Forks	SR	SR	1.98	29.04	57	43	Yes	Yes			Lower	Yes
16822143		The Forks	SR	SR	1.04	29.04	30	22	Yes	Yes			Lower	Yes
16912023		The Forks	R3	MUNS	0.87	29.04	25	18	Yes	Yes			Lower	Yes
17116003		Potter Valley	RR	RR10	1.90	1 per/40,000 sf	2	1	No	No			Above Moderate	No
17116007		Potter Valley	RR	RR10	2.21	1 per/40,000 sf	2	1	No	No		FP	Above Moderate	No
17404022		Potter Valley	UR	RMR40	3.03	1 unit/20 acres	1	1	No	No			Above Moderate	No
17420104		Potter Valley	SR	RC	0.15	29.04	4	3	No	No			Moderate	No
17420204		Potter Valley	SR	RC	0.32	29.04	9	7	No	No			Moderate	No
17503002		Potter Valley	SR	SR	0.92	29.04	27	20	No	No			Lower	No
17503006		Potter Valley	SR	SR	0.52	29.04	15	11	No	No			Lower	No
17509001		Potter Valley	SR	RC	0.18	29.04	5	3	No	No			Moderate	No

Source: Mendocino County Department of Planning and Building Services, September 2019.

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RESIDENTIAL SITE INVENTORY, REGION 8

Region 8 of the residential site inventory identifies parcels zoned and potentially suitable for residential development within the coastal community of Manchester. **Table 5-4-20** shows a summary of the realistic housing unit development potential on available parcels in Manchester.

Table 5-4-20
Summary of Developable Housing Potential in Region 8

Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Manchester	178	82.8	178	No
Source: Mendocino County Department of Planning and Building Services, September 2019.				

A total of 178 parcels were identified, with an estimated total development potential of 178 housing units subject to the approval of a Coastal Development Permit. Of these 178 sites, only 18 are not currently within a water or sewer district (10 percent of parcels). Parcels that do have water and sewer access are within the Irish Beach area of Manchester, and are part of the Irish Beach Water District. No sites in this region are constrained by land slope, and only 3 of the 178 are located within a floodplain. The sites located within the water and sewer district are zoned for Rural Residential use, and those outside of the water district are zoned for Rural Residential (9 parcels), Rural Village (1 parcel), or Rangeland (8 parcels) uses.

Manchester is located in one of the County's "Highly Scenic Areas" and subject to height restrictions. Any parcels in Manchester between the coast and the western boundary of Highway 1 have a height restriction of 18 feet. This could constrain the density of any future housing built in these available parcels.

Table 5-4-21 shows an inventory of each available parcel in Manchester.

[ALL MAPS IN THIS DRAFT APPEAR AT THE END OF THIS APPENDIX. THEY WILL BE INTEGRATED WITH THEIR ASSOCIATED TEXT AND TABLES IN THE NEXT DRAFT]

Draft

TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
13201009		Manchester	RR	RR5PD(S	0.56	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13201010		Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13201011		Manchester	RR	RR5PD(S	0.45	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13201014		Manchester	RR	RR5PD(S	0.66	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13201016		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13201017		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13201020		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13201021		Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13202003		Manchester	RR	RR5PD(S	0.47	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13202013		Manchester	RR	RR5PD(S	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13202016		Manchester	RR	RR5PD(S	0.22	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13203009		Manchester	RR	RR5PD(S	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13203012		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13203014		Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13203		Manches	RR	RR5P	0.2	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above	No

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TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
015		ter		D(S	9								Moderate	
13203016		Manchester	RR	RR5PD(S	0.42	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13203018		Manchester	RR	RR5PD(S	0.39	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13203021		Manchester	RR	RR5PD(S	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13204011		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13204012		Manchester	RR	RR5PD(S	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13204013		Manchester	RR	RR5PD(S	0.48	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13204020		Manchester	RR	RR5PD(S	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13204022		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13204025		Manchester	RR	RR5PD(S	0.38	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13204027		Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13205009		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13205010		Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13205011		Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13205012		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No

Draft

TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
13205014		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13205016		Manchester	RR	RR5PD(S	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207105		Manchester	RR	RR5PD(S	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207106		Manchester	RR	RR5PD(S	0.38	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207201		Manchester	RR	RR5PD(S	0.45	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207202		Manchester	RR	RR5PD(S	0.48	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207205		Manchester	RR	RR5PD(S	0.21	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207206		Manchester	RR	RR5PD(S	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207302		Manchester	RR	RR5PD(S	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207303		Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207304		Manchester	RR	RR5PD(S	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207308		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207309		Manchester	RR	RR5PD(S	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207310		Manchester	RR	RR5PD(S	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207		Manches	RR	RR5P	0.2	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above	No

Draft

TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
402		ter		D(S	9								Moderate	
13207403		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207409		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207411		Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207412		Manchester	RR	RR5PD(S	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13207414		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13208007		Manchester	RR	RR5PD(S	0.50	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13208008		Manchester	RR	RR5PD(S	0.49	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13208010		Manchester	RR	RR5PD(S	0.59	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13208012		Manchester	RR	RR5PD(S	0.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13208013		Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13208014		Manchester	RR	RR5PD(S	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13208015		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13209001		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13209002		Manchester	RR	RR5PD(S	0.24	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No

Draft

TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
13209003		Manchester	RR	RR5PD(S	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13209004		Manchester	RR	RR5PD(S	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13209005		Manchester	RR	RR5PD(S	0.24	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13209008		Manchester	RR	RR5PD(S	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13209009		Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13209010		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13209011		Manchester	RR	RR5PD(S	0.57	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13209013		Manchester	RR	RR5PD(S	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13210011		Manchester	RR	RR5PD(S	0.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13210013		Manchester	RR	RR5PD(S	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13210014		Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13210015		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13210016		Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13210017		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13210		Manches	RR	RR5P	0.2	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above	No

Draft

TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
018		ter		D(S	9								Moderate	
13211 002		Manchester	RR	RR5PD(S	0.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 003		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 004		Manchester	RR	RR5PD(S	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 005		Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 009		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 012		Manchester	RR	RR5PD(S	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 015		Manchester	RR	RR5PD(S	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 016		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 017		Manchester	RR	RR5PD(S	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 018		Manchester	RR	RR5PD(S	0.44	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 019		Manchester	RR	RR5PD(S	0.55	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 020		Manchester	RR	RR5PD(S	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 021		Manchester	RR	RR5PD(S	0.39	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13211 022		Manchester	RR	RR5PD(S	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No

Draft

TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
13211026		Manchester	RR	RR5PD(S	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212003		Manchester	RR	RR5PD(S	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212011		Manchester	RR	RR5PD(S	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212013		Manchester	RR	RR5PD(S	0.68	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	No
13212014		Manchester	RR	RR5PD(S	0.60	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212016		Manchester	RR	RR5PD(S	0.58	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212017		Manchester	RR	RR5PD(S	0.54	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212018		Manchester	RR	RR5PD(S	0.49	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212020		Manchester	RR	RR5PD(S	0.26	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212022		Manchester	RR	RR5PD(S	0.39	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212026		Manchester	RR	RR5PD(S	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212027		Manchester	RR	RR5PD(S	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212030		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212031		Manchester	RR	RR5PD(S	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212		Manches	RR	RR5P	0.4	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above	No

Draft

TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
033		ter		D(S	7								Moderate	
13212036		Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212037		Manchester	RR	RR5PD(S	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13212039		Manchester	RR	RR5PD(S	0.37	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13213002		Manchester	RR	RR5PD(S	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13213008		Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13213009		Manchester	RR	RR5PD(S	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13213010		Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13214105		Manchester	RR	RR5PD(S	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13214106		Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13214107		Manchester	RR	RR5PD(S	0.23	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13214108		Manchester	RR	RR5PD(S	0.21	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13214109		Manchester	RR	RR5PD(S	0.23	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13214201		Manchester	RR	RR5PD(S	0.24	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13214202		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No

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TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
13214209		Manchester	RR	RR5PD(S	0.23	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13214211		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13214213		Manchester	RR	RR5PD(S	0.48	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13214214		Manchester	RR	RR5PD(S	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13214215		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13215020		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13215023		Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13215024		Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13215025		Manchester	RR	RR5PD(S	0.37	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13216101		Manchester	RR	RR5PD(S	0.25	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13216103		Manchester	RR	RR5PD(S	0.25	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13216104		Manchester	RR	RR5PD(S	0.20	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13216105		Manchester	RR	RR5PD(S	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13216107		Manchester	RR	RR5PD(S	0.19	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13216		Manches	RR	RR5P	0.3	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above	No

Draft

TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
112		ter		D(S	6								Moderate	
13216113		Manchester	RR	RR5PD(S	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13216114		Manchester	RR	RR5PD(S	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13216115		Manchester	RR	RR5PD(S	0.38	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13216116		Manchester	RR	RR5PD(S	0.25	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13216118		Manchester	RR	RR5PD(S	0.21	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13216119		Manchester	RR	RR5PD(S	0.45	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13216120		Manchester	RR	RR5PD(S	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13220005		Manchester	RR	RR2(1)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
13220009		Manchester	RR	RR2(1)	0.37	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
13220016		Manchester	RR	RR2(1)	0.47	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
13230002		Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230003		Manchester	RR	RR5PD(S	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230004		Manchester	RR	RR5PD(S	0.37	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230008		Manchester	RR	RR5PD(S	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No

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TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
13230010		Manchester	RR	RR5PD(S	0.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230015		Manchester	RR	RR5PD(S	0.26	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230016		Manchester	RR	RR5PD(S	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230017		Manchester	RR	RR5PD(S	0.56	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230018		Manchester	RR	RR5PD(S	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230024		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230025		Manchester	RR	RR5PD(S	0.39	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230027		Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230029		Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230031		Manchester	RR	RR5PD(S	0.24	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230032		Manchester	RR	RR5PD(S	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230035		Manchester	RR	RR5PD(S	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230036		Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230037		Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13230		Manches	RR	RR5P	0.3	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above	No

Draft

TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
038		ter		D(S	1								Moderate	
13232 023		Manchester	RR	RR5PD(1	0.82	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13232 042		Manchester	RR	RR5PD(1	4.06	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13232 048		Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
13304 008		Manchester	RL	RL160	3.58	1 unit per 160 ac	1	1	No	No			Above Moderate	No
13304 010		Manchester	RL	RL160	3.04	1 unit per 160 ac	1	1	No	No			Above Moderate	No
13305 013		Manchester	RL	RL160	0.89	1 unit per 160 ac	1	1	No	No			Above Moderate	No
13305 017		Manchester	RL	RL160	0.68	1 unit per 160 ac	1	1	No	No		FP	Above Moderate	No
13307 008		Manchester	RL	RL160	2.86	1 unit per 160 ac	1	1	No	No			Above Moderate	No
13307 018		Manchester	RR	RR5(1)	1.21	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
13307 030		Manchester	RR	RR5(1)	0.59	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
13307 031		Manchester	RR	RR5(1)	0.47	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
13308 002		Manchester	RL	RL160	0.62	1 unit per 160 ac	1	1	No	No		FP	Above Moderate	No
13308 011		Manchester	RV	RV	1.03	1 unit per parcel/ 1 per 40,000 sf with no water or sewer	1	1	No	No			Above Moderate	No
13310 001		Manchester	RR	RR5	0.87	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No

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TABLE 5-4-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
13326010		Manchester	RR	RR5	2.18	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
13328023		Manchester	RL	RL160	1.33	1 unit per 160 ac	1	1	No	No			Above Moderate	No
13328027		Manchester	RR	RR2(1)	1.98	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
13329023		Manchester	RL	RL160	1.26	1 unit per 160 ac	1	1	No	No			Above Moderate	No

Source: Mendocino County Department of Planning and Building Services, September 2019.

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RESIDENTIAL SITE INVENTORY, REGION 9

Region 9 represents the communities of Boonville, Navarro, and Philo and contains a total of 34 parcels identified for potential development, with a total realistic development potential of 34 units. **Table 5-4-22** shows a summary of the full buildout potential for Region 9.

TABLE 5-4-22
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 9

Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Navarro	10	5	10	No
Philo	4	28.7	4	No
Boonville	20	428.2	20	No
Total	34	461.9	34	-

Source: Mendocino County Department of Planning and Building Services, September 2019.

The majority of sites are zoned for Rural Residential or Rangeland uses, with two sites zoned Upland Rural and one zoned for Agricultural uses. Nine sites within Boonville and one within Philo have the potential to have development constrained by the slope of the land.

Only five of the sites identified are within a water or sewer district, and all of these are within the community of Boonville. Like the rest of Anderson Valley, Boonville has seen a fair degree of residential and commercial growth without a corresponding increase in infrastructure. As of October 2019, Boonville was the largest community in Mendocino County lacking sewer and water service, and it's unclear whether these facilities would come online during the period of the next housing element. Should the constraints be lifted, more intensive development in this area could be expected. Two of the five sites within the water and sewer district are within a floodplain, which may constrain development. **Table 5-4-23** shows the full inventory of potential developable sites in Region 9.

[ALL MAPS IN THIS DRAFT APPEAR AT THE END OF THIS APPENDIX. THEY WILL BE INTEGRATED WITH THEIR ASSOCIATED TEXT AND TABLES IN THE NEXT DRAFT]

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TABLE 5-4-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 9

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
02609005		Navarro	RR	RR1	0.14	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02609006		Navarro	RR	RR1	0.15	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02609007		Navarro	RR	RR1	0.18	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02609008		Navarro	RR	RR1	0.19	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02609009		Navarro	RR	RR1	0.18	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02609018		Navarro	RR	RR1	1.05	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02609023		Navarro	RR	RR1	0.18	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02613005		Navarro	RR	RR1	0.30	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02615017		Navarro	RR	RR1	0.13	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02615030		Navarro	RR	RR1	2.55	1 per/40,000 sf	3	1	No	No			Above Moderate	No

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TABLE 5-4-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 9

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
02629533		Philo	UR	RMR40	21.48	1 unit/20 acres	1	1	No	No	Yes		Above Moderate	No
02907029		Boonville	AG40	AG40	5.43	1 unit/parcel	1	1	No	No		FP	Above Moderate	No
02925017		Boonville	RL	RL160	40.16	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
02926018		Boonville	RL	RL160	81.46	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
02939029		Boonville	RR 5	RR5	2.55	1 unit/5 acres	1	1	No	No			Above Moderate	No
02940007		Boonville	RR 5	RR1	0.51	1 unit/5 acres	1	1	No	No			Above Moderate	No
02941041		Boonville	RR 5	RR5	1.02	1 unit/5 acres	1	1	No	No			Above Moderate	No
02942003		Boonville	RR 5	PS	11.54	1 unit/5 acres	2	1	No	No	Yes		Above Moderate	No
02948011		Boonville	RR	RR1	2.09	1 per/40,000 sf	2	1	Yes	Yes		FP	Above Moderate	No
02948015		Boonville	RR	RR1	1.73	1 per/40,000 sf	2	1	Yes	Yes		FP	Above Moderate	No
02948039		Boonville	RR	RR1	1.06	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
02948041		Boonville	RR	RR1	0.96	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
02948045		Boonville	RR	RR1	1.03	1	1	1	Yes	Yes			Above	No

Draft

TABLE 5-4-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 9

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						per/40,000 sf							Moderate	
02962012		Boonville	RR 5	RR5	1.10	1 unit/5 acres	1	1	No	No			Above Moderate	No
04602016		Boonville	RL	RL160	38.73	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
04604005		Philo	RR	RR5	1.07	1 per/40,000 sf	1	1	No	No			Above Moderate	No
04608034		Philo	RR 5	RR5	2.64	1 unit/5 acres	1	1	No	No		FP	Above Moderate	No
04617074		Boonville	RR	RR5	5.04	1 per/40,000 sf	5	1	No	No		FP	Above Moderate	No
04623004		Boonville	RL		78.15	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
04624024		Boonville	RL	RL160	39.12	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
04641024		Boonville	RR 5	RR5	0.17	1 unit/5 acres	1	1	No	No		FP	Above Moderate	No
04653003		Philo	RR	RR5	3.53	1 per/40,000 sf	4	1	No	No			Above Moderate	No
04655025		Boonville	RL		78.98	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
04753001		Boonville	UR	RMR40	37.31	1 unit/20 acres	2	1	No	No	Yes		Above Moderate	No

Source: Mendocino County Department of Planning and Building Services, September 2019.

Draft

RESIDENTIAL SITE INVENTORY, REGION 10

Region 10 includes the communities of Hopland, El Roble, and Talmage, with a total of 20 parcels identified for new housing development.

Table 5-4-24
Summary of Developable Housing Potential in Region 10

Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Hopland	16	298.3	283	No
El Roble	1	0.5	1	No
Talmage	3	119.5	22	No
Total	20	418.2	306	-

Source: Mendocino County Department of Planning and Building Services, September 2019.

There are six parcels in Hopland that are not within a water or sewer district. The nearest water district would be the Hopland Public Utility District, which would be able to accommodate new water connections. All other parcels between the two towns are in the Ukiah Valley Sanitation District and Willow County Water District or Rogina Water Company District, which supply sewer and water services. Services are present or nearby, with sufficient capacity to serve new development at this time.

Of the 20 sites identified, 10 have current residential zoning, including R3, Suburban Residential, and Rural Community zones. Six parcels in Hopland and one parcel in Talmage are zoned for Rangeland. The region's sites with the highest development potential are in Hopland, with 208, 29, and 16 potential developable units. There are eight sites that are in a floodplain, six of which are in Hopland and two are in Talmage. The parcel that could yield 208 housing units is among the sites in a floodplain. Four sites in Hopland are in areas where sloping could constrain housing development.

[ALL MAPS IN THIS DRAFT APPEAR AT THE END OF THIS APPENDIX. THEY WILL BE INTEGRATED WITH THEIR ASSOCIATED TEXT AND TABLES IN THE NEXT DRAFT]

Draft

TABLE 5-4-25
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 10

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
04707037		Hopland	RL	RL160	0.48	1 unit per 160 ac	1	1	No	No			Above Moderate	No
04748224		El Roble	RR	RR1	1.17	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
04817036		Hopland	SR	SR	0.23	29.04	7	5	No	No			Moderate	No
04817038		Hopland	R3	SR	1.37	29.04	40	29	Yes	Yes			Lower	No
04820045		Hopland	RR	RR1	24.05	1 per/40,000 sf	26	1	Yes	Yes	Yes		Above Moderate	No
04822017		Hopland	SR	SR	0.14	29.04	4	2	Yes	Yes		FP	Moderate	No
04825028		Hopland	SR	SR	0.75	29.04	22	16	Yes	Yes			Lower	No
04829017		Hopland	C1	RC	0.07	29.04	2	1	Yes	Yes		FP	Moderate	No
04830027		Hopland	C2	RC	0.48	29.04	14	10	Yes	Yes		FP	Moderate	No
04830028		Hopland	C2	RC	0.20	29.04	6	4	Yes	Yes		FP	Moderate	No
04834105		Hopland	RR 5	RR5	0.30	1 unit/5 acres	1	1	Yes	Yes		FP	Above Moderate	No
04840005		Hopland	SR	SR	9.56	29.04	278	208	Yes	Yes		FP	Lower	No
05009015		Hopland	RL	RL160	0.58	1 unit per 160 ac	1	1	No	No			Above Moderate	No
05038002		Hopland	RL	RL160	57.79	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
05038006		Hopland	RL	RL160	83.50	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
05038019		Hopland	RL	RL160	100.04	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
05042002		Hopland	RL	RL160	18.76	1 unit per 160 ac	1	1	No	No			Above Moderate	No
18108024		Talmage	SR	RC	0.65	29.04	19	14	Yes	Yes		FP	Lower	No

Draft

TABLE 5-4-25
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 10

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
18108028		Talmage	SR	RC	0.32	29.04	9	7	Yes	Yes		FP	Moderate	No
18322032		Talmage	RL	RL160	0.71	1 unit per 160 ac	1	1	Yes	Yes			Above Moderate	No

Source: Mendocino County Department of Planning and Building Services September 2019.

Draft

RESIDENTIAL SITE INVENTORY, REGION 11

Region 11 of the residential site inventory includes parcels zoned and potentially suitable for residential development within the communities of Anchor Bay and Gualala. **Table 5-4-26** shows a summary of the available acres and realistic units that could be produced in Region 11.

Table 5-4-26
Summary of Developable Housing Potential in Region 11

Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Anchor Bay	52	82.3	150	Yes
Gualala	138	176.6	401	Yes
Total	190	258.9	551	-

Source: Mendocino County Department of Planning and Building Services, September 2019.

A total of 190 sites were identified within the three communities. The estimated development potential for the region is 551 units. The majority of sites within this region are within the Coastal Zone and are subject to the approval of a Coastal Development Permit. The Gualala Municipal Advisory Committee would also need to provide input.

Gualala is the community within the region that has the largest number of sites and potential units, with a total of 401 potential units distributed over 138 sites. Most of the sites within Gualala are also within a water or sewer district, and are served by the Gualala Community Services District and North Gualala Water Company. While all sites are within water and sewer service areas, the actual lines may not be extended to all parcels. The site inventory assumes that services would be provided. There are 35 sites that lack any water or sewer connections, which would constrain further development of these parcels. Of these, 34 sites are zoned Residential Rural or Remote Residential. Currently, the North Gualala Water Company is under a moratorium preventing new water connections. This could limit housing development in parcels where there are no water connections. This could be offset by focusing development more densely in parcels that already have water connections. Only two sites out of 138 have a potential constraint related to the site's slope, and only five are located in a floodplain.

Just to the north of Gualala, 52 sites were identified within Anchor Bay community. Nearly all the sites identified (45 out of 52 parcels) are within water and sewer districts. A small percentage (17 sites) are located within a floodplain, and one site has a potential slope constraint that would need to be addressed during site development. Anchor Bay receives its water supply from the North Gualala Water Company. As of October 2019, the area was under a state-imposed moratorium on new water connections. Any parcels in Anchor Bay lacking existing water connections would likely be unable to develop housing until the moratorium is lifted. This could be offset by developing housing more densely on parcels that have existing water hookups.

Gualala is located in one of the County's "Highly Scenic Areas" and subject to height restrictions. Some parcels between the coast and the western boundary of Highway 1 have a height restriction of 18 feet, and some parcels between the highway's eastern boundary and the coastal zone's eastern boundary have a height restriction of 35 feet. This could constrain the density of any future housing built in these available parcels.

Table 5-4-27 shows all the parcels available for housing development along with potential constraining details.

[ALL MAPS IN THIS DRAFT APPEAR AT THE END OF THIS APPENDIX. THEY WILL BE INTEGRATED WITH THEIR ASSOCIATED TEXT AND TABLES IN THE NEXT DRAFT]

Draft

TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
02750104		Gualala	RMR	RMR20	1.59	1 unit/20 acres	1	1	No	No			Above Moderate	No
02751116		Gualala	RMR	RMR20	2.45	1 unit/20 acres	1	1	No	No			Above Moderate	No
02751117		Gualala	RMR	RMR20	2.45	1 unit/20 acres	1	1	No	No			Above Moderate	No
14110002		Gualala	RR	RR10	4.67	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes
14110013		Anchor Bay	RR	RR10	2.93	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes
14110016		Anchor Bay	RR	RR10	3.96	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes
14124026		Gualala	RR	RR1	5.88	1 per/40,000 sf	6	1	Yes	Yes			Above Moderate	Yes
14201013		Gualala	RR	RR5(1)	0.99	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201019		Gualala	RR	RR5(1)	0.97	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201021		Gualala	RR	RR5(1)	1.06	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201023		Gualala	RR	RR5(1)	1.17	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201024		Gualala	RR	RR5(1)	1.03	1 unit per	1	1	No	No			Above	No

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TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						parcel/ 1 per 40,000 sf							Moderate	
14201025		Gualala	RR	RR5(1)	0.85	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201026		Gualala	RR	RR5(1)	1.22	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201028		Gualala	RR	RR5(1)	1.06	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201029		Gualala	RR	RR5(1)	0.93	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201032		Gualala	RR	RR5(1)	0.85	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201034		Gualala	RR	RR5(1)	0.99	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201035		Gualala	RR	RR5(1)	0.97	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201036		Gualala	RR	RR5(1)	1.03	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201045		Gualala	RR	RR5(1)	0.91	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201047		Gualala	RR	RR5(1)	0.95	1 unit per	1	1	No	No			Above	No

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TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						parcel/ 1 per 40,000 sf							Moderate	
14201048		Gualala	RR	RR5(1)	0.99	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201050		Gualala	RR	RR5(1)	1.00	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201052		Gualala	RR	RR5(1)	0.97	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14202101		Gualala	RR	RR5(2)	3.43	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14202212		Gualala	RR	RR5(2)	3.17	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14202216		Gualala	RR	RR5(2)	1.07	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14202217		Gualala	RR	RR5(2)	0.95	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14202219		Gualala	RR	RR5(2)	1.02	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14203104		Gualala	RR	RR5(1)	1.09	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
14203119		Gualala	RR	RR5(1)	0.41	1 unit per	1	1	No	No			Above	No

Draft

TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						parcel/ 1 per 40,000 sf							Moderate	
14203121		Gualala	RR	RR5(1)	0.46	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14203206		Gualala	RR	RR5(2)	2.47	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14203304		Gualala	RR	RR5(2)	1.98	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14203310		Gualala	RR	RR5(2)	2.07	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14205104		Gualala	RR	RR5(2)	0.73	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14205108		Gualala	RR	RR5(2)	1.49	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
14213107		Anchor Bay	RR	RR5	2.11	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	Yes
14213201		Anchor Bay	RR	RR5	4.06	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes
14215109		Anchor Bay	RR	RR5	3.88	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	Yes
14218001		Anchor Bay	RR	RR5	2.27	1 unit per	1	1	No	No			Above	Yes

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TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						parcel/ 1 per 40,000 sf							Moderate	
14219017		Anchor Bay	RR	RR10	3.14	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes
14301030		Anchor Bay	RR	RR10	3.77	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes
14309015		Anchor Bay	RR 5	RR5(2)	1.66	1 unit/parcel	1	1	No	No			Above Moderate	Yes
14312105		Anchor Bay	RR	RR5(1)	1.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14312107		Anchor Bay	RR	RR5(1)	0.94	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14312201		Anchor Bay	RR	RR5(1)	0.86	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14312207		Anchor Bay	RR	RR5(1)	0.98	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14312209		Anchor Bay	RR	RR5(1)	1.26	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14312210		Anchor Bay	RR	RR5(1)	1.14	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14316107		Anchor Bay	RR	RR5(2)	1.23	1 unit per parcel/ 1 per	1	1	Yes	Yes		FP	Above Moderate	Yes

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TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						40,000 sf								
14316108		Anchor Bay	RR	RR5(2)	1.59	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14316109		Anchor Bay	RR	RR5(2)	1.79	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14316110		Anchor Bay	RR	RR5(2)	1.84	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14316211		Anchor Bay	RR	RR5(2)	2.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14318035		Anchor Bay	RR	RR5(1)	0.81	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14320120		Anchor Bay	RR	RR5(1)	1.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14320123		Anchor Bay	RR	RR5(1)	1.02	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14320126		Anchor Bay	RR	RR5(1)	0.96	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14320203		Anchor Bay	RR	RR5(1)	0.90	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14321113		Anchor Bay	RR	RR5(1)	1.04	1 unit per parcel/ 1 per	1	1	Yes	Yes			Above Moderate	Yes

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TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						40,000 sf								
14321141		Anchor Bay	RR	RR5(1)	0.90	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14321143		Anchor Bay	RR	RR5(1)	1.21	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14322105		Anchor Bay	RR	RR5PD(1	0.49	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14401210		Anchor Bay	RR	RR5(2)	1.01	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14402113		Anchor Bay	RR	RR5(1)	1.69	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403201		Anchor Bay	RR	RR5(SR)	0.16	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403204		Anchor Bay	RR	RR5(SR)	0.16	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403307		Anchor Bay	RR	RR5(SR)	0.18	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403314		Anchor Bay	RR	RR5(SR)	0.15	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403405		Anchor Bay	RR	RR5(SR)	0.18	1 unit per parcel/ 1 per	1	1	Yes	Yes			Above Moderate	Yes

Draft

TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						40,000 sf								
14403414		Anchor Bay	RR	RR5(SR)	0.12	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403423		Anchor Bay	C	C	0.22	29.04	7	4	Yes	Yes			Moderate	Yes
14403429		Anchor Bay	RR	RR5(SR)	0.13	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403508		Anchor Bay	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403510		Anchor Bay	RR	RR5(SR)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14405014		Anchor Bay	RR	RR5(2)	1.22	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14406005		Anchor Bay	RR	RR10	1.04	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14406023		Anchor Bay	RR	RR10	2.54	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14406029		Anchor Bay	RR	RR10	1.05	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14406030		Anchor Bay	RR	RR10	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14407005		Anchor Bay	RR	RR10	1.07	1 unit per	1	1	Yes	Yes			Above	Yes

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TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						parcel/ 1 per 40,000 sf							Moderate	
14407013		Anchor Bay	C	C	4.41	29.04	128	96	Yes	Yes		FP	Lower	Yes
14407022		Anchor Bay	RR	RR10	10.94	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes	Yes	FP	Above Moderate	Yes
14410016		Anchor Bay	RR	RR5(2)	0.62	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14413011		Gualala	RR	RR5(2)	1.15	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14413012		Gualala	RR	RR5(2)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14413018		Anchor Bay	RR	RR5(2)	1.83	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14413028		Anchor Bay	RR	RR5(2)	1.01	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14414010		Gualala	RR	RR5PD(1	11.79	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes	Yes	FP	Above Moderate	Yes
14416006		Gualala	RR	RR5(2)	1.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14416010		Gualala	RR	RR5(2)	1.77	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

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TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14417009		Gualala	RR	RR5(2)	4.83	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14423103		Gualala	RR	RR5(SR)	0.49	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14423210		Gualala	RR	RR5(SR)	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14423304		Gualala	RR	RR5(SR)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14423402		Gualala	RR	RR5(SR)	0.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14423416		Gualala	RR	RR5(SR)	0.43	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425105		Gualala	RR	RR5(SR)	0.42	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425214		Gualala	RR	RR5(SR)	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425216		Gualala	RR	RR5(SR)	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425302		Gualala	RR	RR5(SR)	0.51	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

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TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14425313		Gualala	RR	RR5(SR)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425314		Gualala	RR	RR5(SR)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425403		Gualala	RR	RR5(SR)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425602		Gualala	RR	RR5(SR)	0.37	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425719		Gualala	RR	RR5	1.05	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425720		Gualala	RR	RR5	1.00	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14426012		Gualala	RR	RR5	1.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14429014		Gualala	RR	RR5(1)	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14430018		Gualala	RR	RR5(2)	0.53	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14430020		Gualala	RR	RR5(2)	0.44	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14430021		Gualala	RR	RR5(2)	0.50	1 unit per parcel/ 1 per	1	1	Yes	Yes			Above Moderate	Yes

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TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						40,000 sf								
14430026		Gualala	RR	RR5(2)	0.50	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14502103		Gualala	RR	RR5	1.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14505302		Gualala	RR	RR1	0.66	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14505309		Gualala	RR	RR1	2.21	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
14508205		Gualala	RR	RR5(SR)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14508207		Gualala	RR	RR5(SR)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14508209		Gualala	RR	RR5(SR)	0.26	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509114		Gualala	RR	RR5(1)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509118		Gualala	RR	RR5(1)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509204		Gualala	RR	RR1	0.35	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509214		Gualala	RR	RR1	0.29	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

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TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14509215		Gualala	RR	RR1	0.29	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509216		Gualala	RR	RR1	0.30	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509220		Gualala	RR	RR1	1.29	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509221		Gualala	RR	RR1	2.66	1 per/40,000 sf	3	1	Yes	Yes			Above Moderate	Yes
14509311		Gualala	RR	RR1	0.33	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509321		Gualala	RR	RR1	0.32	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509328		Gualala	RR	RR1	0.71	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510111		Gualala	RR	RR5(SR)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510308		Gualala	RR	RR5(SR)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510313		Gualala	RR	RR5(SR)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510402		Gualala	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510403		Gualala	RR	RR5(SR)	0.19	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510404		Gualala	RR	RR5(SR)	0.35	1 unit per	1	1	Yes	Yes			Above	Yes

TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						parcel/ 1 per 40,000 sf							Moderate	
14510406		Gualala	RR	RR5(SR)	0.23	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510501		Gualala	RR	RR5(SR)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512118		Gualala	RR	RR5(1)	0.58	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14512209		Gualala	RR	RR5(1)	0.91	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512210		Gualala	RR	RR5(1)	0.99	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512304		Gualala	RR	RR5(1)	1.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512501		Gualala	RR	RR5(1)	0.67	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512505		Gualala	RR	RR5(1)	0.70	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512506		Gualala	RR	RR5(1)	0.58	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512508		Gualala	RR	RR5(1)	0.44	1 unit per	1	1	Yes	Yes			Above	Yes

Draft

TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						parcel/ 1 per 40,000 sf							Moderate	
14512510		Gualala	RR	RR5(1)	0.51	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512511		Gualala	RR	RR5(1)	0.66	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512515		Gualala	RR	RR5(1)	0.48	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512516		Gualala	RR	RR5(1)	0.71	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513110		Gualala	RR	RR5(1)	0.96	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14513202		Gualala	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513204		Gualala	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513207		Gualala	RR	RR5(SR)	1.07	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513210		Gualala	RR	RR5(SR)	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513302		Gualala	RR	RR5(SR)	0.33	1 unit per	1	1	Yes	Yes			Above	Yes

Draft

TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						parcel/ 1 per 40,000 sf							Moderate	
14513308		Gualala	RR	RR5(SR)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513404		Gualala	RR	RR5(SR)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516116		Gualala	RR	RR5(SR)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516134		Gualala	RR	RR5(SR)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516202		Gualala	RR	RR5(SR)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516203		Gualala	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516205		Gualala	GHMU	GHMU	0.30	25	8	5	Yes	Yes			Moderate	Yes
14516209		Gualala	RR	RR5(SR)	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516212		Gualala	RR	RR5(SR)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516215		Gualala	RR	RR5(SR)	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

Draft

TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14516305		Gualala	RR	RR5(SR)	0.26	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516306		Gualala	RR	RR5(SR)	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516308		Gualala	RR	RR5(SR)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516312		Gualala	RR	RR5(SR)	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516317		Gualala	RR	RR5(SR)	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516505		Gualala	GHMU	GHMU	0.25	25	6	4	Yes	Yes			Moderate	Yes
14516519		Gualala	RR	RR5(SR)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516613		Gualala	GHMU	GHMU	12.99	25	325	243	Yes	Yes			Moderate	Yes
14518203		Gualala	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14518208		Gualala	RR	RR5(SR)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14518303		Gualala	GHMU	GHMU	0.40	25	10	7	Yes	Yes			Moderate	Yes
14518305		Gualala	GHMU	GHMU	0.50	25	12	9	Yes	Yes			Lower	Yes
14519103		Gualala	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per	1	1	Yes	Yes			Above Moderate	Yes

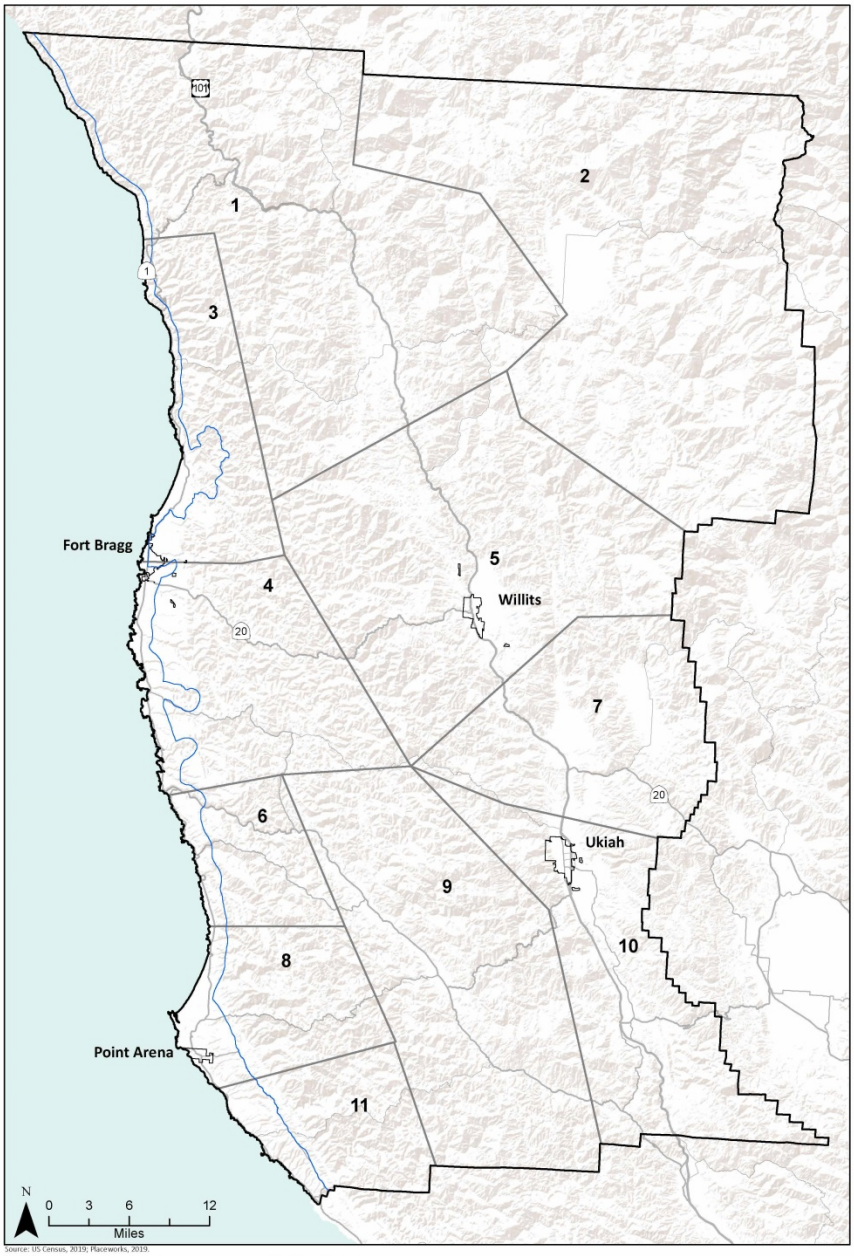
Draft

TABLE 5-4-27
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						40,000 sf								
14519210		Gualala	RR	RR5(SR)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14519212		Gualala	RR	RR5(SR)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14522015		Gualala	RR	RR5(2)	2.78	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14522019		Gualala	RR	RR5(2)	0.51	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14523203		Gualala	RR	RR5(SR)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14523207		Gualala	RR	RR5(SR)	0.26	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14524008		Gualala	RMR	RMR40	26.66	1 unit/20 acres	1	1	Yes	Yes	Yes		Above Moderate	Yes
14527005		Gualala	RR	RR5(2)	1.39	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14527009		Gualala	RR	RR5PD(S	10.57	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

Source: Mendocino County Department of Planning and Building Services, September 2019.

Draft

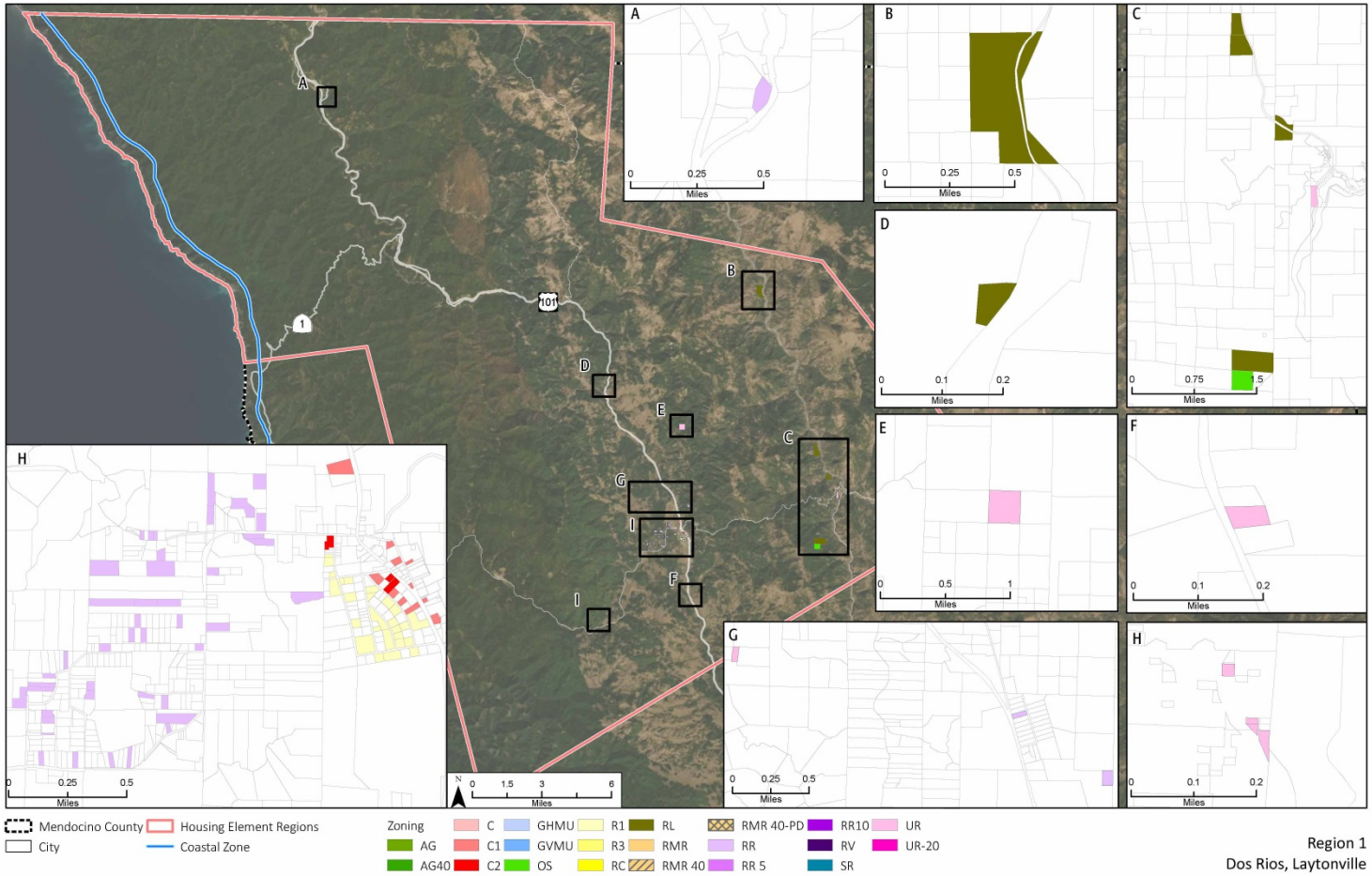


Source: US Census, 2019; Placeworks, 2019.

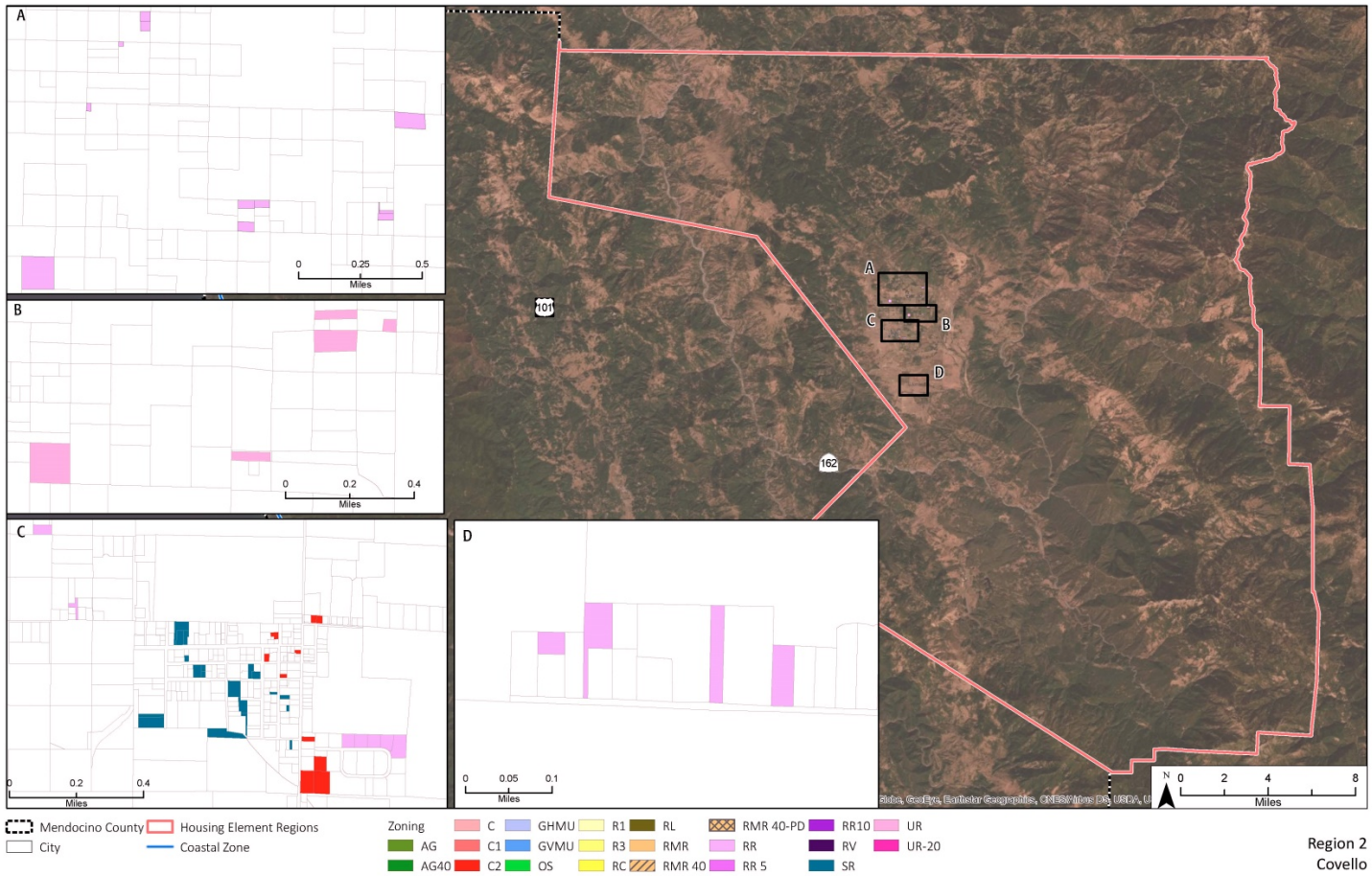
Mendocino County
New Housing Element Regions
City
Coastal Zone

Region Name

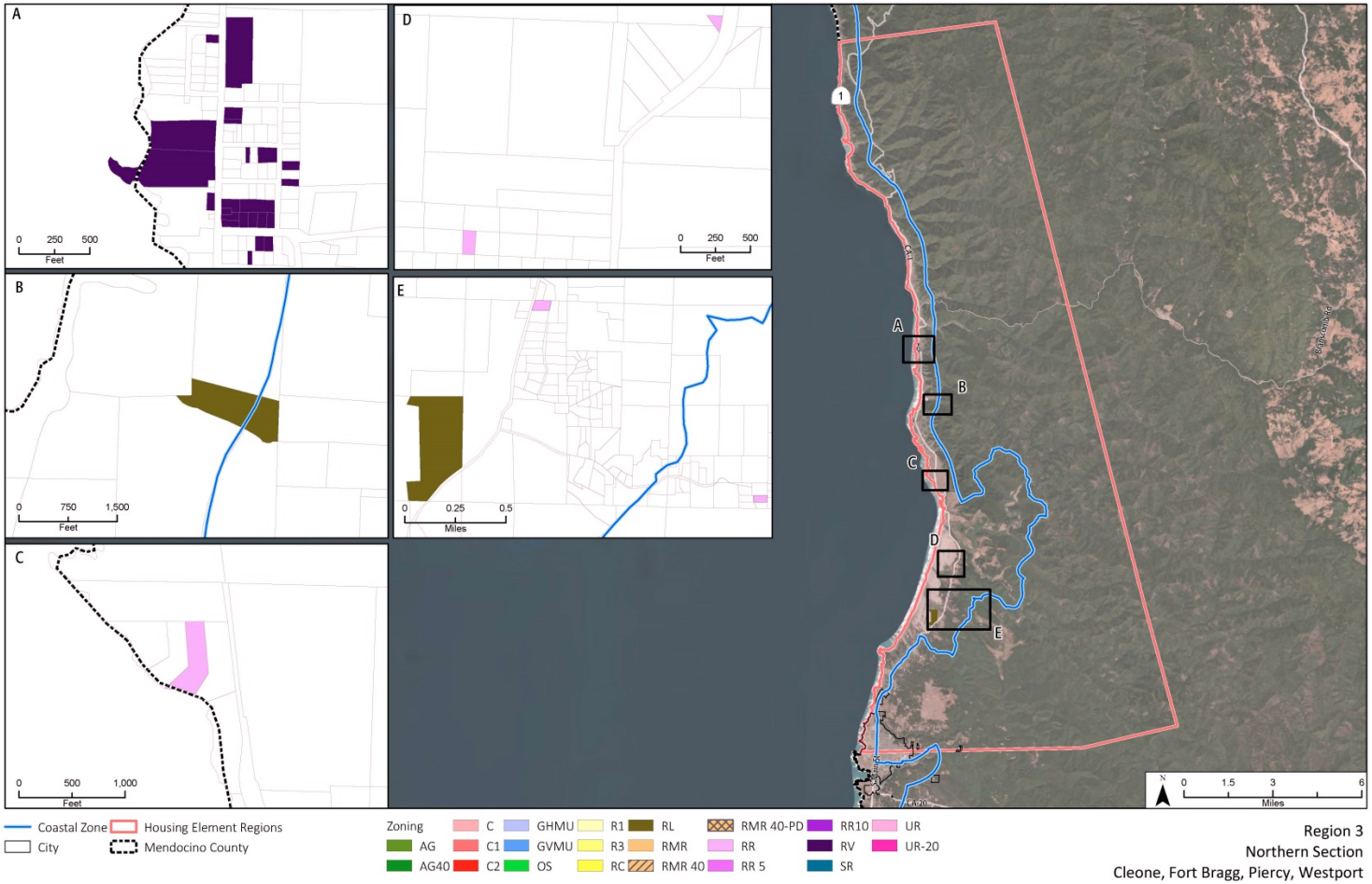
1- Dos Rios, Laytonville
2- Covelo
3- Cleone, Fort Bragg, Piercy, Westport
4- Albion, Caspar, Comptche, Little River, Medocino
5- Brooktrails, Longvale, Ridgewood Park
6- Elk
7- Calpella, Potter Valley, Redwood Valley, The Forks
8- Manchester
9- Boonville, Navarro, Philo
10- El Roble, Hopland, Talmage
11- Anchor Bay, Gualala



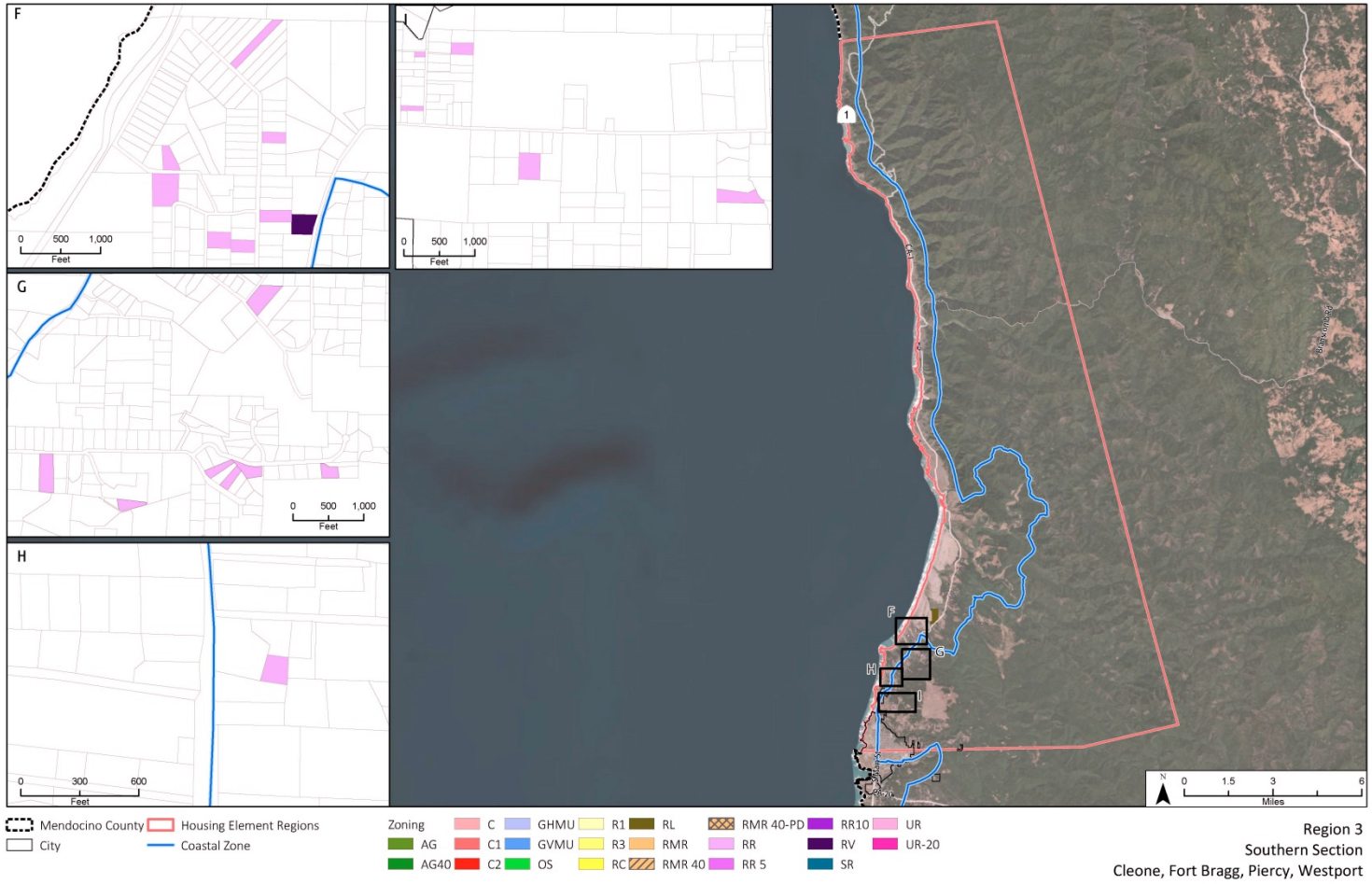
Region 1
Dos Rios, Laytonville



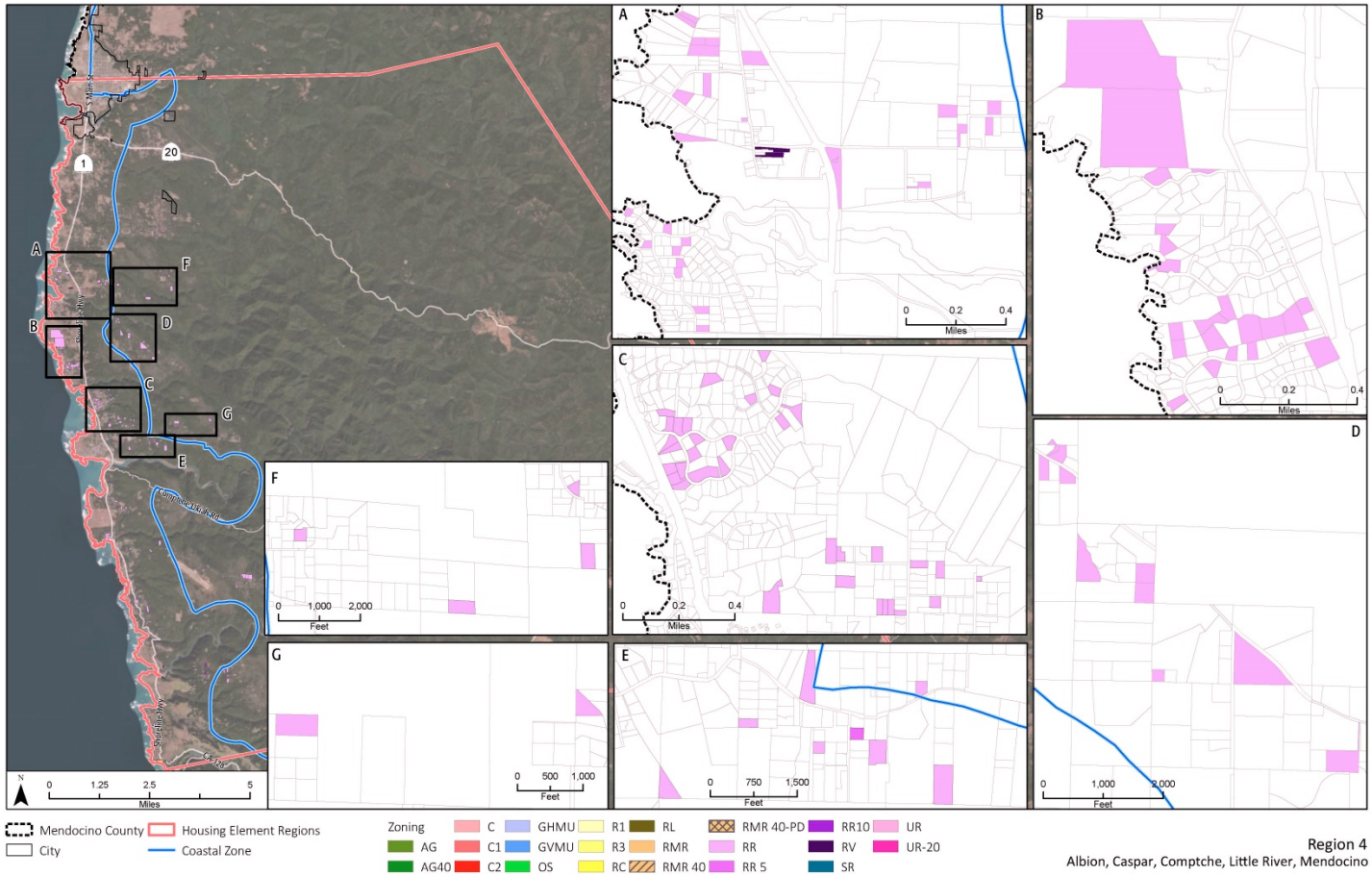
Region 2
Covello



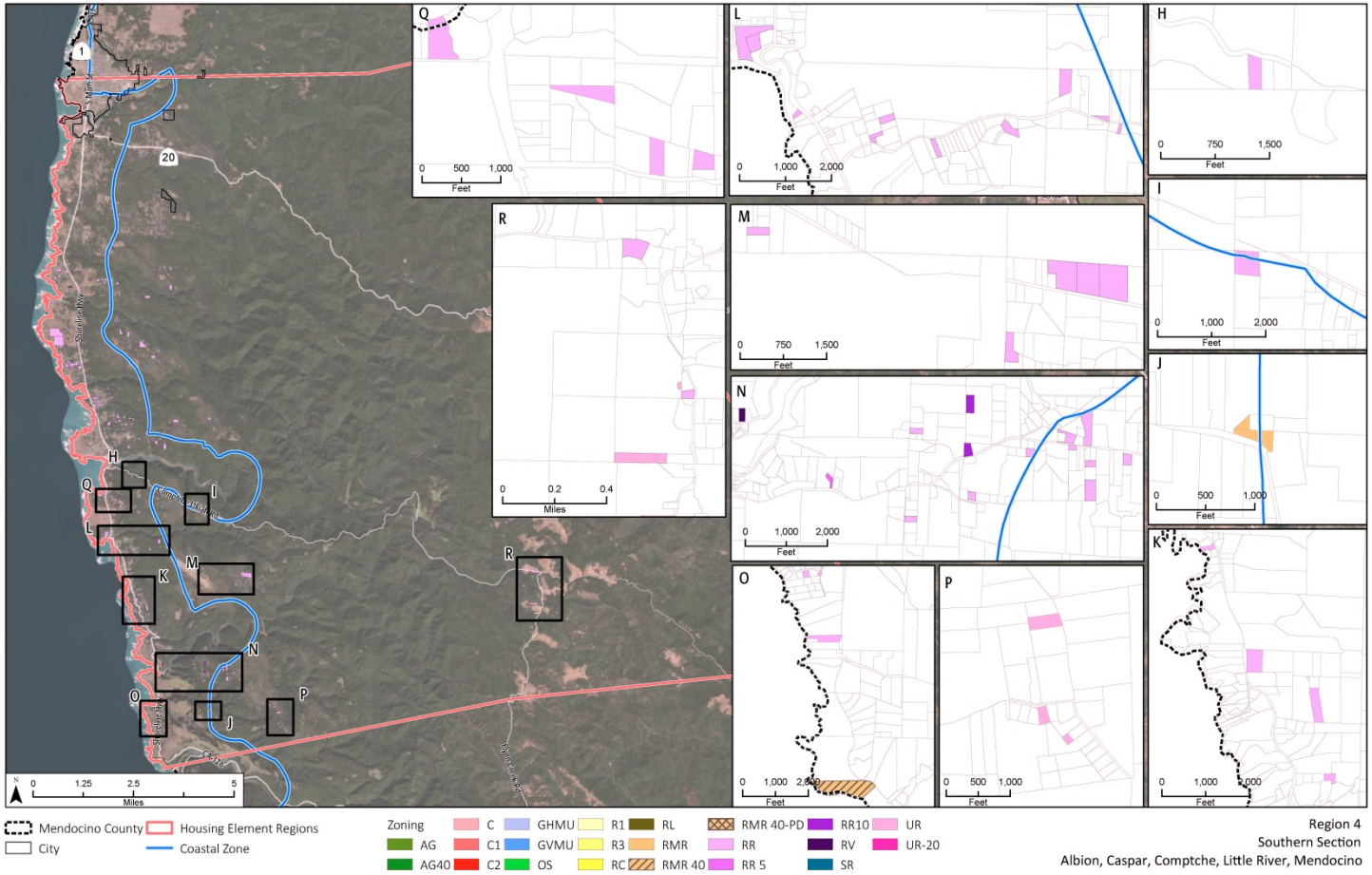
Region 3
Northern Section
Cleone, Fort Bragg, Piercy, Westport

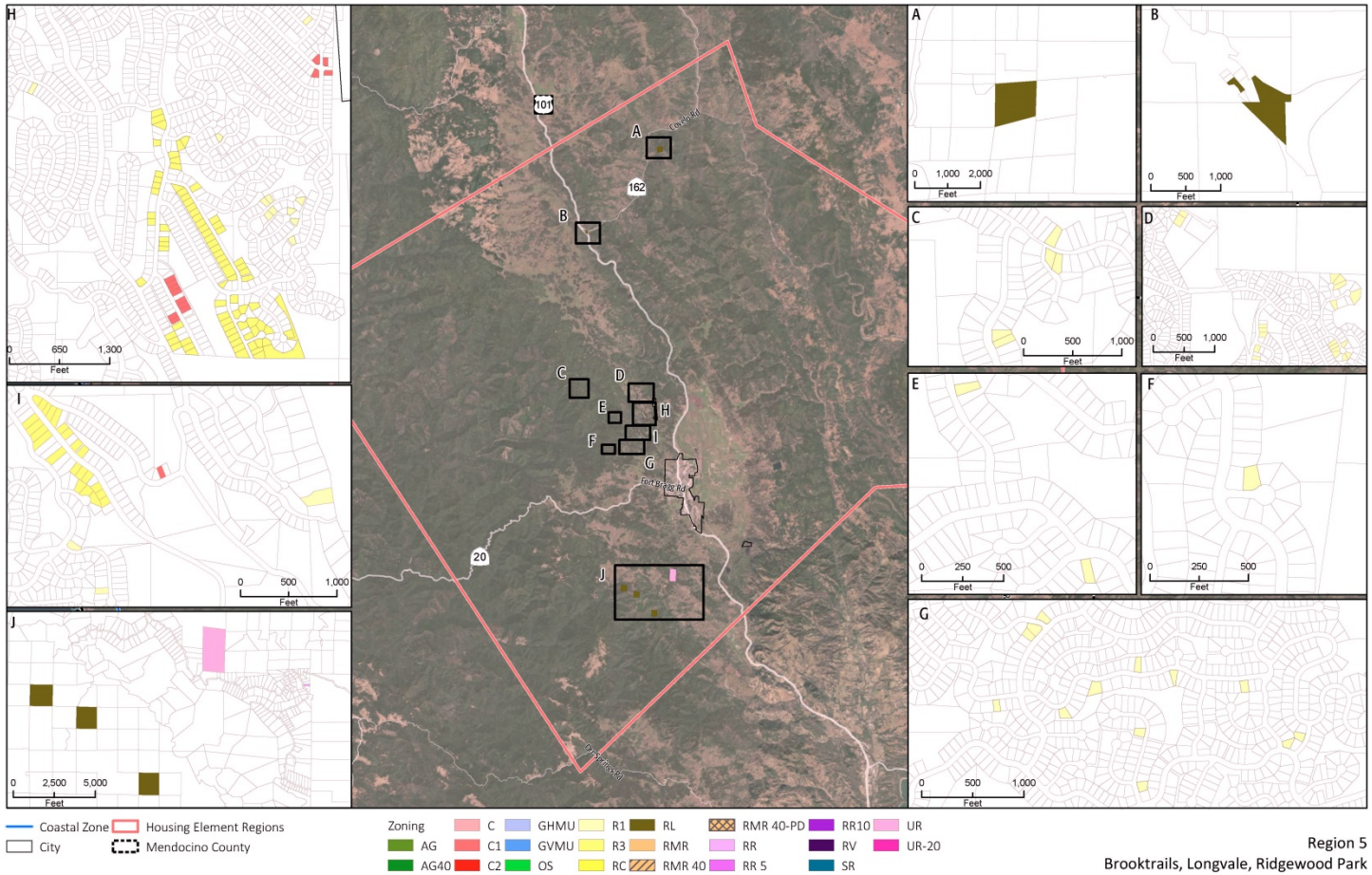


Region 3
Southern Section
Cleone, Fort Bragg, Piercy, Westport

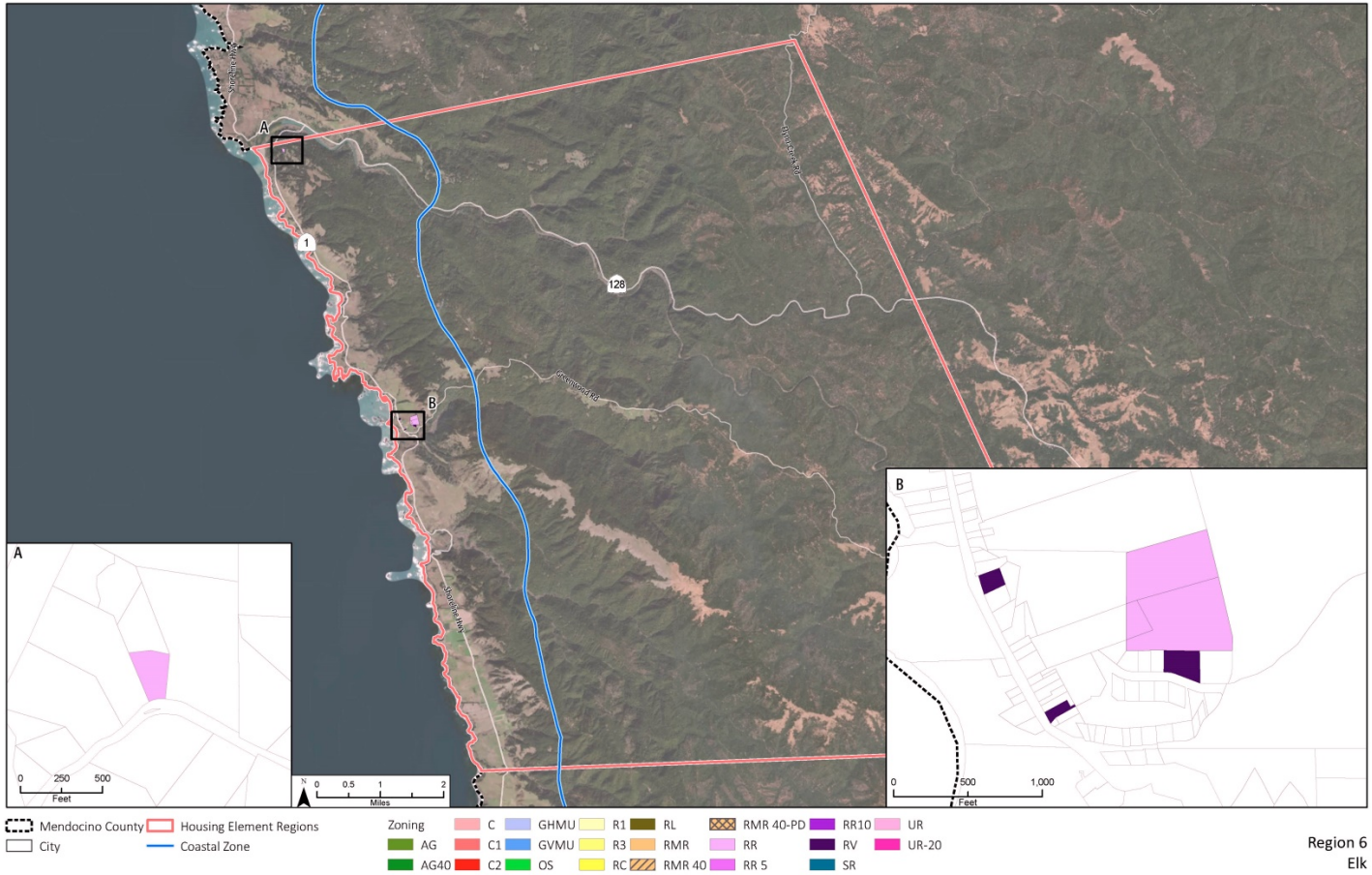


Region 4
Albion, Caspar, Comptche, Little River, Mendocino

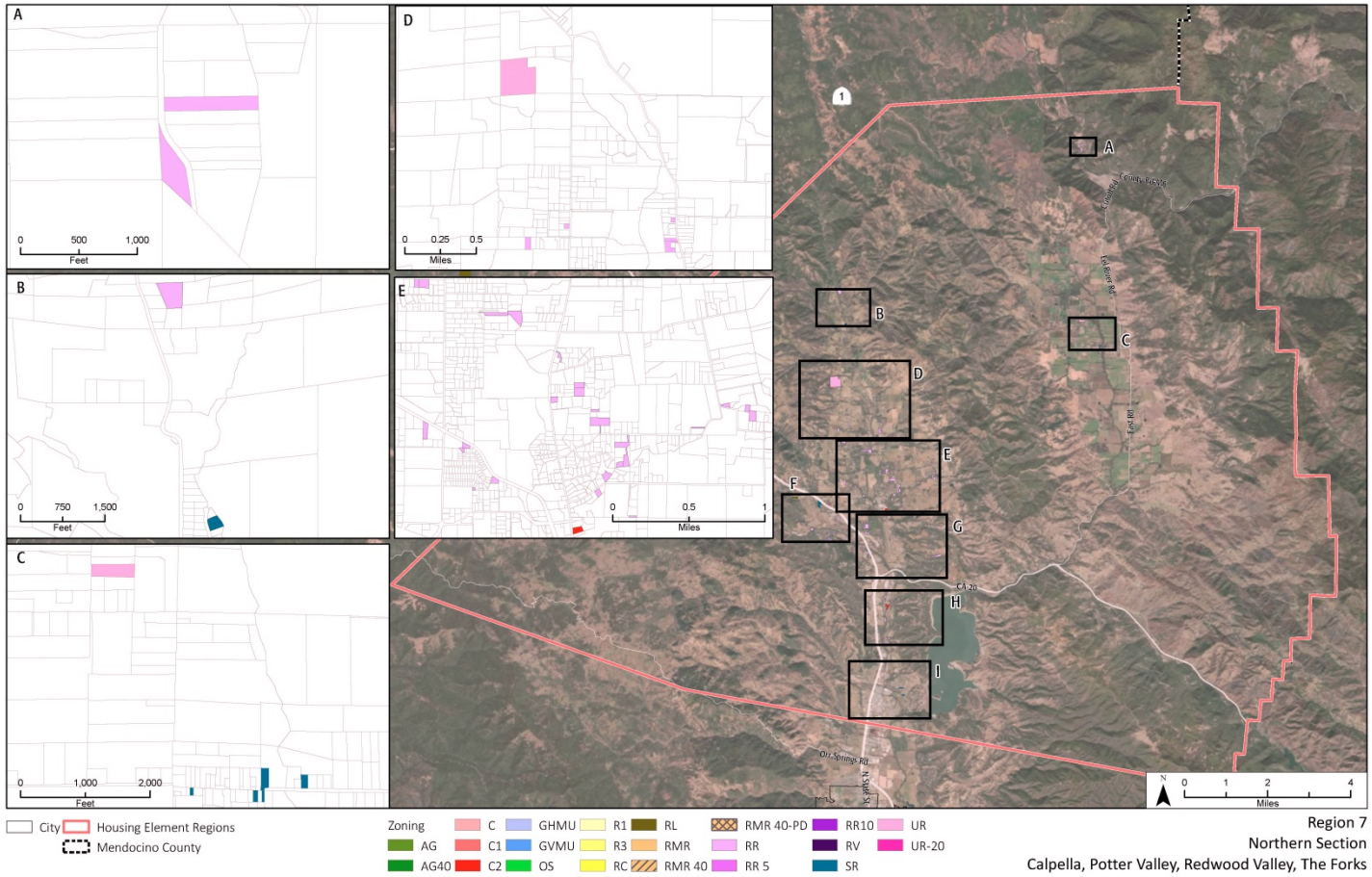

Mendocino County
City
Housing Element Regions
Coastal Zone
Zoning
AG
AG40
C
C1
C2
GHMU
GVMU
OS
R1
R3
RC
RL
RMR
RMR 40
RMR 40-PD
RR
RR 5
RR10
RV
SR
UR
UR-20
Region 4
Southern Section
Albion, Caspar, Comptche, Little River, Mendocino



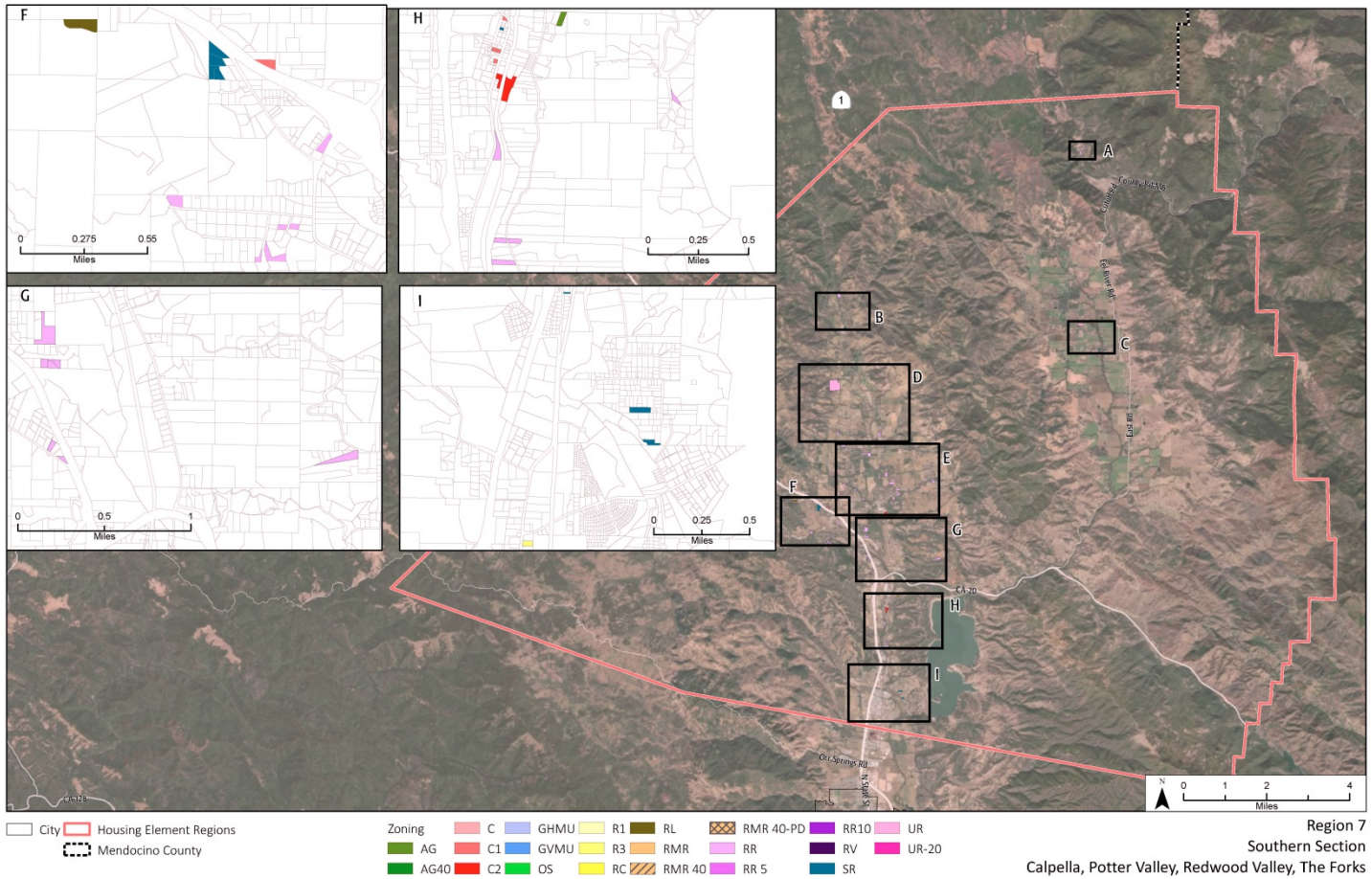
Region 5
Brooktrails, Longvale, Ridgewood Park


A
B
1
128
0 250 500
Feet
0 0.5 1 2
Miles
0 500 1,000
Feet
Mendocino County
City
Housing Element Regions
Coastal Zone
Zoning
AG
AG40
C
C1
C2
GHMU
GVMU
OS
R1
R3
RC
RL
RMR
RMR 40
RMR 40-PD
RR
RR 5
RR10
RV
SR
UR
UR-20

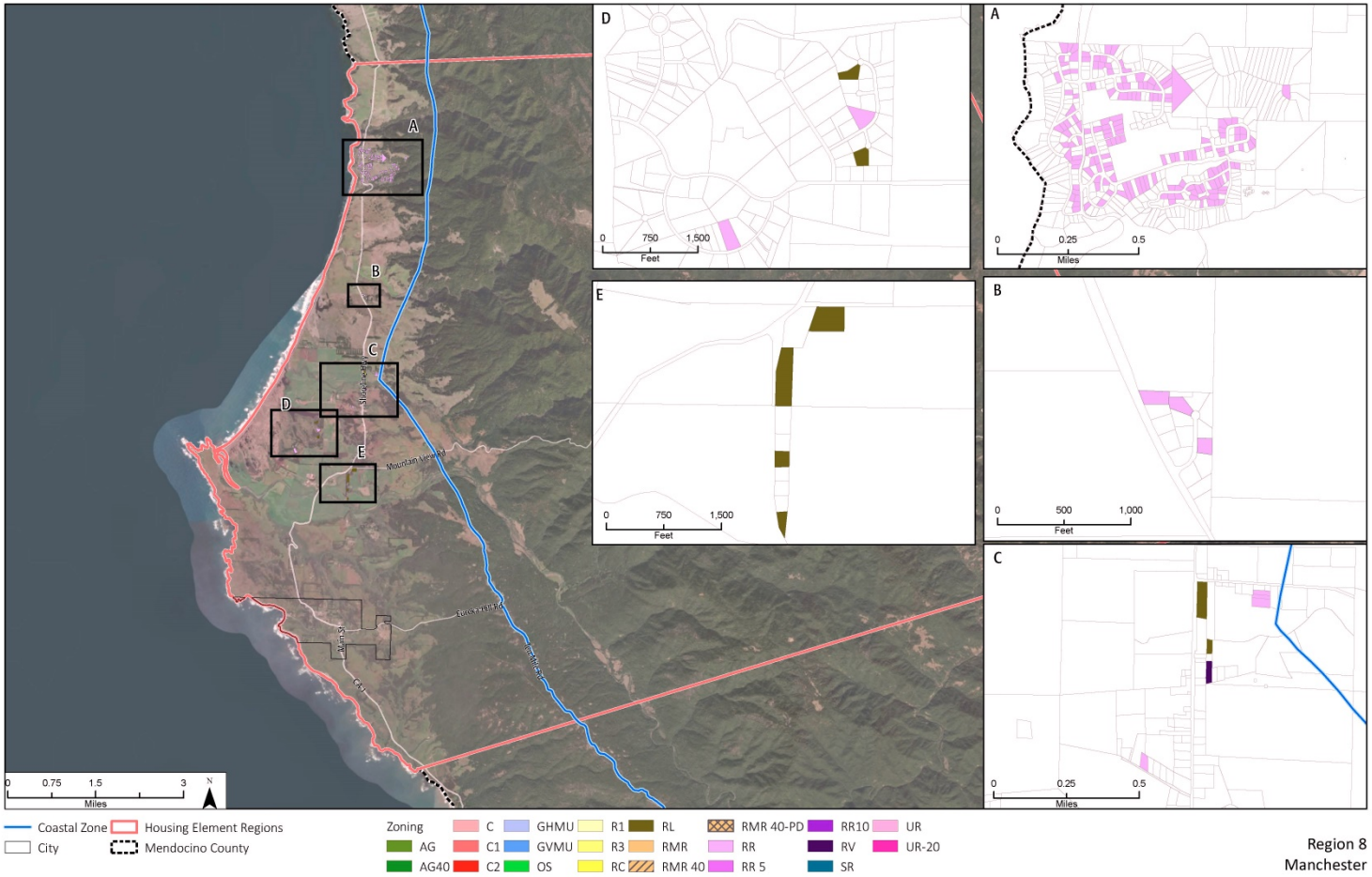
Region 6
Elk



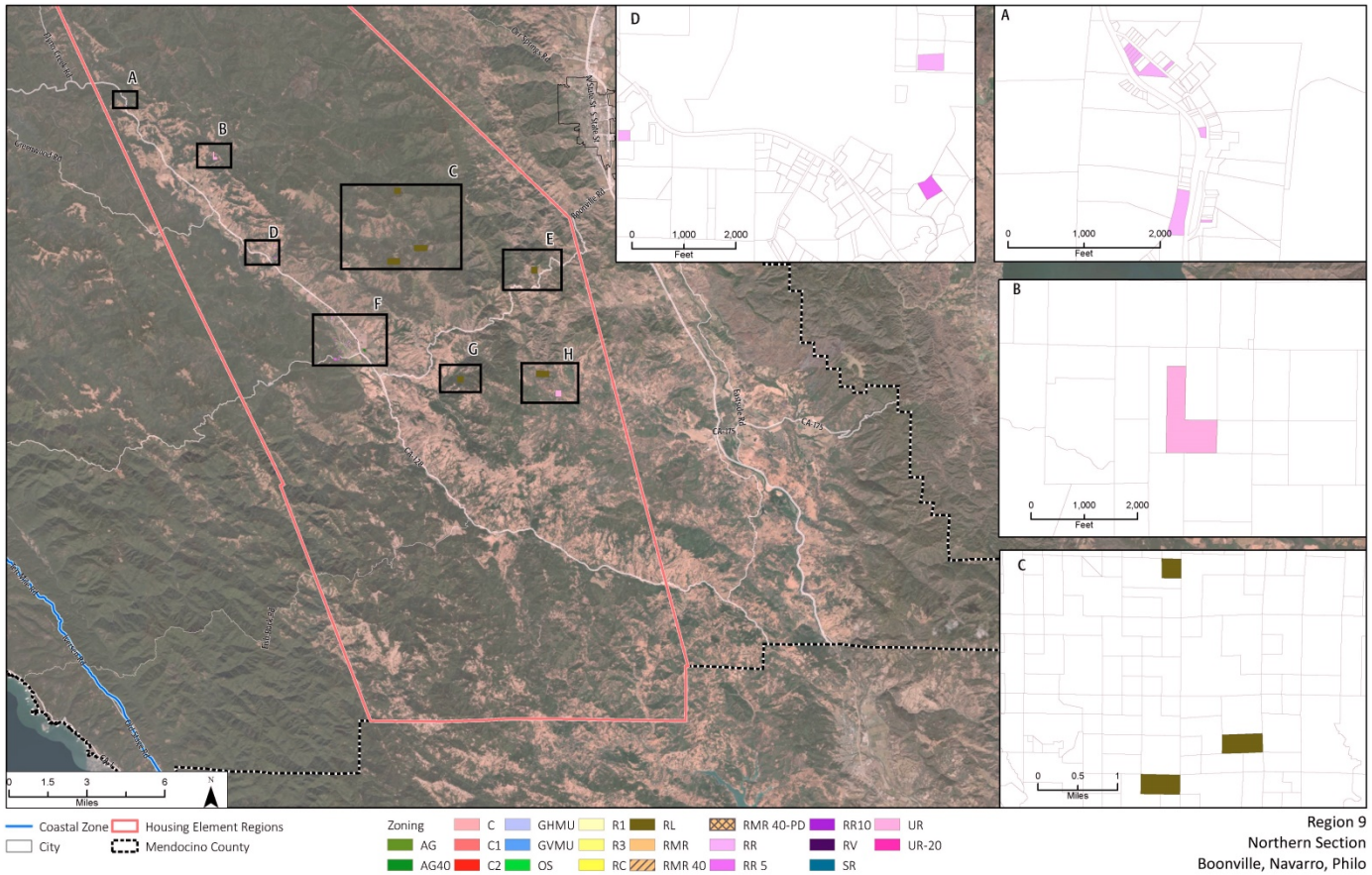
Region 7
Northern Section
Calpella, Potter Valley, Redwood Valley, The Forks



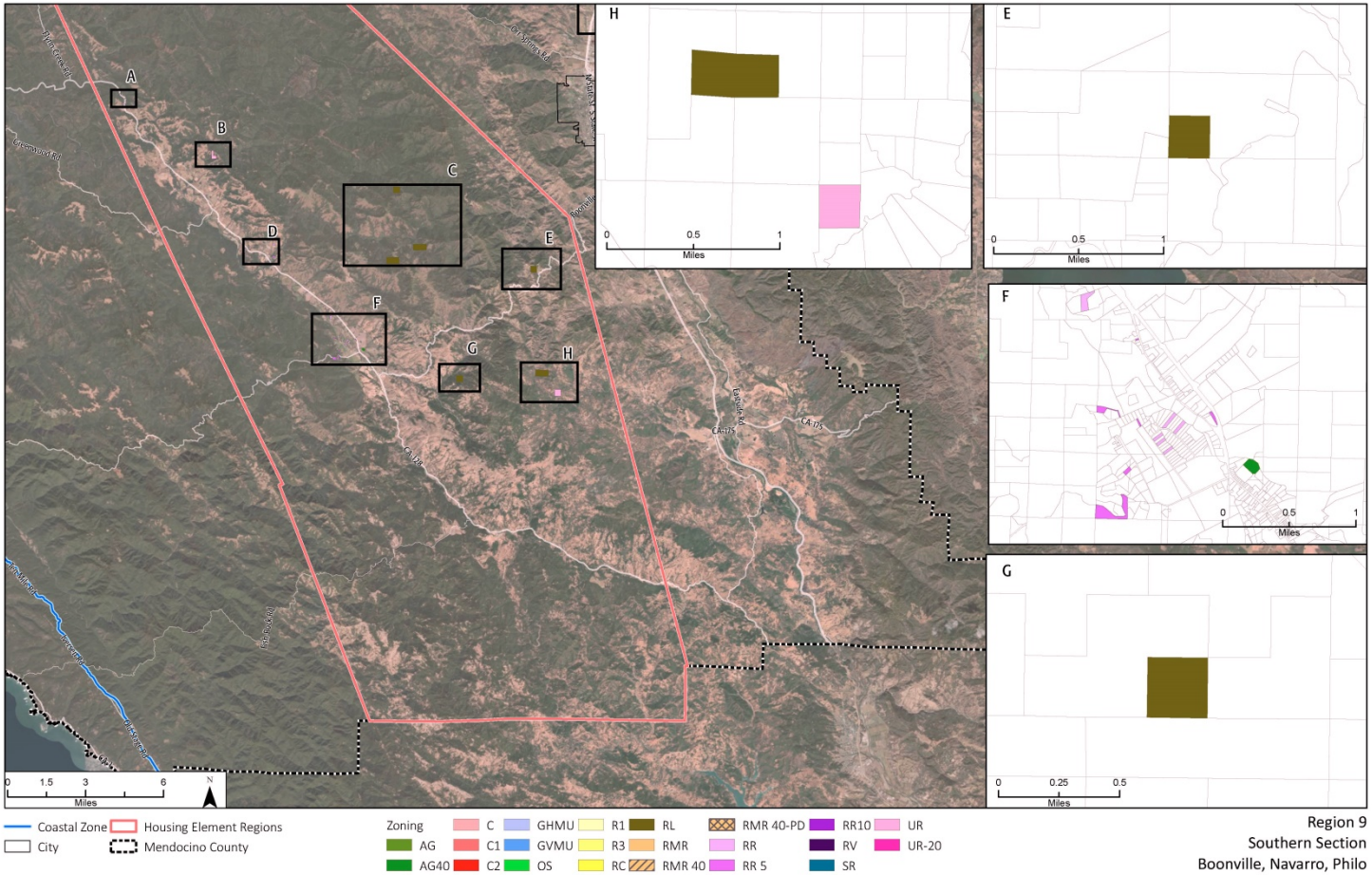
Region 7
Southern Section
Calpella, Potter Valley, Redwood Valley, The Forks



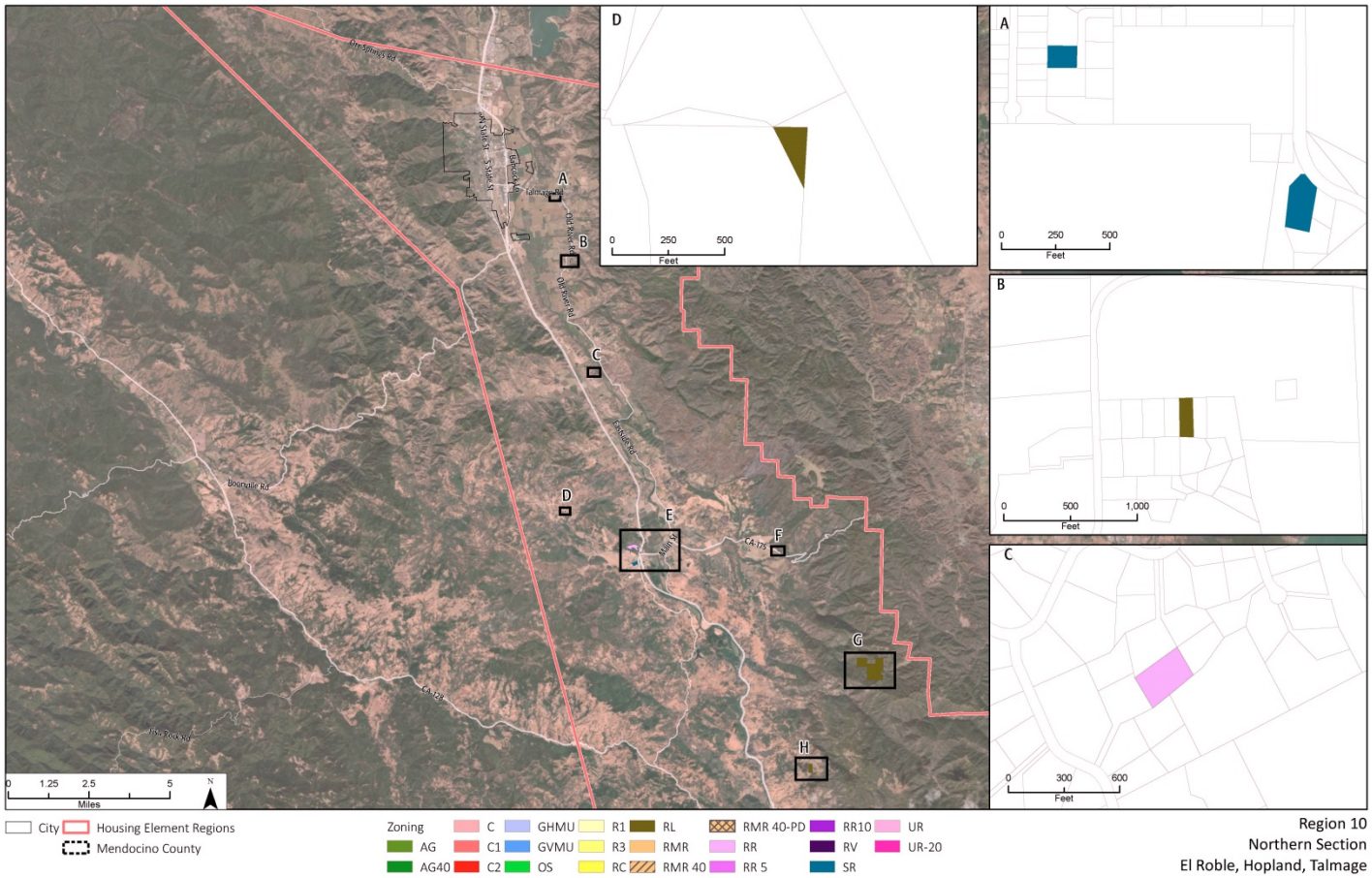
Region 8
Manchester



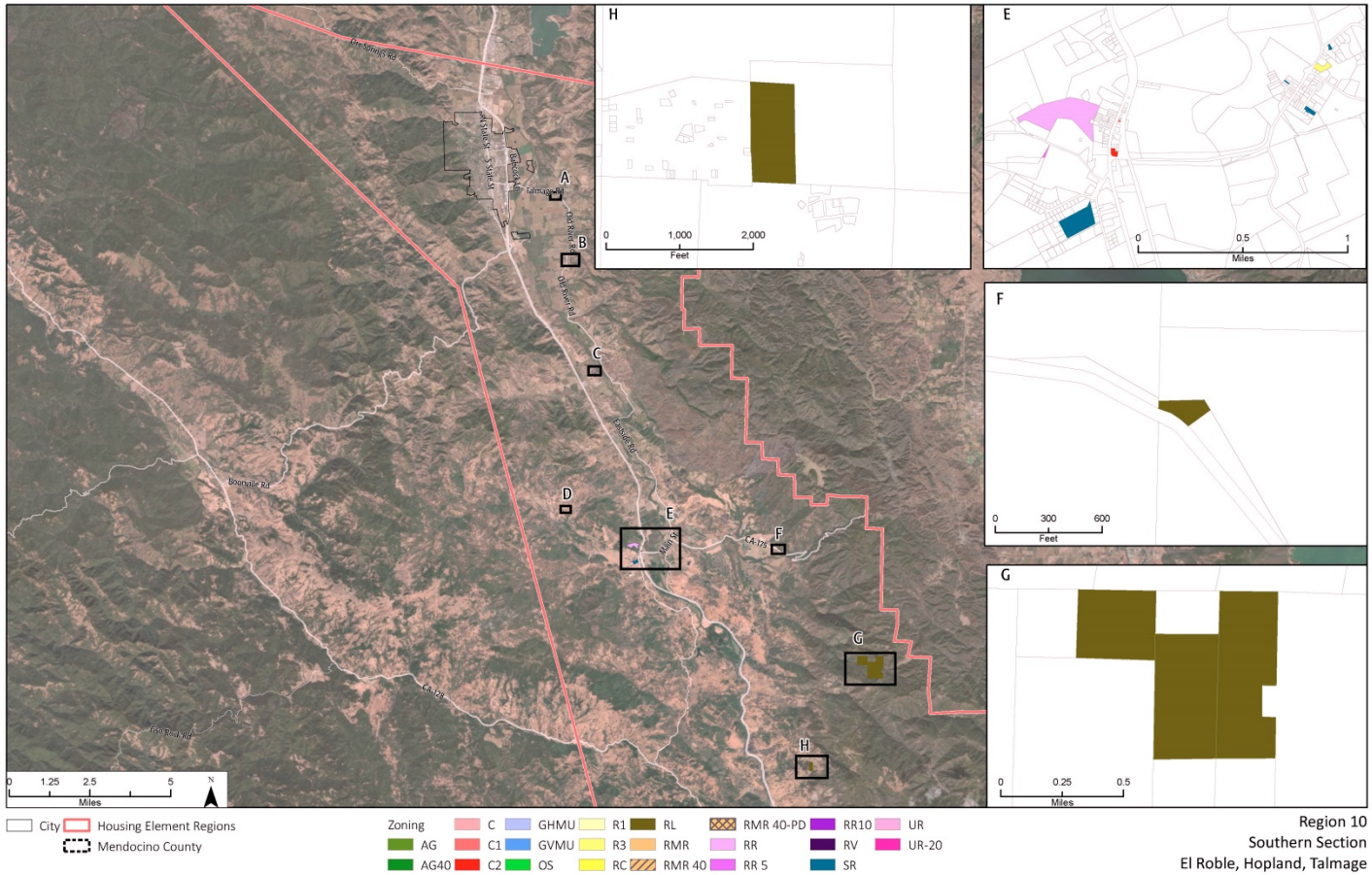
Region 9
Northern Section
Boonville, Navarro, Philo



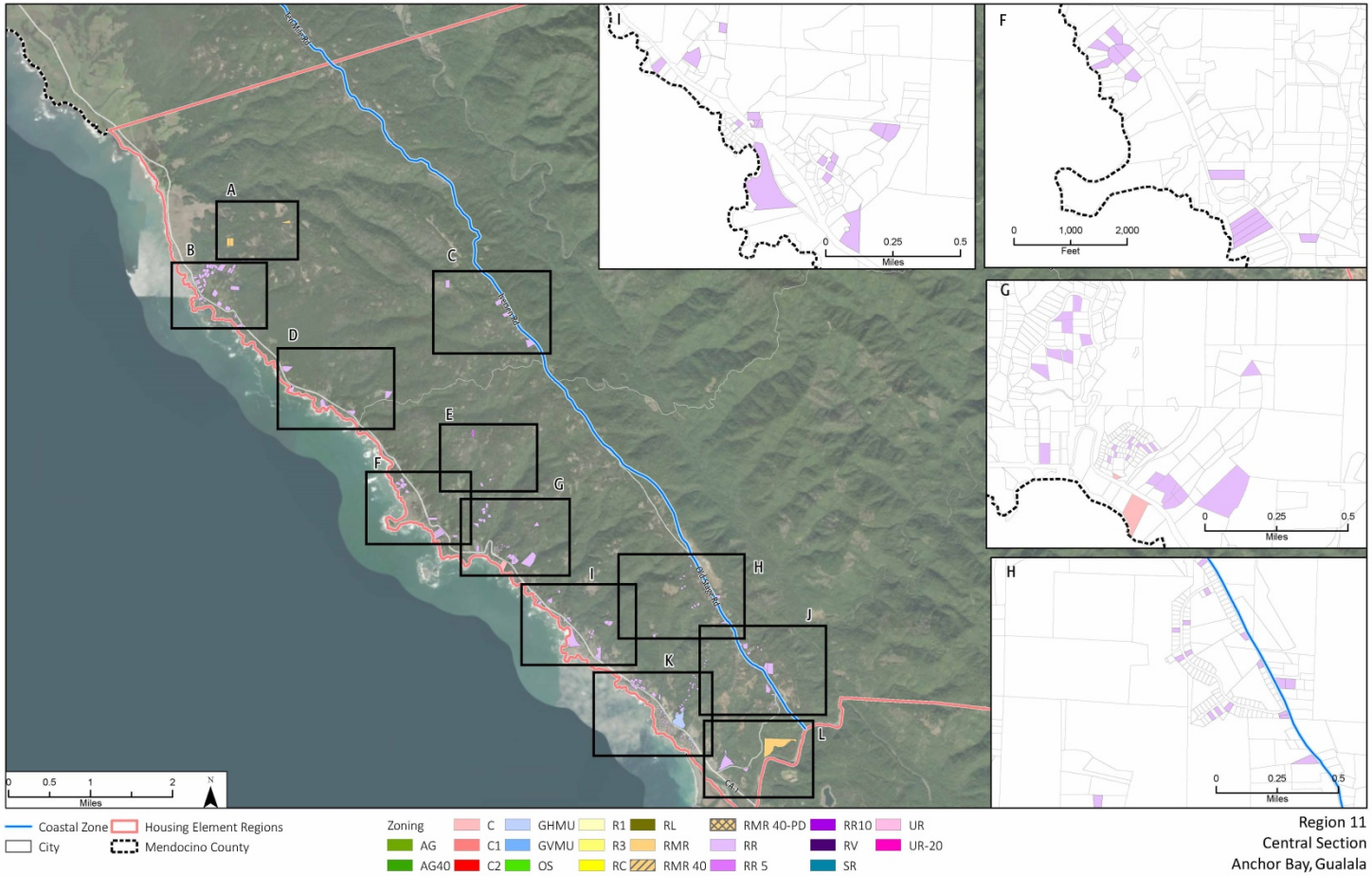
Region 9
Southern Section
Boonville, Navarro, Philo



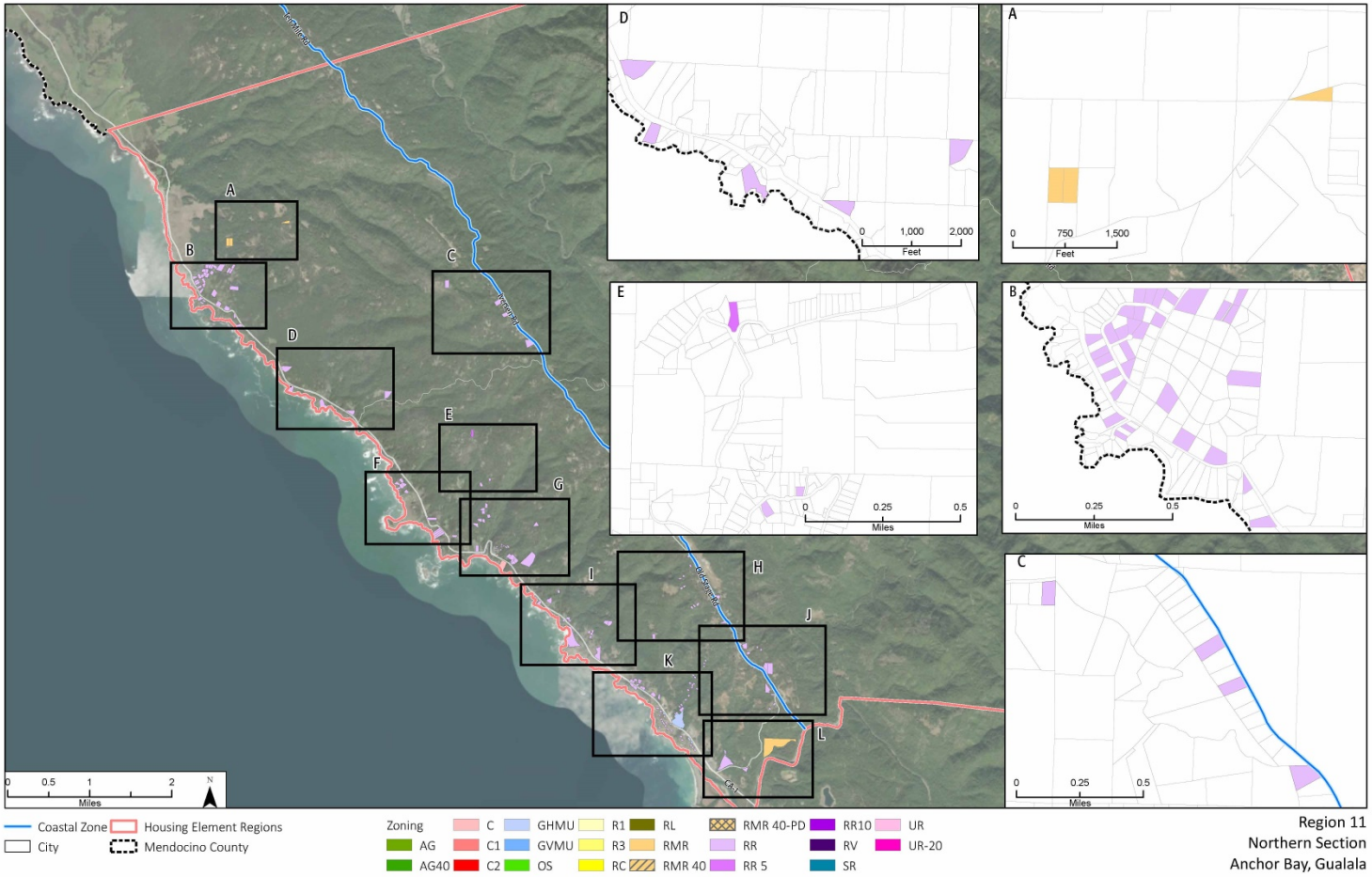
Region 10
Northern Section
El Roble, Hopland, Talmage



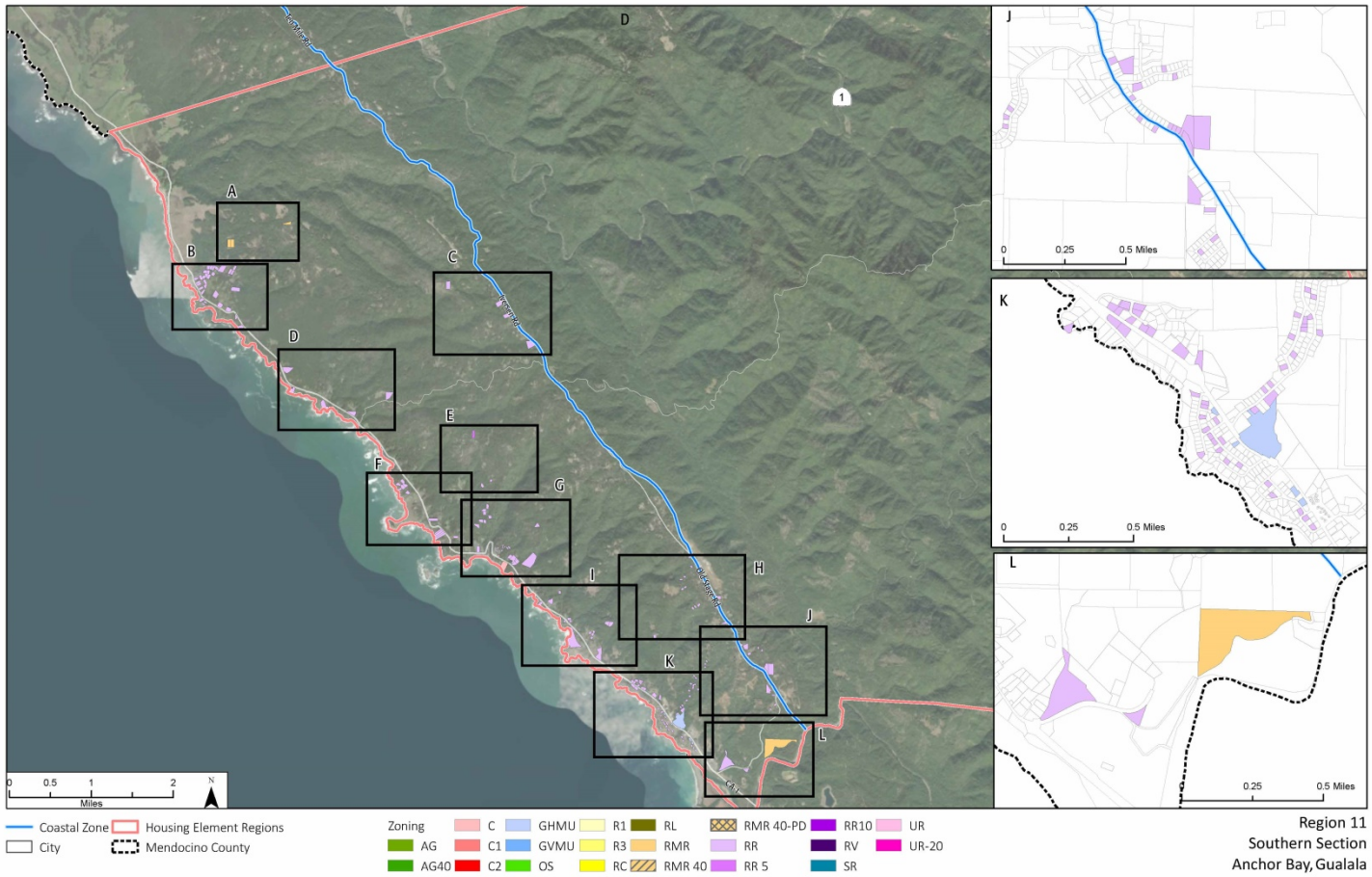
Region 10
Southern Section
El Roble, Hopland, Talmage



Region 11
Central Section
Anchor Bay, Gualala



Region 11
Northern Section
Anchor Bay, Gualala



Region 11
Southern Section
Anchor Bay, Gualala

City of Ukiah

COMMUNITY DEVELOPMENT DEPARTMENT

October 16, 2019

County of Mendocino
Department of Planning and Building Services
Attn: Brent Schultz, Director
860 N Bush St
Ukiah, CA 95482
VIA EMAIL: pbs@mendocinocounty.org

Re: Mendocino County Housing Element 2019-2027 Update – Administrative Draft and Addendum to General Plan Environmental Impact Report (EIR) – Mendocino County Housing Element 2019-2027

The City of Ukiah Community Development Department has conducted a review of Mendocino County's Draft Housing Element, first made available for public review on October 7, 2019, and respectfully submits the following comments for consideration regarding the aforementioned project, the Mendocino County Housing Element 2019-2027 Update.

Given the relatively short public review period for the 344-page document, the City's comments below may not fully represent all potential concerns related to the draft Housing Element update. Therefore, we respectfully recommend that the Planning Commission approve the Draft Housing Element for the County Board of Supervisors' adoption with direction to the appropriate staff and consultants that they work with City staff to address comments with the Draft Housing Element before it is presented to the Board of Supervisors. Currently identified comments are discussed below.

A. General Comments

These comments are concerned with the consistency of the Mendocino County Housing Element 2019-2027 Update ("HEU Update") with other Mendocino County planning documents such as the Ukiah Valley Area Plan ("UVAP") and Airport Comprehensive Land Use Plan ("ACLUP"). Comments are also made to address information contained in the HEU Update related to the City's water supply.

1. HEU Update and Ukiah Valley Area Plan

Very little information from the UVAP is discussed in the HEU Update besides four paragraphs on page 110, and it appears few if any of the UVAP's policies have been integrated into the HEU Update. This is of concern from a consistency standpoint and may create conflicts with how future housing projects are developed.

Page 110, second paragraph, of the HEU Update notes: "As part of the UVAP process, background research indicated that a total of 1,430 new single-family and 296 multiple-family units could be developed throughout the Valley."

a. We would appreciate if the County could please cite the page number and section in the UVAP as to where this information on potential new housing unit potential in the Ukiah Valley is located.

b. The vacant and underutilized sites inventory in the HEU Update, reflected for Regions 7 and 10 in Tables 5-4-18 and 5-4-24, appear to demonstrate a total potential unit number in the Ukiah Valley of 499 units. This is significantly different from 1,430 single-family and 296 multiple-family units that are stated as being noted in the UVAP. We would appreciate if the County could please describe the reasons for this significant numerical difference.

c. The County's population projections on page 26 are significantly different than population projections in the UVAP. For example, in the UVAP, the 2030 population projection in Mendocino County is 111,151, compared to a Housing Element 2030 population projection of 92,655. We would appreciate if the County could please describe the reasons for this significant difference.

2. HEU Update and Airport Comprehensive Land Use Plan

We only find one instance in the HEU Update, on page 177, where airports are mentioned (on this page, "airport zones" are mentioned as constraining development). There is no description of the Mendocino County Airport Comprehensive Land Use Plan, nor of any of the airports within Mendocino County. This seems to be an oversight but should be corrected to ensure consistency between the HEU Update and ACLUP.

Additionally, State Housing Element Law requires identification of all constraints to housing development. We recommend the County describe the ACLUP and basic airport compatibility limitations, including an evaluation of their potential impact on density. We also recommend the County describe the update to the ACLUP for Ukiah Municipal Airport currently underway.

3. Recommendation for a Regional Housing Plan

Section 2-4 of the UVAP states: "by coordinating road, water, sewer, and other infrastructure improvements" [between the City of Ukiah and the County] "before development occurs, we can be sure that it can be implemented concurrent with development and not in response to it."

We recommend the County add a program to its Housing Plan (page 9) to develop a Regional Housing Plan with the incorporated cities of Mendocino County. Such a plan should be designed such

that it articulates the principles of the UVAP. The program should include a deadline within the 8-year planning cycle as to when the regional plan would be completed.

Such a plan should also set hard metrics to inform our community whether the vision articulated in the UVAP is being adequately implemented. Such an approach would have the additional benefit of shifting some of the County's Regional Housing Needs Plan's housing production numbers to those incorporated cities within the County which are best suited to provide municipal services that sustainable communities require.

4. Concern regarding accuracy of the City's Water Resources Data

Table 5-3-21 presents significant issues with the way in which The City's water rights are described. First, from an organizational standpoint, the treatment of the two columns "Water Rights" and "Water Supply" are inconsistent between agencies, and as a result provide redundant information or information that does not speak to what is intended. As an example, for the Russian River Water Conservation and Flood Control District ("RRFC"), the two columns present virtually the same – imprecise (for an example, RRFC has a License, not a Permit) – information, whereas for most of the other entities, the information presented in the two pertinent columns is different, even if that information is imprecise and inaccurate. As another example, the information for Millview County Water District under the "Water Supply" column does not speak to supply at all, but rather to demand.

The City respectfully suggests that the "Water Rights" column be used instead to characterize the right in question – i.e., whether it is a right based on appurtenancy to a stream, appropriation, overlying ownership of land, contract, etc.; the water source of the right; the amount legally available; the season of diversion; etc. For this information, we respectfully direct the County's attention to the State Water Resources Control Board's eWRIMS website so that the County can accurately and precisely characterize the nature of the right in question.

That research will demonstrate in part that the City's Water Right Permit 12952 from 1954 provides that the City has the right to divert 20 cubic feet per second, or approximately 14,480 acre-feet annually. Additionally, the City has a pre-1914 water right to divert approximately 2,047 acre-feet of water annually, and diverts approximately 4,000 acre-feet of groundwater annually.

The City also respectfully suggests that the "Water Supply" column be used to demonstrate how the respective entities manage the water supplies available to them to serve the residents in their jurisdictions.

Second, the County's description of the City of Ukiah's rights to water and its water supplies suffer from significant imprecision and subjective descriptions. The City's rights to water are inaccurately described. While the City does have a right to water that pre-dates 1949, California Water Law provides no such characterization as "pre-" or "post-1949." The City has a Pre-1914 right to divert water from the Russian River. While the City appreciates the parenthetical that properly notes that

what is its Pre-1914 water right "predate[es] Lake Mendocino", none of the City's rights, other than those that lie in contract through RRFC, are based or rely upon Lake Mendocino or the flows from the East Fork of the Russian River upon which all rights based on Lake Mendocino lie. This Pre-1914 right to divert water is the most senior municipal right in Ukiah Valley. Further, what is described as the City's "post-1949" right is more properly described as its 1954 right to divert approximately 14,480 acre-feet of water from the Russian River. This 1954 right to divert water is the second-most senior municipal right in Ukiah Valley. In addition, the City diverts approximately 4,000 acre-feet of groundwater annually (the Draft Housing Element incorrectly states 1,000 acre-feet), and has a right with RRFC for 800 acre-feet of water per year, which the Draft Housing Element properly notes.

The seniority and resilience of Ukiah's water resources are further reinforced by the recent curtailments the Ukiah Valley suffered from during the recent drought of record, whereby the City's right to divert water was not curtailed by the State Water Board, while every other entity in Ukiah Valley which has an appropriative or riparian right was curtailed. During this period, the City donated back to RRFC the contracted 800 acre-feet of water so that that water could be provided to other areas in Ukiah Valley and provided water to our sister entities to mitigate the very real consequences of those curtailments to our community in Ukiah Valley.

Finally, and of concern, is the County's subjective description of the City of Ukiah's water supply as "not nearly as robust as face value of water rights would suggest." The statement is without merit, even upon cursory review of the City's water rights, public information, and the recent history of curtailment in the Ukiah Valley.

B. Other Comments and Suggested Revisions

We understand Mendocino County is on a short timeline for adoption of the Housing Element. In the period of time the City has had to review the document, we noticed instances of potential inconsistencies and inaccuracies. Consequently, we make the following specific comments and suggested revisions to assist the County in producing a Housing Element Update in full compliance with existing State Housing Element law.

- Page 1- should state the Housing Element is one of seven, not eight, required Elements.
- Page 1- under Legal Basis and Requirements, should state a planning period of eight years.
- Page 4- community participation should note the length of time the Housing Element was made available for public review.
- Page 7- definition of Article 34 should either provide the full definition outlined in Government Code or should be expanded to explain the purpose and applicability of Article 34. This is an often misunderstood term.
- Page 9- the date range for the RHNA process should be 2019 to 2027.
- Page 10- Housing Plan
    - Nearly all the timeframes for implementation for programs listed within the Housing Plan are "ongoing" or "ongoing as projects are processed through the Planning

Department." This should instead list out actual dates (within the 8-year planning period) when the implementing action will be completed.
    - For example- 1.3a is to "facilitate future annexation and housing development by pursuing a master tax sharing agreement between the County and its cities."
        - The County should list a date when this will be accomplished.
  - Many of the implementing actions are very general. We recommend editing these programs such that they are more prescriptive and measurable.
    - For example, Action 4.3f states "Provide support to the Mendocino County Health and Human Services Agency on housing and services available for persons with developmental disabilities." Responsibility is PBS and time frame is annually/ongoing.
        - What support will be provided, and how will it be measured? When will this program be completed?
- Page 24- the section related to quantified objectives for housing rehabilitation is to list the number of housing units rehabilitated within the next planning cycle, not what has been accomplished in the previous planning period. If the County has not been successful in rehabilitating housing units, it should list an implementing program to address how it will achieve success in the future.
- Page 39- under viii) homeless, the County has identified number of homeless residents as 1,238. Under SB 2, the Housing Element must describe the capacity and suitability of land/parcels for emergency shelters within the unincorporated areas of the County of Mendocino to accommodate this population. The County cannot rely on the incorporated Cities of Ukiah and Fort Bragg to meet the requirements under SB 2.
- Page 107- under Housing for Homeless Individuals and Families- as stated above, under SB 2 the County must list all emergency shelters operating within County unincorporated areas. The shelter formerly operated by the Ford Street Project is listed in this section, but this shelter closed several years ago and is misrepresentative if still listed. Additionally, the County should address efforts by the Continuum of Care and Health and Human Services Agency to serve this population.
- Page 108- it appears the County is suggesting utilizing its Public Facilities (PF) zoning districts to meet the requirements under SB 2 related to provision of emergency shelters for homeless persons, i.e.: "Therefore, it is reasonable to conclude that there is an adequate supply of land on which to develop group care housing for transitional housing or emergency shelters."
  - The City has completed its own Housing Element review process with the HCD Division of Housing Policy Development. Our understanding from this review process is the County's description on page 108 will not be adequate for meeting the requirements under SB 2, unless the PF districts have vacant parcels/buildings suitable for future development of emergency shelters.

- Page 119- we do not see the following statement supported by any documented data: "Outside of those two specific areas, circulation infrastructure plays only a minor role in affecting residential development in the County. Traffic impacts are minor, for the most part, and would not affect potential residential development."
    - The County should cite the study or analysis completed to qualify this statement.
- Pages 323-340 maps are challenging to understand, even using the zoom-in feature. We suggest additional description or identification so that these maps are more accessible.

Please include the City of Ukiah Community Development Department in future correspondence related to this item.

Sincerely,

Craig Schlatter
Director

Agenda Item No: 13.a.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-148

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Community Development Director Determination that the Proposed Acquisition Project Qualifies for a CEQA Exemption; and Adoption of a Resolution Approving an Application for the 2020 Proposition 1 and Proposition 68 California Fish and Wildlife Grant Opportunities for Open Space Land Acquisition; and Authorization for the City Manager to Negotiate and Execute a Purchase Option Agreement with the Primary Property Owner.

DEPARTMENT: City Manager / Admin **PREPARED BY:** Maya Simerson, Project & Grant Administrator

ATTACHMENTS:
1. Open Space Aquisition Resolution
2. Project Map
3. Open Space Option Agreement

Summary: City staff has identified the 2020 Proposition 1 & 68 California Fish and Wildlife grant opportunity as a potential source of funding for the acquisition of land in our western hills to protect a watershed and preserve open space.

Background: Open spaces are land and/or water areas that serve as a protected resource in which the area is generally finite, exhaustible, and vulnerable. Generally, open space preservation contributes to three broad areas of the community including social quality of life, environmental preservation, and economic vitality.

Open space benefits include:
-creating a passive recreation area
-providing opportunity for unique educational experiences
-controlling sprawl and growth patterns
-establishing and maintaining aesthetic appeal
-stimulating economic vitality
-creating important buffer zones between developments and the local water shed
-preserving water quality and wildlife habitat
-developing eco-tourism opportunities
-protecting property values
-creating ecological balance

The City of Ukiah has successfully secured open space in the past and under Council's direction continues to work towards finding other opportunities for continued open space acquisition.

Discussion: The City of Ukiah is pursuing the acquisition of 518 acres of wildlands in Ukiah's western urban interface to restore and conserve forest and stream ecosystems, provide large-scale wildfire mitigation and to protect the Upper Russian River Watershed to benefit fish, wildlife and the greater Ukiah community.

As a part of consideration of the proposed acquisition project, the Community Development Director is required to make- and he has made- a determination as to the required level of environmental review required by the California Environmental Quality Act ("CEQA"). The Community Development Director has determined

that the proposed acquisition project is exempt from environmental review under CEQA Guidelines, Article 5, Section 15060 (c)(2) because the purchase of the parcels will not result in a direct or reasonably foreseeable indirect physical change in the environment. The properties are being purchased by the City of Ukiah, which intends to protect and preserve open spaces on the properties. However, activities of which the City of Ukiah would engage in to protect and preserve the open spaces have not been identified. Without this information, it is not possible to meaningfully assess the environmental impacts or the type of environmental review that is appropriate or required by CEQA for the future use of the properties. Additionally, until such information is developed, the City will make no changes to the existing use or condition of the property if acquired.

Staff has identified this specific grant opportunity of the 2020 Proposition 1 & 68 California Fish and Wildlife program to fund the first phase of a land acquisition project and has partnered with the Mendocino County Resource Conservation District to produce the most competitive application possible for our agency.

The attached Resolution (Attachment #1) highlights the benefits of the land acquisition and demonstrates that should the City of Ukiah successfully acquire the property it will accept responsibility for the management and protection of the land.

Staff recommends the adoption of this resolution with the intent to acquire, protect and preserve open space. This application complements the City of Ukiah General Plan objectives, specifically Section IV.1.4.1 that states “Preserving the hills on the western side of the Ukiah Valley will provide environmental benefits to the Valley. Additionally, the hillsides are an aesthetic and visual resource fundamental to Ukiah residents and to the tourist industry and they add economic value to property throughout the valley. Policies related to aesthetics and viewsheds are established in the Community Design Element.

More specifically, the hills help establish the identity of Ukiah and the Valley. The resource value of these hills is dependent on (1) fire protection, (2) minimizing landslide risks, (3) maintaining a healthy habitat for wildlife and (4) providing the condition for a healthy watershed. Scattered public ownership within the hills provide opportunities for the city and county to work with other public and private agencies to acquire or seek out easements to facilitate public access of the hills, trails, and other passive recreation resource values.”

This project would also provide the protection of groundwater recharge as referenced in Section IV.1.5.02.

As mentioned previously if secured this funding would allow for the purchase of the first phase of land that is part of a larger project. The total acres available are approximately 825, this phase would secure 390 acres along with the donation of 128 acres, for total secured acreage of 518. Please refer to Attachment #2 for a map of the properties. Under Council direction, Staff will continue pursue funding to complete the project.

To lend weight and security to the grant application is it recommended that the applicant enter into a Purchase Option Agreement with the land owner. This agreement allows the City a measure of security that the property will be available during the grant award process. Attachment #3 reflects a draft of this agreement.

Recommended Action: 1) Approve Community Development Director Determination that the proposed acquisition project qualifies for a CEQA exemption; and 2) adopt the resolution authorizing the application to the Proposition 1 & 68 California Fish and Wildlife grant opportunity; and 3) authorize the City Manager to negotiate and execute a Purchase Option Agreement with the primary property owner.

Alternatives: 1) Do not approve the Community Development Director Determination that the proposed acquisition project qualifies for a CEQA exemption; and/or 2): determine the application and/or purchase option agreement is inappropriate at this time and provide direction to staff.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Craig Schlatter, Community Development Director, Sean White, Water Resources Director, David Rapport, City Attorney, Sage Sangiacomo, City Manager

Approved: _____
Sage Sangiacomo, City Manager

ATTACHMENT #1

Resolution No. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AUTHORIZING APPLICATION FOR CALIFORNIA FISH AND WILDLIFE GRANT

WHEREAS:

A. The State of California, Department of Fish and Wildlife (Department) has issued a 2020 Proposal Solicitation under Proposition 1 and Proposition 68 funding opportunities.

B. The City of Ukiah (Applicant) desires to apply for the Proposition 1 and Proposition 68 grant and submit the 2020 Designated Program Year Application.

C. This application complements the City of Ukiah General Plan objectives, specifically Section IV.1.4.1 that states "Preserving the hills on the western side of the Ukiah Valley will provide environmental benefits to the Valley. Additionally, the hillsides are an aesthetic and visual resource fundamental to Ukiah residents and to the tourist industry and they add economic value to property throughout the valley. Policies related to esthetics and viewsheds are established in the Community Design Element.

More specifically, the hills help establish the identity of Ukiah and the Valley. The resource value of these hills is dependent on (1) fire protection, (2) minimizing landslide risks, (3) maintaining a healthy habitat for wildlife and (4) providing the condition for a healthy watershed. Scattered public ownership within the hills provide opportunities for the city and county to work with other public and private agencies to acquire or seek out easements to facilitate public access of the hills, trails, and other passive recreation resource values."

This project would also provide the protection of groundwater recharge as referenced in Section IV.1.5.02.

NOW, THEREFORE, BE IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to apply for and submit to the Department the Proposition 1 and Proposition 68 Grant Proposal Application Package for the 2020 Designated Program Year. If the application is approved, the Applicant is hereby authorized and directed to enter into, execute, and deliver a State of California Standard Agreement (Standard Agreement), and any and all other documents required or deemed necessary or appropriate to secure the Proposition 1 and Proposition 68 Grant from the Department, and all amendments thereto (collectively, the "Proposition 1 and Proposition 68 Grant Documents").

2. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. Applicant hereby agrees to use the funds in the manner presented in the application as approved by the Department.

3. The City Manager is authorized to execute in the name of Applicant the Proposition 1 and Proposition 68 Application Package and any Grant Documents as required by the Department for participation in the grant program.

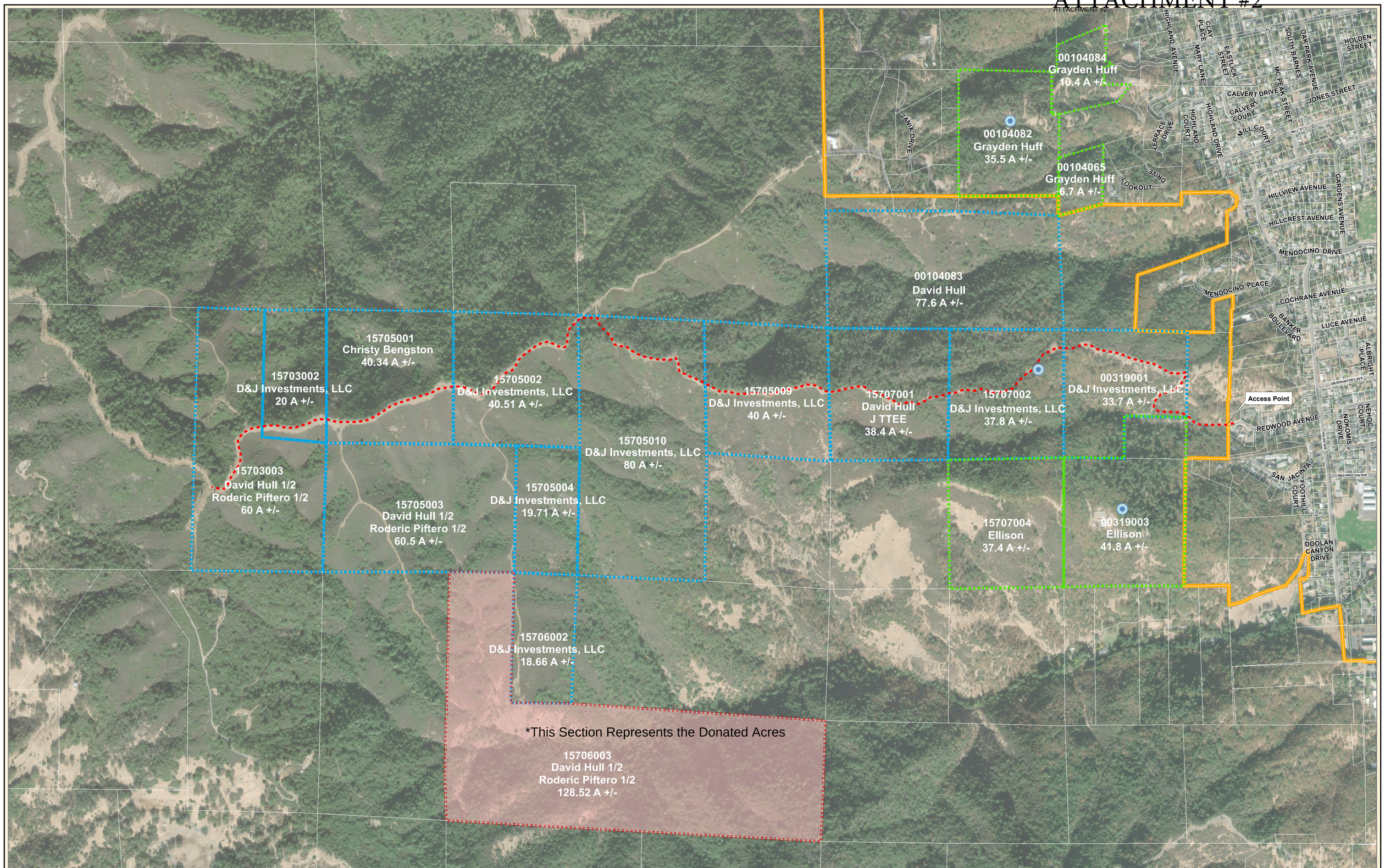
4. If awarded the grant the City of Ukiah commits to maintaining and preserving the open space in perpetuity.

PASSED AND ADOPTED this 6th Day of November, 2019, by the following vote:

AYES: _____ NAYS: _____ ABSTAIN: _____ ABSENT: _____

The undersigned [*title of officer*] of the Applicant here before named does hereby attest and certify that the forgoing is a true and full copy of a resolution of the Ukiah City Council adopted at a duly convened meeting on the date above-mentioned, which has not been altered, amended or repealed.

Signature _____ Date _____



This map is a guide. Every reasonable effort has been made to ensure the accuracy of the map and data provided. Parcel lines are not intended to represent surveyed data.

Document Path: S:\Public Works\Dinkelin, Andrew\GIS Maps\GIS\Projects\Maps for Sagar\Doolan Canyon Property.mxd
Date Saved: 12/7/2018 11:43:29 AM

N

Parcel Donation
Available Parcels
City Limits
Optional Parcels
Existing Trail
Drilled Well

DOOLAN CANYON PROPERTY

0 500 1,000 Feet

City of Ukiah Public Works

ATTACHMENT #3

OPTION AGREEMENT

This Option Agreement (this "Agreement") is made as of the date this Agreement is fully signed by Buyer and Seller (the "Contract Execution Date"), by _____ ("Seller"), and City of Ukiah, a general law municipal corporation ("Buyer").

R E C I T A L S

A. Seller owns ___ acres of real property in or near Ukiah, CA known as Mendocino County Assessor's Parcel No. _____, and more particularly described in Exhibit A attached to this Agreement. That real property, together with all tenements, hereditaments, and appurtenances, including improvements, fixtures, timber, water, crops, oil, gas and minerals located in, under, and on it, and all rights appurtenant to it, including but not limited to, grazing rights, access rights, development rights, air rights, and all other rights, privileges, licenses, and permits and in any way related to or accruing to the use and benefit of that real property will be referred to in this Agreement as the "Property".

B. Buyer desires to acquire from Seller and Seller desires to grant to Buyer the exclusive option to purchase the Property for the purchase price and on the other terms and conditions contained in this Agreement.

C. Buyer is a general law municipal corporation and political subdivision of the State of California. Buyer is exempt from federal income taxation under Section 115(1) of the Internal Revenue Code and is listed as a charitable organization to which contributions are tax deductible under Section 170(c)(1) of the Internal Revenue Code.

NOW, THEREFORE, the parties agree as follows:

1. GRANT OF OPTION

1.1 Grant. Seller hereby grants to Buyer the exclusive option to purchase the Property (the "Option"), for the purchase price and on the other terms and conditions contained in this Agreement.

1.2 Purchase Price. If Buyer exercises the Option in accordance with this Agreement, Seller agrees to sell the Property to Buyer, and Buyer agrees to purchase the Property from Seller for a total purchase price (not to exceed Fair Market Value) of $_____.00 (the "Purchase Price").

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1.3 Term. The term of the Option commences as of the Contract Execution Date of this Agreement and shall continue in effect until two (2) years from the Contract Execution Date ("Option Exercise Deadline"). The Option Exercise Deadline may be extended for an additional one (1) year as between Buyer and Seller upon the execution of a document extending the Option Deadline which is approved and executed by Buyer and Seller.

1.4 Option Consideration. Seller is granting the Option to Buyer in consideration for Buyer's commitment to apply for grant funding to purchase the Property at its appraised fair market value ("Option Consideration"), the adequacy of which consideration is acknowledged by Seller.

1.5 Exercise. Buyer shall have the right to exercise the Option by delivering to Seller a written election to exercise the Option ("Exercise Notice") on or before the Option Exercise Deadline. Buyer will be unable to exercise the Option unless the exercise has been approved by Buyer's City Council. Upon Buyer's exercise of the Option as provided in this section, Seller shall be obligated to sell and convey the Property to Buyer, and Buyer shall be obligated to purchase the Property from the Seller, in accordance with the terms and conditions of this Agreement.

1.6 Automatic Termination. If Buyer does not exercise the Option in accordance with this Agreement on or before the Option Exercise Deadline, then the Option shall automatically and immediately terminate without notice from Seller. Thereafter, if requested by Seller in writing, Buyer shall execute, acknowledge and deliver to Seller a quitclaim deed in Seller's favor relinquishing any and all rights of Buyer in and to the Property.

2. ESCROW; TITLE.

2.1 Establishment of Escrow. The next business day after Buyer delivers the Exercise Notice ("Option Exercise Date") the parties shall open an escrow with Redwood Empire Title Company of Mendocino County ("Escrow Agent") and Buyer shall deposit with the Escrow Agent $_____ ("Deposit") which shall be applied to the Purchase Price on the Closing Date. The closing of Seller's sale and conveyance of the Property to Buyer pursuant to this Agreement shall occur on the business day specified by Buyer to Seller in writing ("Closing Date"), which Closing Date shall be within ninety (90) days following the date of the Option Exercise Date.

2.2 Title Objections. Within thirty (30) days following the Contract Exercised Date, (a) Buyer shall cause Redwood Empire Title Company of Mendocino County ("Title Company") to prepare and deliver to Buyer a current preliminary report on the Property ("Title Report"), together with copies of all recorded title exceptions shown in the Title Report, at Buyer's expense, and (b) Seller shall deliver to Buyer copies of any ALTA or other surveys of the Property in Seller's possession or control. Buyer shall have thirty (30) days to notify Seller in writing of any objections to any title exceptions shown in the Title Report or any matters reflected on any surveys that would constitute title exceptions. If on or before the Option Exercise Deadline, Buyer shall give to Seller written notice that any such title exceptions are objectionable to Buyer, and if

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Buyer exercises the Option in accordance with this Agreement, Seller shall use diligent, good faith efforts to remove all such objectionable title exceptions from title to the Property or otherwise satisfy Buyer with respect thereto prior to the Closing Date; provided, however, that Seller shall be obligated to cause all monetary liens and encumbrances constituting objectionable title exceptions (other than current real property taxes and assessments, not delinquent) to be removed from title of the Property on or before the Closing Date. If Seller shall be unable or unwilling to remove any such objectionable title exceptions from title to the Property prior to the Closing Date, other than monetary liens and encumbrances which Seller shall be obligated to remove as provided above, Buyer shall either waive its prior disapproval of such objectionable title exceptions and proceed under this Agreement, or terminate this Agreement by written notice to Seller. The title exceptions approved by Buyer as provided in this section are hereinafter referred to as the "Permitted Exceptions."

3. CONDITION OF PROPERTY.

3.1 Seller' Deliveries. Within thirty (30) days following the Option Exercise Date, Seller shall deliver to Buyer copies of any environmental reports or assessments, geological studies, seismic studies, water reports, timber surveys, soils reports and studies, plans, specifications, drawings, property tax bills, insurance claims, inspection reports, licenses, permits or approvals of governmental authorities, material correspondence with governmental authorities, and other material documents, materials and information relating to the Property which are in Seller's possession or control. Throughout the term of this Agreement following the Option Exercise Date, until the Closing Date, Seller shall also deliver to Buyer such other documents, materials and information relating to the Property as Seller is obligated to deliver to Buyer under applicable law.

3.2 Inspection of Property. As of the Option Exercise Date, Seller shall afford Buyer and Buyer's agents, consultants and representatives, access to the Property at all reasonable times for the purpose of inspecting and conducting studies of the Property. Seller shall reasonably cooperate with Buyer in Buyer's entries onto, and inspections and studies of, the Property, Buyer shall furnish Seller with a certificate of Buyer's liability insurance protection afforded the Memorandum of Coverage from Redwood Empire Municipal Insurance Fund, and shall also provide an endorsement which shall name Seller as an additional insured.

3.3 Representations and Warranties. Seller hereby makes the following representations and warranties to Buyer, to the best of Seller's knowledge without investigation, which representations and warranties (a) shall be effective and enforceable as of the date of this Agreement, and (b) shall survive the Closing Date and continue thereafter. Buyer agrees that, other than the representations, warranties and covenants set forth in this Agreement, Seller makes no representations, warranties or covenants as to the Property. Seller represents and covenants as follows:

(a) No parties are in occupancy of the Property or hold any possessory right in or to the Property, or any portion thereof, other than Seller.

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(b) No parties possess any option to purchase or lease or any right of first refusal to purchase or lease with respect to the Property or any portion thereof. There are no unrecorded leases, occupancy agreements easements, rights-of-way, restrictive covenants, liens, encumbrances, claims or other adverse rights affecting the Property or any portion thereof. There are no unrecorded agreements or obligations relating to the Property which will be binding upon Buyer following the Closing Date.

(c) The Property is not now, and has not been at any time in the past, a site or location for the use, generation, production, manufacture, treatment, storage, disposal, discharge, release or transportation of Hazardous Materials (as defined in this Agreement); the Property is in full compliance with all Hazardous Materials Laws (as defined in this Agreement); there are no existing or former agreements or pending or threatened proceedings regarding Hazardous Materials on the Property; and there are, and have been, no underground or above ground storage tanks installed on or under, or removed from, the Property containing or having contained Hazardous Materials. For the purposes of this Agreement, "Hazardous Materials" shall mean any oil or petroleum products, flammable explosives, asbestos, urea formaldehyde insulation, radioactive materials or other hazardous or toxic substances, material or waste which is or becomes regulated by any federal, state or local governmental authority; and "Hazardous Materials Laws" means all federal, state and local statutes, ordinances, rules and regulations relating to Hazardous Materials, including those pertaining to health, safety, industrial hygiene or the environment, such as, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, the Resource Conservation and Recovery Act of 1976, as amended, and any similar state laws.

(d) Seller has previously delivered to Buyer, or within the period of time provided for in this Agreement shall deliver to Buyer, true, correct and complete copies of all environmental reports or assessments, geological studies, seismic studies, water reports, timber surveys, soils reports and studies, plans, specifications, drawings, property tax bills, insurance claims, inspection reports, licenses, permits or approvals of governmental authorities, material correspondence with governmental authorities, and other material documents, materials and information relating to the Property which are in Seller's possession or control.

(e) The Property is not located in a special flood hazard area or flood plain, and there are no wetlands located on the Property.

(f) There is no litigation or other proceeding pending or, to the best of Seller's knowledge, threatened with respect to the Property or the transaction contemplated by this Agreement.

(g) Seller has not received any notice that the Property violates the provisions of any currently applicable law, code, ordinance, regulation, order, decree or other governmental requirement.

(h) Seller has full power and authority to enter into this

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Agreement and the persons signing this Agreement for Seller if Seller is not an individual have full power and authority to sign for Seller and to bind it to this Agreement and to sell, transfer and convey all right, title and interest in and to the Property in accordance with this Agreement. All proceedings required to be taken by or on behalf of Seller to authorize it to make, deliver and carry out the terms of this Agreement have been duly and properly taken. No further consent of any person or entity is required in connection with the execution and delivery of, or performance by Seller of its obligations under this Agreement. Neither the grant of the option herein nor performance by Seller of Seller's obligations hereunder will violate or constitute an event of default under the terms and provisions of any material agreement, document or instrument to which Seller is a party or by which Seller is bound and/or to which the Property is subject, including any deed of trust or mortgage.

(i) Except as stated in the Title Report, there are no encumbrances or liens against the Property, including, but not limited to, mortgages or deeds of trust. Seller is not in default of any obligation under any mortgage or deed of trust affecting the Property. There are no actual or impending public improvements or private rights or actions which will result in the creation of any liens upon the Property, including public assessments or mechanics liens. There are no encroachments by third parties on the Property and the Property does not encroach upon the property of any third party.

(j) No notices of violation of any ordinance, rule or regulation relating to the Property or Seller have been issued to, served upon, received by or entered against Seller.

(k) Sale of the Property to Buyer complies with the California Subdivision Map Act (Government Code Section 66410, *et seq*).

4. CONDITIONS PRECEDENT.

4.1 Conditions to Buyer's Obligations. If Buyer exercises the Option in accordance with this Agreement, the obligations of Buyer under this Agreement are expressly conditioned upon the satisfaction of the following conditions precedent on or before the respective dates specified therefor:

(a) On the Closing Date, the Title Company shall be prepared to issue to Buyer as of the Closing Date the Title Policy (as defined in this Agreement) upon payment of its regularly scheduled premium therefor;

(b) All of Seller's representations and warranties contained in this Agreement shall be true and correct in all material respects as of the Closing Date; and

(c) Seller shall have performed each and every covenant contained in this Agreement to be performed by Seller on or prior to Closing Date.

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4.2 Condition to Seller's Obligations. If Buyer exercises the Option in accordance with this Agreement, the obligations of Seller under this Agreement are expressly conditioned upon the satisfaction of the following conditions precedent on or before the date specified therefor: Buyer shall have performed each and every covenant contained in this Agreement to be performed by Buyer on or prior to the Closing Date; and

4.3 Satisfaction of Conditions. Seller and Buyer shall each use diligent efforts and shall cooperate with the other party to attempt to cause the satisfaction of the conditions precedent to each party's obligations under this Agreement. In the event that any of the conditions precedent set forth in this Section 4 shall not be satisfied or waived on or before the date specified therefor, then the party whose obligations are subject to such condition precedent shall have the right to terminate this Agreement by written notice given to the other party on or before such date specified therefor, and the Option Consideration and any accrued interest thereon shall be returned to Buyer.

5. CLOSING.

5.1 Deposits into Escrow.

(a) If Buyer exercises the Option in accordance with this Agreement, on or prior to the Closing Date, Buyer shall deposit or cause to be deposited with Escrow Agent the following:

(i) The Purchase Price;

(ii) Buyer's share of the closing costs described in Section 5.3(b) of this Agreement;

(iii) A consent or resolution authorizing Buyer to consummate the transactions contemplated by this Agreement, and such other authorizing documents as Escrow Agent shall require ("Authorizing Documents"); and

(iv) Escrow instructions to Escrow Agent consistent with and sufficient to implement the terms of this Agreement.

(b) If Buyer exercises the Option in accordance with this Agreement, on or prior to Closing Date, Seller shall deposit or caused to be deposited with Escrow Agent the following:

(i) A deed (the "Deed") conveying title to the Property, duly executed by Seller in recordable form and in a form acceptable to Buyer and the Escrow Agent;

(ii) A withholding certificate under Section 1445 of the Internal Revenue Code, as amended, and the Treasury regulations promulgated thereunder,

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executed by Seller in a form reasonably acceptable to Buyer ("FIRPTA Certificate");

(iii) A California FTB Form 593-C (Real Estate Withholding Certificate) executed by Seller in a form reasonably acceptable to Buyer ("State Affidavit");

(iv) Transfer tax declarations, affidavits and statements and such other documents as may be required by applicable law or by Escrow Agent in connection with the conveyance of the Property to Buyer;

(v) Such other documents, including owner's affidavits or statements, as may be reasonably required by Buyer or Escrow Agent in connection with the conveyance of title to the Property to Buyer;

(vi) A consent or resolution authorizing Seller to consummate the transactions contemplated by this Agreement, and such other authorizing documents as Escrow Agent shall require ("Authorizing Documents"); and

(vii) Escrow instructions consistent with and sufficient to implement the terms of this Agreement.

5.2 Closing. After all the deposits required by Section 5.1 have been made; all conditions to the parties' respective obligations set forth in Section 4 have been satisfied or waived; and Escrow Agent is prepared to cause the Title Company to issue the Title Policy in accordance with provisions of Section 5.4 below, Escrow Agent shall:

(a) Record the Deed in the Official Records of Mendocino County, California, and instruct the County Recorder to deliver the Deed after recording to Buyer;

(b) Deliver to or for the account of Seller the Purchase Price;

(c) Deliver to Buyer the FIRPTA Certificate, the State Affidavit and the Authorizing Documents; and

(d) Cause the Title Company to issue and deliver to Buyer the Title Policy.

5.3 Closing Costs.

(a) Seller shall pay all state, county and/or local documentary transfer taxes and any other real property transfer or conveyance taxes payable with respect to the Deed; one-half of the escrow fee charged by Escrow Agent; and one-half of the premium and endorsement charges for the Title Policy.

(b) Buyer shall pay one-half of the escrow fee charged by Escrow

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Agent; and one-half of the premium and endorsement charges for the Title Policy.

(c) Seller and Buyer shall each bear its own attorneys' fees and costs incurred in connection with the transactions contemplated by this Agreement. All other costs, fees, expenses and charges of any kind incident to Seller's sale and conveyance of the Property to Buyer pursuant to this Agreement shall be borne by the party incurring the same.

5.4 Title Insurance. Upon the closing of the transaction contemplated by this Agreement, Escrow Agent shall cause the Title Company to issue to Buyer an ALTA standard owner's policy of title insurance with total liability in the amount of the Purchase Price, insuring Buyer that the Property is vested in Buyer, subject only to the standard printed exceptions to such title policy and the Permitted Exceptions ("Title Policy"). At Buyer's option, Buyer shall have the right to obtain as the Title Policy an ALTA extended coverage owner's title insurance policy, provided that Buyer shall pay any increase in the premium for the Title Policy charged by the Title Company for extended coverage.

6. ADDITIONAL SELLER COVENANTS.

6.1 No Agreements, Conveyances. From or after the date of this Agreement until the closing of the transaction contemplated by this Agreement, Seller shall not (a) enter into, extend or amend any lease, contract, option or agreement affecting the Property; (b) cause or permit any lien, encumbrance, mortgage, deed of trust, right, restriction or easement to be created or claimed with respect to the Property; or (c) sell, convey, assign, transfer, encumber or otherwise dispose of the Property or any portion thereof or interest therein.

6.2 Maintenance. From or after the date of this Agreement until the closing of the transaction contemplated by this Agreement or the termination of this Agreement, Seller shall not (a) remove, harvest or cut any trees, vegetation, crops, soils or minerals from the Property, except as may be required in connection with Seller's standard property management practices, fire hazard abatement requirements or as otherwise required by applicable law; (b) cause or permit any Hazardous Materials to be located in, on or under the Property; or (c) take or permit any other action that could reduce the value of the Property.

7. RISK OF LOSS.

7.1 Damage or Destruction. In the event that any trees or improvements located on the Property shall be destroyed or substantially damaged by Major Casualty (as defined in this Agreement) prior to the Closing Date, Buyer shall have the right to terminate this Agreement by giving Seller written notice of termination within twenty (20) days following the date of Buyer's receipt of written notice of, or the date of Buyer's obtaining independent knowledge of, occurrence of such destruction or damage. In the event of any such termination of this Agreement, Buyer shall be entitled to receive the Option Consideration and all amounts paid into escrow by Buyer on account of the Purchase Price. In the event of any other damage or destruction to the Property or in the event that Buyer shall not elect to terminate this Agreement following damage or

destruction to the Property by Major Casualty, Buyer shall remain obligated to perform its obligations under this Agreement, and Seller shall assign to Buyer its rights to any proceeds for such damage or destruction under Seller's property insurance policies covering the Property. For the purposes of this Agreement, a "Major Casualty" shall be deemed to be any casualty causing any damage or destruction to the Property if the reduction in the value of the Property caused by such casualty, as reasonably determined by Buyer, shall exceed One Hundred Thousand Dollars ($100,000).

7.2 Condemnation. In the event of the commencement of proceedings for the taking of any portion of the Property in imminent domain or the making of any threat of condemnation prior to the Closing Date, Buyer shall have the right to terminate this Agreement by giving to Seller written notice of termination within fifteen (15) days following the date on which Buyer shall receive written notice of such proposed taking. In the event of any such termination of this Agreement, Buyer shall be entitled to receive the Option Consideration and all amounts paid into escrow by Buyer on account of the Purchase Price. If the Buyer should not elect to terminate this Agreement as aforesaid, Buyer shall remain obligated to perform its obligations under this Agreement, and Seller shall assign the Buyer at close of escrow Seller's rights to the portion of any condemnation award attributable to Seller's interest in the Property. For the purposes of this Agreement, a taking in condemnation shall mean the vesting of fee title to the Property or any portion thereof in a governmental authority pursuant to the exercise of the power of imminent domain or pursuant to a deed given in lieu or contemplation thereof.

8. DEFAULT.

8.1 BUYER'S DEFAULT; LIQUIDATED DAMAGES. IF BUYER EXERCISES THE OPTION IN ACCORDANCE WITH THIS AGREEMENT, IN THE EVENT THAT SALE AND CONVEYANCE OF THE PROPERTY TO BUYER UNDER THIS AGREEMENT SHALL NOT BE CONSUMMATED BECAUSE OF A DEFAULT BY BUYER, BUYER WILL ABSORB ALL OF ITS COSTS RELATED TO THE TRANSACTION (SUCH AS APPRAISAL COSTS, TITLE REPORTS AND COSTS OF DUE DILIGENCE) AND SELLER SHALL RETAIN THE DEPOSIT, AND ANY ACCRUED INTEREST THEREON, AS LIQUIDATED DAMAGES, AND SELLER WAIVES ANY FURTHER RIGHTS TO CLAIM DAMAGES FROM BUYER OR TO SEEK OTHER LEGAL OR EQUITABLE REMEDIES. NOTWITHSTANDING THE FOREGOING, NOTHING CONTAINED IN THIS SECTION SHALL AFFECT IN ANY MANNER THE INDEMNIFICATION PROVISIONS CONTAINED IN THIS AGREEMENT. SELLER'S RETENTION OF THE DEPOSIT IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO COMPENSATE SELLER FOR DAMAGES IT WILL SUSTAIN BY REASON OF SUCH DEFAULT BY BUYER, INCLUDING DAMAGES RESULTING FROM THE REMOVAL OF THE PROPERTY FROM THE MARKET, THE LOSS OF BUSINESS OPPORTUNITIES AND THE LOSS OF PROSPECTIVE INVESTMENTS IN OTHER PROPERTIES. SELLER AND BUYER AGREE AND ACKNOWLEDGE THAT THE AMOUNT OF SELLER'S ACTUAL DAMAGES AS A RESULT OF BUYER'S DEFAULT WOULD BE EXTREMELY DIFFICULT OR

IMPRACTICABLE TO ASCERTAIN, AND THE AMOUNT PROVIDED FOR HEREIN IS A REASONABLE ESTIMATE OF SUCH DAMAGES. THE AGREEMENT BY SELLER TO ACCEPT THE FOREGOING AMOUNT OF LIQUIDATED DAMAGES SHALL NOT IMPAIR THE AGREEMENT BETWEEN SELLER AND BUYER THAT THE OPTION PRICE HAS BEEN DELIVERED TO SELLER IN CONSIDERATION OF SELLER'S GRANTING OF THE OPTION TO BUYER.

INITIALS: _____ _____
Seller Buyer

8.2 Seller's Default. If Seller defaults in the performance of any of Seller's obligations, promises, or agreements under this Agreement or if Seller breaches any of its representations or warranties hereunder ("Seller's Default"), Buyer shall be entitled to exercise any remedy available to Buyer by law or equity, including an action for specific performance and/or an action for damages. The provisions of this Section 8.2 shall survive the Close of Escrow.

9. BROKERS.

9.1 Seller. Seller hereby represents and warrants to Buyer that Seller has not engaged or otherwise dealt with any finder or real estate broker or salesperson with respect to the transactions contemplated by this Agreement. In the event that any contrary claim is made by any finder, broker or salesperson, Seller shall indemnify, defend and hold Buyer harmless from and against any and all losses, costs, claims, damages, liabilities or causes of action (including reasonable attorneys' fees and costs) with respect to such finder, broker or salesperson.

9.2 Buyer. Buyer hereby represents and warrants to Seller that Buyer has not engaged or otherwise dealt with any finder or real estate broker or salesperson with respect to the transactions contemplated by this Agreement. In the event that any contrary claim is made by any finder, broker or salesperson, Buyer shall indemnify, defend and hold Seller harmless from and against any and all losses, costs, claims, damages, liabilities or causes of action (including reasonable attorneys' fees and costs) with respect to such finder, broker or salesperson.

10. MISCELLANEOUS

10.1 Notices. All notices and any other communications permitted or required under this Agreement must be in writing and will be effective (a) immediately upon delivery in person or by facsimile, or upon delivery to the recipient if attached to an email communication; (b) on the date of delivery, as evidenced by the records of the courier, if deposited with a nationally-recognized commercial courier for overnight delivery, provided delivery is made during regular business hours or receipt is acknowledged by a person reasonably believed by the delivering party to be employed by the recipient; or (c) on the date indicated on the return receipt, if deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid. Any notice to be given by any party hereto may be given by the counsel for such party. All notices must be properly addressed and delivered to the parties at the addresses set forth below, or at such

other addresses as either party may subsequently designate by written notice given in the manner provided in this section:

Seller:

Buyer: City of Ukiah
Attention: Sage Sangiacomo, City Manager
Ukiah Civic Center
300 Seminary Ave
Ukiah, CA. 95482
Fax
Email:

10.2 Headings. The headings used herein are for purposes of convenience only and shall not be used in construing the provisions hereof.

10.3 Further Assurances. The parties hereby agree to execute such other documents and perform such other acts as may be reasonably necessary or desirable to carry out the purposes of this Agreement, whether before or after the Closing Date.

10.4 Entire Agreement. This document represents the final, entire and complete agreement between the parties with respect to the subject matter hereof and supersedes all other prior or contemporaneous agreements, communications or representations, whether oral or written, express or implied. The parties acknowledge and agree that they shall not and are not relying on any representation, promise, inducement or other statement, whether oral or written and by whomever made, that is not contained expressly in this Agreement. This Agreement may only be modified by a written instrument signed by representatives authorized to bind both parties. Oral modifications are unenforceable.

10.5 Partial Invalidity. If any term, covenant or condition of this Agreement or its application to any person or circumstances shall be held to be illegal, invalid or unenforceable, the remainder of this Agreement or the application of such term or provisions to other persons or circumstances shall not be affected, and each term hereof shall be legal, valid and enforceable to the fullest extent permitted by law, unless an essential purpose of this Agreement would be defeated by the loss of the illegal, unenforceable, or invalid provision. In the event of such partial invalidity, the parties shall seek in good faith to agree on replacing any such legally invalid provisions with valid provisions which, in effect, will, from an economic viewpoint, most nearly and fairly approach the effect of the invalid provision and the intent of the parties in entering into this Agreement.

10.6 No Waiver. No consent or waiver by either party to or of any breach or non-performance of any representation, condition, covenant or warranty shall be enforceable unless in a writing signed by the party entitled to enforce performance, and such signed consent or

waiver shall not be construed as a consent to or waiver of any other breach or non-performance of the same or any other representation, condition, covenant, or warranty.

10.7 Time of the Essence. Time is of the essence of this Agreement and each and every provision hereof.

10.8 Governing Law. This Agreement is entered into and shall be governed by, and construed and enforced in accordance with, the laws of the State of California (without giving effect to its choice of law principles). The parties agree to the jurisdiction of the California state courts and to venue in the state courts in Mendocino County.

10.9 Interpretation. All parties have been represented by counsel in the preparation and negotiation of this Agreement, and this Agreement shall be construed according to the fair meaning of its language. The rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement. Unless the context clearly requires otherwise, (i) the plural and singular numbers shall each be deemed to include the other; (ii) the masculine, feminine, and neuter genders shall each be deemed to include the others; (iii) "shall," "will," or "agrees" are mandatory, and "may" is permissive; (iv) "or" is not exclusive; (v) "includes" and "including" are not limiting; and (vi) "days" means calendar days unless specifically provided otherwise.

10.10 Third Party Beneficiaries. This Agreement has been made solely for the benefit of the parties hereto and their respective successors and permitted assigns, and nothing in this Agreement is intended to, or shall, confer upon any other person any benefits, rights or remedies under or by reason of this Agreement.

10.11 Compliance With Laws. Each party shall comply with all applicable laws, rules, regulations, orders, consents and permits in the performance of all of their obligations under this Agreement.

10.12 Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signatures to each counterpart were upon a single instrument and is intended to be binding when all parties have delivered their signatures to the other parties. Signatures may be delivered by facsimile transmission. All counterparts shall be deemed an original of this Agreement.

10.13 Authority. The individuals executing this Agreement on behalf of Seller and Buyer individually represent and warrant that he or she has been authorized to do so and has the power to bind the party for whom they are signing.

10.14 Binding Effect; Assignment. This Agreement shall be binding upon, and shall inure to the benefit of, the heirs, successors and assigns of the parties hereto. Buyer shall have the right to assign its rights and obligations under this Agreement to a Public Agency or an organization or entity that is a qualified organization at the time of transfer under Section 170(h)

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of the Internal Revenue Code of 1986 and applicable regulations. No such assignment shall release Buyer from liability for the performance of its obligations under this Agreement.

10.15 Memorandum. Concurrently with their execution of this Agreement, the parties shall execute and acknowledge a memorandum of option in the form attached as Exhibit B to this Agreement, which Buyer may elect to record in the Official Records of Mendocino County, California at Buyer's sole cost and expense.

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

SELLER:	**BUYER:**
By: _____	**By:** _____
Name: _____	**Name:** _____
Title: _____	**Title:** _____
Date: _____	**Date:** _____

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EXHIBIT A

<u>LEGAL DESCRIPTION OF PROPERTY</u>

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EXHIBIT B

FORM MEMORANDUM OF OPTION

Recording requested by and
When recorded return to:

_____
_____
_____
_____

MEMORANDUM OF OPTION

This Memorandum of Option is made as of _____, between _____("Seller"), and City of Ukiah, a California municipal corporation ("Buyer"), who agree as follows:

1. Seller hereby grants to Buyer an exclusive option ("Option") to purchase the real property described on the attached Exhibit A ("Property").

2. The term of the Option commences on the date hereof and terminates on _____.

3. The Option that is the subject of this Memorandum of Option is granted in accordance with that certain Option Agreement dated _____, by and between Seller and Buyer ("Option Agreement"), all of the terms and provisions of which are hereby incorporated into this Memorandum of Option by this reference. This Memorandum of Option is prepared for the purpose of recordation and shall not alter or affect in any way the rights and obligations of Seller and Buyer under the Option Agreement. In the event of any inconsistency between this Memorandum of Option and the Option Agreement, the terms of the Option Agreement shall prevail and be controlling.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Option as of the day and year first above written.

SELLER:	BUYER:
By: _____	By: _____
Name:_____	Name:_____
Title:_____	Title:_____

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Agenda Item No: 13.b.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-153

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Consider and Possibly Approve Budget Agreement with Ukiah Valley Sanitation District

DEPARTMENT: City Attorney **PREPARED BY:** David Rapport, City Attorney

ATTACHMENTS:

1. BUDGET APPROVAL AGREEMENT w exhibits

Summary: The Operating Agreement between the City of Ukiah and the Ukiah Valley Sanitation District requires each party to approve the sewer system budget of the other party in order to share sewer system expenses. A proposed agreement would approve the budgets of both parties for fiscal years 2018-19 and 2019-20.

Background: The City and the Sanitation District entered an Operating Agreement on October 3, 2018. Section II.D.1.a of the agreement provides a procedure for each party submitting its proposed fiscal year budget to the other party for review and approval. Under the procedure draft budgets are exchanged no later than May 1. Each party has 30 days to review the other party's budget and an additional 30 days to resolve any disputes before the beginning of the fiscal year on July 1. Because the agreement began in October 2018, the timeline for resolving disputes over the 2018-19 fiscal year budget could not be followed which also impacted the schedule for resolving disputes over the 2019-20 budgets.

Discussion: The City and the District each had concerns about the other party's budget and began the Fast Track arbitration procedure under the Operating Agreement to resolve the disputes concerning the budgets for fiscal year 2018-19. Representatives of the City and the District also sought to resolve the dispute by mutual agreement.

The representatives sought to resolve the disputes over the 2018-19 budget and at the same time to reach agreement on approval of the 2019-20 budgets.

The agreement attached as Attachment 1 approves the actual expenditures by each party for the 2018-19 fiscal year and the budgeted appropriations for the 2019-20 fiscal year. Exhibits A and B to Attachment 1 contain the District expenditures for 2018-19 and the budget for fiscal year 2019-20 approved by the District which are approved by the City under the attached agreement. Exhibit C to Attachment 1 contain the actual City expenditures for sewer system operations for fiscal year 2018-19 and the approved City sewer system budget for fiscal year 2019-20, which are approved by the District under the attached agreement.

Both parties had exchanged objections to the other party's budgets. Under the proposed agreement, they each preserve their right to raise the same or different objections to future budgets, but agree to their respective expenditures and budgets as approved by the District Board of Directors and the City Council. This will allow the sharing of expenses for these two fiscal years in accordance with the Operating Agreement.

The District Board of Directors is scheduled to consider the agreement in Attachment 1 at its next regular meeting on November 13, 2019.

Recommended Action: Approve and authorize City Manager to sign agreement with Ukiah Valley Sanitation District ("District") approving the District and City sewer system budgets for 2018-19 and 2019-20 fiscal years, the agreement to become effective upon approval by District Board of Directors and execution on behalf of District.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Dan Buffalo, Finance Director, Sean White, Director of Water and Sewer, Tim Ericksen, Director of Public Works and City Engineer

Approved: Sage Sangiacomo, City Manager

BUDGET APPROVAL AGREEMENT

This Agreement is entered on _____, 2019, in Ukiah, California, between the City of Ukiah ("City"), a general law municipal corporation, and the Ukiah Valley Sanitation District ("District"), a county sanitation district.

In accordance with the Operating Agreement ("OA") between City and District, dated October 3, 2018, the City and the District approve: (1) as shared costs of the Combined CITY/DISTRICT Sewer System the District's actual expenditures incurred in fiscal year 2018-19 as set forth in the Exhibit A hereto; (2) the District's shared budgeted appropriations for fiscal year 2019-20 as set forth in Exhibit B hereto; (3) as shared costs of the Combined CITY/DISTRICT Sewer System the City's actual expenditures incurred in fiscal year 2018-19 as set forth in Exhibit C hereto; and (4) the City's shared budgeted appropriations in fiscal year 2019-20 as is also set forth in Exhibit C hereto. The amounts listed under the heading "Revenues" in Exhibit C refer to the contributions of each party to pay its share of the budgeted expenses. It does not report or refer to the revenues of either party.

Both parties have multiple outstanding issues related to these budgets but will forgo asserting them for these budget years with the understanding that neither party is waiving its right to raise any or all of these same issues for future budgets, including, but not limited to, any objection or concern raised during the review of the 2018-19 and 2019-20 expenditures and budgets. Neither this Agreement nor the approved expenditures and budgets shall be treated by either party as an admission or concession that any such objection or concern lacks merit or has the effect of waiving any such objection or preventing it from being asserted in the future.

The parties have entered this agreement on the date first written above.

UKIAH VALLEY SANITATION DISTRICT

By: _____
Theresa McNerlin, Chairperson

ATTEST:

By: _____

APPROVED AS TO FORM:

By: _____
Duncan M. James, District Counsel

CITY OF UKIAH

By: _____
Maureen Mulheren, Mayor

ATTEST:

By: _____
Kristine Lawler, City Clerk

APPROVED AS TO FORM:

By: _____
David J. Rapport, City Attorney

UKIAH VALLEY SANITATION DISTRICT (UVSD)
ADMINISTRATIVE ACTUALS FY2018-19

Exhibit A

Dated: 10/29/2019

ACTUAL EXPENSES	FY 2018-19 Shared Costs	2018-19 UVSD Share	2018-19 City Share
		47.00%	53.00%
Wages & Payroll (Personnel)	142,980	67,201	75,779
Office Expense	14,780	6,946	7,833
Auditing & Fiscal Services	158,612	74,548	84,065
Other Prof & Special Services	29,436	13,835	15,601
Publication & Legal Notices	105	49	56
Legal Fees	-	-	-
Training/Transportation/Travel	-	-	-
TOTAL EXPENSES	**345,913**	**162,579**	**183,334**

File: UVSD ACTUALS FY2018-19.xlsx
Worksheet: UVSD ACTUALS FY19

UKIAH VALLEY SANITATION DISTRICT (UVSD)

Exhibit B

Dated: 10/29/2019

OPERATING BUDGET FY2019-20

BUDGETED EXPENSES	FY 2019-20 Shared Costs	FY2019-20 UVSD Share	FY2019-20 City Share
		47.00%	53.00%
Wages & Payroll (Personnel)	129,765	60,990	68,775
Office Expense	25,481	11,976	13,505
Auditing & Fiscal Services	88,560	41,623	46,937
Other Prof & Special Services	36,750	17,273	19,478
Publication & Legal Notices	105	49	56
Legal Fees	30,000	14,100	15,900
Training/Transportation/Travel	13,000	6,110	6,890
TOTAL EXPENSES	**323,661**	**152,121**	**171,540**

File: UVSD Budget 2019-2020.xlsx
Worksheet: UVSD BUDGET FY20

Exhibit C

CITY OF UKIAH SEWER BUDGET, FY 2019-20

Total shared cost with the Ukiah Valley Sanitation District

Collapse All	2018-19 Actual	2019-20 Revised Budget	2019-20 City Share	2019-20 UVSD Share
EXPENSES	$ 9,989,985	$ 11,471,520	$ 5,835,637	$ 5,635,883
DIRECT	8,976,609	10,639,251	5,394,534	5,244,717
PERSONNEL	1,753,560	2,154,528	1,141,900	1,012,628
SERVICES & OTHER OPERATING	2,194,665	2,013,348	1,066,675	946,674
DEBT SERVICE	4,845,748	4,877,375	2,341,140	2,536,235
CAPITAL	182,636	1,594,000	844,820	749,180
INDIRECT	1,013,376	832,269	441,103	391,166
ADMIN OVERHEAD	268,336	249,789	132,388	117,401
INTERNAL SERVICE USE	745,040	582,480	308,714	273,766
REVENUES	9,989,985	11,471,520	5,835,637	5,635,883
CONTRIBUTIONS	9,989,985	11,471,520	5,835,637	5,635,883
CITY CONTRIBUTIONS	4,987,281	5,835,637	5,835,637	0
CITY CONTRIBUTIONS - OPERATIONS	2,738,237	3,498,257	3,498,257	0
CITY CONTRIBUTIONS - DEBT SERVICE	2,249,043	2,337,380	2,337,380	0
UVSD CONTRIBUTIONS	5,002,705	5,635,883	0	5,635,883
UVSD CONTRIBUTIONS - DEBT SERVICE	2,596,705	2,539,995	0	2,539,995
UVSD CONTRIBUTION - OPERATIONS	2,406,000	3,095,888	0	3,095,888
Revenues Less Expenses	$ 0	$ 0	$ 0	$ 0

Data filtered by Types, ENTERPRISE and exported on October 30, 2019. Created with OpenGov

COLLECTION ONLY

Collection only

Collapse All	2018-19 Actual	2019-20 Revised Budget	2019-20 City Share	2019-20 UVSD Share
DIRECT	$ 851,474	$ 1,183,099	$ 631,521	$ 560,871
PERSONNEL	569,803	668,208	354,150	314,058
SERVICES & OTHER OPERATING	194,856	389,890	211,221	188,063
CAPITAL	86,714	125,000	66,250	58,750
INDIRECT	363,149	361,056	191,360	169,696
ADMIN OVERHEAD	55,410	63,292	33,545	29,747
INTERNAL SERVICE USE	307,740	297,764	157,815	139,949
Total	$ 1,214,623	$ 1,544,155	$ 822,981	$ 730,568

Data filtered by EXPENSES, ENTERPRISE, Departments and exported on October 30, 2019. Created with OpenGov

TREATMENT ONLY

Treatment only

Collapse All	2018-19 Actual	2019-20 Revised Budget	2019-20 City Share	2019-20 UVSD Share
DIRECT	$ 8,125,135	$ 9,456,152	$ 4,762,913	$ 4,693,845
PERSONNEL	1,183,757	1,486,320	787,749	698,570
SERVICES & OTHER OPERATING	1,999,709	1,623,457	855,454	768,610
DEBT SERVICE	4,845,748	4,877,375	2,341,140	2,536,235
CAPITAL	95,921	1,469,000	778,570	690,430
INDIRECT	650,226	471,213	249,743	221,470
ADMIN OVERHEAD	212,926	186,497	98,843	87,654
INTERNAL SERVICE USE	437,300	284,716	150,899	133,816
Total	$ 8,775,362	$ 9,927,364	$ 5,012,656	$ 4,905,315

Data filtered by EXPENSES, ENTERPRISE, Departments and exported on October 30, 2019. Created with OpenGov

Agenda Item No: 13.c.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-154

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Award Contract for Ambulance Feasibility Study to AP Triton Consulting LLC in the amount of $68,500 (plus travel reimbursement) and Approve Corresponding Budget Amendment

DEPARTMENT: Fire **PREPARED BY:** Doug Hutchison, Fire Chief

ATTACHMENTS:

1. AP Triton Proposal

Summary: The Ukiah Valley Fire Authority would like to commission AP Triton Consulting, a highly respected emergency medical services (EMS) consulting firm, to perform a comprehensive analysis of the financial value of the formerly proposed exclusive operating area for ambulance services.

Background: With the County of Mendocino and Coastal Valleys EMS withdrawing their Request for Proposals to establish an Exclusive Operating Area (EOA) for Ambulance Service in inland Mendocino County, the opportunity, and need, for a thoughtful, comprehensive analysis of what the system can and cannot support has arisen. This is a critical step in planning, and one that the City of Ukiah, and Ukiah Valley Fire Authority had sought in our conversations with the County prior to the withdrawal of the EOA.

Discussion: AP Triton has been our consultant through much of this process, and is well respected for conducting these types of studies. As the EOA discussions went on, it became evident that much of the data that was being put forth was incomplete and in some cases several years old. Initially, the Ukiah Valley Fire Authority had only planned to do such a study within the city limits of Ukiah, where the City of Ukiah retains its .201 rights and obligations. However, in discussing the overall needs of the system with other providers, particularly our fire service partners it became obvious that the entire area must be evaluated to ensure accuracy of the data and the continued success of their operations. We have had discussions with the County of Mendocino about partnering in this endeavor, however some of the smaller operators are facing critical needs that will need to addressed sooner rather than later. As a result of those needs, we are recommending moving forward with the study as quickly as possible to ensure that good decisions can be made with good data. If approved, we will continue to seek and remain open to collaboration with the County and other stakeholders.

AP Triton's proposal is included as Attachment #1 for review.

Recommended Action:

Authorize the City Manager to execute a contract with AP Triton Consulting LLC for a comprehensive ambulance service feasibility study in an amount not to exceed $68,500.00 (plus travel reimbursement), and approve corresponding budget amendment.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 10021210.52100: $0

PROPOSED BUDGET AMOUNT: 10021210.52100: $68,500 plus travel

FINANCING SOURCE: General Fund Reserves

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Mary Horger, Financial Services Manager

Approved: Sage Sangiacomo, City Manager

PROPOSAL

Ambulance Feasibility Study for Ukiah Valley Fire Authority

by

AP Triton Consulting, LLC

October 15, 2019

1\P TRITON

VISION · INNOVATION · SOLUTIONS

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AP Triton Consulting, LLC
Proposal -Ambulance Feasibility Study
Ukiah Valley Fire Authority

Section 1 - Description of Proposed Services

AP Triton Consulting will

1. Perform a comprehensive analysis of the value of the operating area for Mendocino County's Emergency Medical Services (EMS) system. AP Triton will review financial, economic, and other information provided to determine the financial viability and forecasted potential revenue of the ambulance transport system.

2. Once completed, AP Triton will conduct two full days of stakeholder meetings with the City of Ukiah and the other fire service agencies throughout Mendocino County.

   a. The first meeting will be to review the value of the system and, working with the City of Ukiah and other interested parties, discuss how the current system is operating and what the various fire service agencies feel would be the best level of ambulance services (ALS / BLS) to provide to their communities.

   b. The second meeting, held a week or two later, will be to consider deployment options that would provide the best available service with the dollars available in the system with the hopes of gaining consensus amongst the various fire service agencies in regards to a deployment model that can work for the entire county.

3. Once a deployment model is chosen by the various fire service agencies, AP Triton will then determine what, if any, revenue shortfall there is and identify options for addressing the shortfall and establishing a sustainable system.

4. When the final economics relating to sustainability are determined, and a solid plan for moving forward is agreed upon, AP Triton will provide up to three presentations for the City of Ukiah and stakeholder partners to share with those identified through the stakeholder meetings (i.e., County Board of Supervisors, elected officials, city managers).

Section 2- Implementation Plan and Schedule

Work Plan

AP Triton will begin by meeting with Ukiah Valley Fire Authority staff to review the study's scope and ensure that the proposed Work Plan and project schedule are mutually agreeable. Throughout the duration of the project, AP Triton will monitor progress and the timely completion of tasks, including providing monthly status reports and oral communications.

AP Triton practices the rule of transparency with all clients. Ukiah Valley Fire Authority project manager(s) will hear from AP Triton in a timely manner via phone and/or email to ensure there are no surprises or unanswered questions.

Project Schedule

AP Triton is prepared to start the project at time of contract award and has no commitments or potential commitments which may impact our ability to perform this Agreement.

The proposed timeline is as follows:

- Contract to begin on November 1, 2019
- Project workbook due back from fire service agencies by December 1, 2019
- First stakeholder meeting held third week of January 2020
- Second stakeholder meeting held last week of January 2020
- Costs for deployment model chosen by February 29, 2020
- Final report to Ukiah Valley Fire Authority and stakeholders by April 1, 2020

Compliance with the agreed-upon time frame hinges upon the ability of Ukiah Valley Fire Authority and other Mendocino County fire service agencies to provide all information and data required in a timely manner.

Section 3- AP Triton Consulting, LLC Project Team

Kurt P. Henke, Principal

Kurt P. Henke has over thirty-four years of experience in the fire service. He has held the ranks of Firefighter through Fire Chief. Prior to becoming the Fire Chief of the state's seventh largest fire department, Kurt served as Union President of one the state's largest labor groups, serving multiple Cities and Districts. In addition, he was the Chairman of the California Metropolitan Fire Chiefs, was an Executive Board member of the California Fire Chiefs Association from 2011 through 2014, and was named the 2013 California Fire Chief of the Year.

After becoming Fire Chief, Kurt expanded the first responder paramedic and ALS services of his department, all while experiencing one of the worst economic down turns in recent history. He expanded the department's ambulance program into a revenue generating enterprise, bridging several financial shortfalls and making it the third largest fire-based ambulance system in California. Kurt identified, developed, and initiated State legislation to facilitate cost recovery for Ground Emergency Medical Transport (GEMT), which has generated hundreds of millions of dollars statewide to the California Fire Service ambulance providers. During his tenure, Kurt is also known for re-constituting relationships between all levels of governance and the private sector. These reciprocal, trust-based relationships increased collaborative opportunities locally and regionally for the District and statewide for the Fire Service as a whole. Upon his retirement from the Fire Service in October 2014, he formed AP Triton Consulting, LLC, with his business partner, Scott Clough. AP Triton Consulting, LLC is a nation-wide emergency medical services consulting firm which specializes in maximizing revenue to states, counties, cities, and districts through their delivery of pre-hospital emergency medical services.

Kurt is currently the case manager for the anti-trust litigation filed by the California Fire Chiefs Association which endeavors to protect public sector (201) ambulance providers in the state of California.

Scott A. Clough, Principal

A thirty-three year member of California's fire service, Scott started his career as a hand crew member in southern California and worked his way through the ranks. He has held the ranks of Firefighter/ Paramedic, Captain, Battalion Chief, and Chief of EMS. His last position held was that of Assistant Chief assigned to the Office of the Fire Chief with one of the largest fire departments in California.

Scott is most noted for his work in creating California's GEMT program, where he currently functions as the Public Sector Program Manager. While working as the Chief of EMS for his agency, he restructured his department's ambulance and EMS delivery system from the fire service norm of "breakeven at best" to one of revenue generation that put his department on par with the best private ambulance systems in the country, helping to establish it as the third largest fire-based ambulance system in California. His "run it like a business" strategy for EMS has earned him recognition by the California State Firefighters Association (CSFA) and California Fire Chiefs Association. Scott serves as the EMS Chair for CSFA and as an EMS advisor to California Fire Chiefs Association, California Metro Chiefs, and the League of California Cities. Scott has been a noted speaker to the California Ambulance Association, Nevada Fire Chiefs, Utah Fire Chiefs, California Fire & EMS Disaster (CFED) Conference, League of Cities, and the Fire District Association of California, and has written articles on EMS and cost recovery for several publications.

Upon retirement from the fire service, he formed AP Triton Consulting, LLC with his business partner, Kurt Henke. AP Triton Consulting, LLC is a nation-wide emergency medical services consulting firm which specializes in maximizing revenue to states, counties, cities, and districts through their delivery of pre-hospital emergency medical services. Scott is the lead negotiator for the California Fire Chiefs Association in expanding the current GEMT program. Currently Scott is involved in establishing the same programs in Oregon, Washington, Missouri, Kansas, Nebraska, and Alaska. He is considered the premiere expert in these reimbursement programs.

Mike DuRee, CEO / Managing Partner

Mike has over 30 years of experience in the Fire and EMS services. He is a veteran of the United States Marine Corps and served, honorably, during the first Gulf War. He was discharged from active duty in 1994, Mike joined the Long Beach Fire Department in 1994, after his discharge from active duty. He served in every rank and was selected to the position of Fire Chief in 2012. During his career, Mike was an instrumental part of both labor and management, serving as President and Vice President of the Firefighters Association prior to moving to the management ranks.

Mike is highly skilled at motivating others and is recognized for his ability to bring groups together to achieve common goals. He has an exemplary record of leading teams in the areas of public safety, emergency preparedness, team/relationship building, communication, and fiscal responsibility.

During his career, Mike was instrumental in developing and implementing cutting-edge programs that led to greater fiscal responsibility, greater accountability, and enhanced community expectations and trust. With his background in fire-based Emergency Medical Services, Mike developed new programs that focused on the care and treatment of low acuity, high propensity users of the system to minimize impacts on the service delivery system. Mike developed the first response unit, nationwide, to deal with the growing homele:::::: population. The "HEART" team drew national attention and has become a best practice model that other cities and counties now embrace.

Mike served as President of the Los Angeles Area Fire Chiefs Association, President of the California Fire Chiefs Association, and is currently the EMS Section Chair of the International Association of Metropolitan Fire Chiefs, representing over 300 Fire Chiefs from the largest Fire Departments world-wide. Mike has both his bachelor's degree and master's degree in Public Administration and is certified at the State and Federal levels for Emergency Management and Public Information.

Section 4 - Relevant Project Experiences

The following is a sampling of the projects that AP Triton Consulting has worked on.

Contra Costa County Fire Protection District- *Ambulance Service Feasibility Study*
AP Triton conducted a fire-based Ambulance Feasibility Study for the Contra Costa County Fire Protection District (population over 1 million). The study foundation was developed by determining what the current and past insured and uninsured payer mixes were. These payer mixes were all inclusive which, together with other demographic information, allowed AP Triton to determine the maximum value of the system. The study then analyzed the Federal Reimbursement programs available and provided estimates for both GEMT (Ground Emergency Medical Transport) and IGT (Intergovernmental Transfer) programs. Several options were proposed for consideration by the Fire District, and the Public-Private Partnership (contractor/subcontractor) option was chosen. AP Triton then provided services to select the private (subcontractor) partner and managed the response to the County-wide RFP for Ambulance service. Contra Costa County Fire was awarded the contract for ambulance service through a competitive bid process. They have increased their response time compliance from a level of 89-90% under the former provider to an average of 96% across all response zones. Further, their ambulance transport system, which was historically under questionable sustainability, now turns a $10 million profit annually and has amassed a reserve of $19 million. AP Triton Consulting is currently on a maintenance and system retainer agreement through March 2021 to assist the Contra Costa County Fire Department in operating its ambulance transport system.

Alameda County Fire Protection District *-Ambulance Service Feasibility Study*
AP Triton conducted a fire-based Ambulance Feasibility Study for the Alameda County Fire Protection District (population over 1.5 million). After considering the options provided, an RFP was developed to recruit a private sector contractor.

City of Anaheim Fire and Rescue *-Ambulance Subcontracting Feasibility Study and Ambulance Subcontract RFP Process*
AP Triton conducted a fire-based Ambulance Subcontracting Feasibility Study for the City of Anaheim Fire and Rescue (population: 352,500). This included a comprehensive analysis of the value of the City of Anaheim's ambulance service area. A subcontracting ambulance model was developed, inclusive of all subcontractor estimates, billing costs, and overhead recommendations. Working with the City of Anaheim's Purchasing and Legal Departments, a Request for Proposal (RFP) was created for ambulance billing services. AP Triton assisted the City with the issuance of the RFP, served as the single point of contact for technical questions that the respondents had, and assisted City staff in the review of responses to ensure that all met the minimum qualifications required by the RFP. In addition, AP Triton assisted the City of Anaheim in the design of scoring sheets, established a review/interview panel, and served as consultants and facilitators of the interview process. Once the successful respondent was selected, AP Triton assisted the City of Anaheim in developing a contract that was then reviewed and approved by the City of Anaheim's legal department.

City of Costa Mesa Fire Department - *Ambulance Service Feasibility Study*
AP Triton conducted a fire-based Ambulance Feasibility Study for the City of Costa Mesa Fire Department (population 112,000). The study foundation was developed by determining what the current and past insured and uninsured payer mixes were. These payer mixes were all inclusive which, together with other demographic information, allowed us to determine the maximum value of the system. The study then analyzed the Federal Reimbursement programs available and provided estimates for both GEMT and IGT programs. This study provided several options for the Department to consider; the Public-Private Partnership (contractor/subcontractor) model was chosen. AP Triton then assisted in the successful negotiations with the chosen private (subcontractor) partner.

San Bernardino County Fire Protection District - *EMS Valuation I*Assessment *Study*
AP Triton Consulting conducted an assessment of the financial structure of the San Bernardino County ambulance system to determine which areas could be subject to competitive bid, the value of the system, the resources needed to provide services to those areas, the cost to implement those services, the time needed to secure equipment, the continued operating costs, and the ability to provide additional services to enhance system delivery.

California Fire Chiefs Association
On behalf of the California Fire Chiefs Association, AP Triton serves as Project Manager for legal issues, such as 201 rights, anti-trust, and underground regulations, and as Lead Negotiator on all GEMT and IGT programs with the State of California Health and Human Services and Center for Medicaid Services.

Client List

AP Triton Consulting, LLC has had the privilege to work with:

- *Aberdeen Fire Department (Washington)*
- City of Alameda Fire Department
- Alameda County Fire Protection District
- *Alaska Fire Chiefs Association*
- Albany Fire Department
- Anaheim Fire and Rescue
- Benecia Fire Department
- Berkeley Fire Department
- *Bethel Fire Department (Alaska)*
- *Big Indie Bliss, Inc. (New York)*
- Bodega Bay Fire Department
- Brea Fire Department
- California Fire Chiefs Association
- California Metro Chiefs Association
- Carlsbad Fire Department
- *Carroll County Ambulance District (Missouri)*
- *Central Jackson County Fire Protection District (Missouri)*
- *Central Pierce Fire Protection (Washington)*
- *Chariton County Ambulance District (Missouri)*
- Chico Fire Department
- Chula Vista Fire Department
- *Central Kitsap Fire and Rescue (Washington)*
- Citygate Associates
- City of Colton/Lama Linda Fire Department
- Contra Costa County Fire Protection District
- City of Costa Mesa Fire Department
- Cosumnes Fire Department
- *Cowlitz 2 Fire and Rescue (Washington)*
- *Davidson Kempner Capital Management*
- *DeKalb County Fire Rescue (Georgia)*
- City of Downey Fire Department
- Dixon Fire Department
- *Douglas Okanogan County Fire Department #15 (Washington)*
- El Dorado Hills Fire Department
- Englander, Knabe, and Allen
- EPIC Entertainment (Uccont1, LLC)
- Exeter District Ambulance
- *Eugene I Springfield Fire Department (Oregon)*

- *Eureka Fire Protection District (Missouri)*
- Fairfield Fire Department
- *Fort Myers Fire Department (Florida)*
- Fountain Valley Fire Department
- City of Fresno Fire Department
- Fullerton Fire Department
- *Gig Harbor Fire / Pierce County Fire Department #5 (Washington)*
- *Grand River Regional Ambulance District (Missouri)*
- Gray's *Harbor Fire District #4 / Lake Quinault Volunteer Fire Department (Washington)*
- *Gray's Harbor Fire District #5 (Washington)*
- *Hawaii Fire Chiefs Association*
- Hermosa Beach Fire Department
- Huntington Beach Fire Department
- *Idaho Fire Chiefs Association*
- *International Association of Fire Chiefs*
- *Iowa Fire Chiefs Association*
- *Kansas Fire Chiefs Association*
- *Kennewick Fire and Ambulance (Washington)*
- Kern County Fire Department
- Laguna Beach Fire Department
- *Lake Ozark Fire Protection District (Missouri)*
- League of California Cities
- *City of Lincoln Fire and Rescue Department (Nebraska)*
- *Linn County Ambulance District (Missouri)*
- Lompoc Fire Department
- City of Long Beach Fire Department
- Los Angeles County Fire Department
- Manhattan Beach Fire Department
- Matrix Consulting Group
- *City of Milwaukee Fire Department (Wisconsin)*
- *Missouri Association of Fire Chiefs*
- Montecito Fire Protection District
- NBS Government Finance Group
- National City Fire Department
- *Nebraska Fire Chiefs Association*
- *North Bend Fire Department (Oregon)*
- *North Kansas City Fire Department (Missouri)*
- *Ocean Shores Fire Department (Washington)*
- Ontario Fire Department
- *Oregon Fire Chiefs Association*
- Orange County Fire Authority
- *Orting Valley Fire Protection District (Washington)*
- Oxnard Fire Department

- *Pasco Fire Department (Washington)*
- *Pendleton Fire Department (Oregon)*
- Piedmont Fire Department
- *Pleasant Hill Fire Protection District (Missouri)*
- Public Agency Risk Sharing Authority of California (PARSAC)
- Russian River IAFF Local3051
- Sacramento Metropolitan Fire Protection District
- City of Salinas Fire Department
- San Bernardino County Fire Department
- San Diego County Fire Chiefs Association
- San Diego Fire Department
- City of San Jose Fire Department
- San Ramon Valley Fire Protection District
- Santa Barbara County Fire Chiefs Association
- Santa Clara County Fire Chiefs Association
- City of Santa Cruz Fire Department
- Santa Cruz County Fire Chiefs Association
- City of Santa Monica Fire Department
- *Skagit County Department of Emergency Medical Services (Washington)*
- Solano County Fire Chiefs Association
- Sonoma County Fire Chiefs Association
- Sonoma Valley Fire Department
- Stockton Fire Department
- *City of Sunnyside Fire Department (Washington)*
- *Tacoma Fire Department (Washington)*
- *Tualatin Valley Fire and Rescue (Oregon)*
- Ukiah Valley Fire Authority
- *Umatilla Fire Department*
- *Utah Fire Chiefs Association*
- Vacaville Fire Department
- Valley Center Fire Protection District
- Ventura County Fire Department
- *Washington Fire Chiefs Association*
- Watsonville Fire Department

Section 5- Cost Proposal

Billing Schedule

Total cost for the Ambulance Feasibility Study: $68,500 in 3 installments

- $25,000 due upon award of contract
- $25,000 due upon delivery of draft report
- $18,500 due upon delivery offinal report

All invoices shall be due within 30 days from the date of the invoice submitted to Ukiah Valley Fire Authority.

The above costs do not include travel. Travel shall be pre-approved by Ukiah Valley Fire Authority and expenses (hotel, mileage, etc.) shall be invoiced separately at actual costs. Mileage will be billed at the current IRS reimbursement rate.

The cost of any changes to this proposal will be priced individually, and agreed to in writing by both parties, before additional work is performed.

This proposal is good for a period of up to 30 days from the date of the proposal.

Agenda Item No: 13.d.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-155

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approve Cooperative Agreement with the California Department of Forestry and Fire Protection for Dispatching Services for FY 18/19 and 19/20, and Authorize a Budget Amendment

DEPARTMENT: Fire **PREPARED BY:** Doug Hutchison, Fire Chief

ATTACHMENTS:

1. CAL Fire Dispatch Agreement 2019

Summary: The City of Ukiah's last Cooperative Agreement with CAL Fire for fire/EMS dispatch services expired June 30th, 2018. Since then we have worked under the extension clause. Approval will allow us time to negotiate with CAL Fire and the County of Mendocino on possible terms of a new Cooperative Agreement or explore other options for dispatching services.

Background: Since 2012, CAL Fire has provided fire and emergency medical dispatching for the City of Ukiah under a separate Cooperative Agreement, from the County of Mendocino's, which covers all other Fire Agencies in the county.

Discussion: Both of the County's and the City's previous agreements expired June 30th, 2018. Since then, both entities have been working under the extension clause of the prior agreements. The County just approved a Cooperative Agreement for the same time period as the one presented here. Both the County and CAL Fire have expressed a desire to have one contract for all agencies, so it is our hope that during the remaining time of the agreement that we can negotiate with our partner agencies to come to a single, equitable agreement. While the quoted costs have increased substantially and represent the maximum that could be charged, terms of the Agreement are that we are only billed for actual costs which historically have been much lower than the maximum. Attachment #1 is the draft agreement for review.

Recommended Action: Authorize the City Manager to execute a Cooperative Agreement for Dispatch Services with the California Department of Forestry and Fire Protection for Dispatching Services for FY's 18/19 (retroactively) and 19/20, in an amount not to exceed $642,370.00, and authorize a budget amendment.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 10021210.52100: $230,834

PROPOSED BUDGET AMOUNT: 10021210.52100: Additional $95,000 for a revised amount of $325,834

FINANCING SOURCE: General Fund Reserves

PREVIOUS CONTRACT/PURCHASE ORDER NO.: Contract 1415182

COORDINATED WITH: Mary Horger, Financial Services Manager

Approved: _____
Sage Sangiacomo, City Manager

COOPERATIVE FIRE PROGRAMS
FIRE PROTECTION REIMBURSEMENT AGREEMENT
LG-1 REV. 01/2017

AGREEMENT NUMBER	1CA03950
REGISTRATION NUMBER:	

1. This Agreement is entered into between the State Agency and the Local Agency named below:

STATE AGENCY'S NAME
California Department of Forestry and Fire Protection- (CAL FIRE)

LOCAL AGENCY'S NAME
City of Ukiah

2. The term of this Agreement is: July 1, 2018 through June 30, 2020

3. The maximum amount of this Agreement is: $ 642,370.00
Six hundred forty-two thousand, three hundred seventy dollars and no cents.

4. The parties agree to comply with the terms and conditions of the following exhibits which are by this reference made a part of the Agreement.

Exhibit A- Scope of Work- Includes page 2 (contact page) in count for Exhibit A	4	pages
Exhibit B- Budget Detail and Payment Provisions	2	pages
Exhibit C- General Terms and Conditions	7	pages
Exhibit D- Additional Provisions	3	pages
Exhibit E- Description of Other Services	4	pages

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto.

LOCAL AGENCY		California Department of General Services Use Only
LOCAL AGENCY'S NAME City of Ukiah		
BY *(Authorized Signature)* £5	DATE SIGNED(Do not type)	
PRINTED NAME AND TITLE OF PERSON SIGNING Sage Sangiacomo, City Manager		
ADDRESS 300 Seminary Avenue, Ukiah, CA 95482		
STATE OF CALIFORNIA		
AGENCY NAME California Department of Forestry and Fire Protection		
BY *(Authorized Signature)* £5	DATE SIGNED(Do not type)	
PRINTED NAME AND TITLE OF PERSON SIGNING Don Gordon, Assistant Deputy Director, Cooperative Fire Protection, Training & Safety		
ADDRESS P.O. Box 944246, Sacramento, CA 94244-2460		

EXHIBIT A
COOPERATIVE FIRE PROGRAMS
FIRE PROTECTION REIMBURSEMENT AGREEMENT

The project representatives during the term of this agreement will be:

CAL FIRE Unit Chief:	Mendocino Unit	Local Agency:	City of Ukiah
Name:	Brett Pinson	Name:	
Phone:	(707) 459-7400	Phone:	
Fax:	(707) 459-3041	Fax:	

All required correspondence shall be sent through U.S. Postal Service by certified mail and directed to:

CAL FIRE Unit Chief:	Brett Pinson	Local Agency:	City of Ukiah
Section/Unit:	Mendocino Unit	Section/Unit:	City Manager
Attention:	Jeff Gahagan	Attention:	Sage Sangiacomo
Address:	17501 N. Hwy 101 Willits, CA 95490	Address:	300 Seminary Ave Ukiah, CA 95482
Phone:	(707) 459-7402	Phone:	(707) 463-6221
Fax:	(707) 459-3041	Fax:	

Send an additional copy of all correspondence to:

CAL FIRE
Cooperative Fire Services
P.O. Box 944246
Sacramento, CA 94244-2460

AUTHORIZATION

As used herein, Director shall mean Director of CAL FIRE. This agreement, its terms and conditions are authorized under the Public Resources Code Sections 4141,4142,4143 and 4144, as applicable.

EXHIBIT A
SCOPE OF WORK

Under Public Resources Code Section 4114 and other provisions of law, STATE maintains fire prevention and fire suppression forces including the necessary equipment, personnel, and facilities required to prevent and extinguish forest fires.

The purpose of this agreement is to provide mutually advantageous fire and emergency services through an effective consolidated organization, wherein the STATE is primarily financially responsible for protecting natural resources from vegetation fires and the LOCAL AGENCY is primarily financially responsible for protecting life and property from fires and other emergencies. The LOCAL AGENCY shall have sole authority to establish the fire protection organization and structure needed to meet the determined level of service. This level of service may be based on the LOCAL AGENCY governing board's established fiscal parameters and assessment of risks and hazards. LOCAL AGENCY personnel providing services under this agreement may include any one or a combination of the following: regular employees, persons temporarily employed and commonly known as volunteers, paid-call firefighters, or others temporarily employed to perform any emergency work or emergency service including, but not limited to fire prevention, fire suppression and emergency medical response.

To comply with the STATE's mandate for full cost recovery of goods and services provided for others, the LOCAL AGENCY shall be responsible for all STATE costs, both direct and indirect, required to execute the terms of this agreement. These costs shall include, but not be limited to: required training and associated post coverage, employee uniform and Personal Protective Equipment (PPE) costs.

1.FIRE PROTECTION SERVICES TO BE PROVIDED BY THE STATE

STATE provides a modern, full service fire protection and emergency incident management agency that provides comprehensive fire protection and other emergency incident response. STATE designs regional fire protection solutions for urban and rural communities by efficiently utilizing all emergency protection resources. Regional solutions provide the most effective method of protecting the citizens of California at local, county and state levels.

Fire protection services to be provided by STATE under this agreement shall include the following: (check boxes below that apply)

D 1) Emergency Fire Protection, Medical and Rescue Response: services include commercial, residential, and wildland fire protection, prevention and investigation; hazardous materials incident response; emergency vehicle extrication; hazardous conditions response (flooding, downed power lines, earthquake, terrorist incident, etc.); emergency medical and rescue response; and public service assistance. Also included are management support services that include fire department administration, training and safety, personnel, finance and logistical support.

D 2) Basic Life Support Services: emergency medical technician (EMT) level emergency medical response providing first aid, basic life support (BLS), airway management, administration of oxygen, bleeding control, and life support system stabilization until patients are transported to the nearest emergency care facility.

D 3) Advanced Life Support Services: paramedic level emergency medical response providing early advanced airway management, intravenous drug therapy, and life support system stabilization until patients are transported to the nearest emergency care facility.

4) Dispatch Services: provide fire department 9-1-1 emergency dispatch by CAL FIRE Fire/Emergency Command Center (ECC). CAL FIRE will be responsible for fire/emergency

dispatching emergency resource units covered under this agreement. The CAL FIRE ECC is staffed with a Battalion Chief, three or more Fire Captains and Communications Operators to provide 24/7 year-round coverage. There is always an officer of Captain rank or higher to serve as the shift supervisor and command officer. CAL FIRE uses an integrated Computer Aided Dispatch (CAD) system using the latest technology, to direct the closest available resources to all emergency incidents.

D 5) Fire Code Inspection, Prevention and Enforcement Services: CAL FIRE has staff Fire Inspectors serving under the direction of the LOCAL AGENCY Fire Marshal to provide services to the area covered by this agreement. Fire Code Enforcement will normally be available five days per week, with emergency or scheduled enforcement inspections available seven days per week. Fire Prevention and Investigation services will be provided by CAL FIRE Prevention Officers trained in arson, commercial, and wildland fire investigation. Officers are available by appointment for site visits and consultations. Officers are trained at CAL FIRE's Peace Officer Standard Training (POST) certified law enforcement training academy and they cooperate effectively with all local, state and federal law enforcement agencies.

D 6) Land Use/ Pre-Fire Planning Services- CAL FIRE staff will provide community land use planning, administration of Pre-Fire project work, including community outreach, development of community education programs, project quality control, maintenance of project records and submittal of progress reports, completion of required environmental documentation, acquisition of required permits and completion of other associated administrative duties.

D 7) Disaster planning services (listed in Exhibit E, Description of Other Services, attached hereto and made a part of this agreement)

D 8) Specific service descriptions and staffing coverage, by station (listed in Exhibit E, Description of Other Services, attached hereto and made a part of this agreement)

D 9) Extended Fire Protection Service Availability (Amador)

2. ADMINISTRATION

Under the requirements of California Public Resources Code Section 4114 and other provisions of law, STATE maintains fire prevention and firefighting services as outlined in Exhibit D, Schedule B of this agreement.

A. Director shall select and employ a Region Chief who shall, under the direction of the Director/Chief Deputy Director, manage all aspects of fire prevention and fire protection services and forestry-related programs.

B. Director will select and employ a Unit Chief who shall, under the supervision and direction of Director/Region Chief or a lawful representative, have charge of the organization described in Exhibit D, Schedules A, B and C included hereto and made a part of this agreement.

C. LOCAL AGENCY shall appoint the Unit Chief as the LOCAL AGENCY Fire Chief for all Emergency Fire Protection, Medical and Rescue Response Agreements, pursuant to applicable statutory authority. The Unit Chief may delegate this responsibility to qualified staff.

D. The Unit Chief may dispatch personnel and equipment listed in Exhibit D, Schedules A, Band C from the assigned station or location under guidelines established by LOCAL AGENCY and approved by STATE. Personnel and/or equipment listed in Exhibit D, Schedule B may be dispatched at the sole discretion of STATE.

E. The Unit Chief shall exercise professional judgment consistent with STATE policy and his or her employment by STATE in authorizing or making any assignments to emergencies and other responses, including assignments made in response to requests for mutual aid.

F. Except as may be otherwise provided for in this agreement, STATE shall not incur any obligation on the part of LOCAL AGENCY to pay for any labor, materials, supplies or services beyond the total set forth in the respective Exhibit D, Schedules A and C, as to the services to be rendered pursuant to each Schedule.

G. Nothing herein shall alter or amend or be construed to alter or amend any Collective Bargaining Agreement or Memorandum of Understanding between the State of California and its employees under the State Employer-Employee Relations Act.

3. SUPPRESSION COST RECOVERY

As provided in Health and Safety Code (H&SC) Section 13009, STATE may bring an action for collection of suppression costs of any fire caused by negligence, violation of law, or failure to correct noticed fire safety violations. When using LOCAL AGENCY equipment and personnel under the terms of this agreement, STATE may, at the request of LOCAL AGENCY, bring such an action for collection of costs incurred by LOCAL AGENCY. In such a case LOCAL AGENCY appoints and designates STATE as its agent in said collection proceedings. In the event of recovery, STATE shall deduct fees and litigation costs in a proportional percentage amount based on verifiable and justifiable suppression costs for the fire at issue. These recovery costs are for services provided which are beyond the scope of those covered by the local government administrative fee.

In all such instances, STATE shall give timely notice of the possible application of H&SC Section 13009 to the representative designated by LOCAL AGENCY.

4. MUTUAL AID

When rendering mutual aid or assistance as authorized in H&SC Sections 13050 and 13054, STATE may, at the request of LOCAL AGENCY, demand payment of charges and seek reimbursement of LOCAL AGENCY costs for personnel, equipment and operating expenses as funded herein, under authority given by H&SC Sections 13051 and 13054. STATE, in seeking said reimbursement pursuant to such request of LOCAL AGENCY, shall represent LOCAL AGENCY by following the procedures set forth in H&SC Section 13052. Any recovery of LOCAL AGENCY costs, less expenses, shall be paid or credited to LOCAL AGENCY, as directed by LOCAL AGENCY.

In all such instances, STATE shall give timely notice of the possible application of H&SC Sections 13051 and 13054 to the officer designated by LOCAL AGENCY.

5. PROPERTY PURCHASE AND ACCOUNTING

LOCAL AGENCY shall be responsible for all costs associated with property required by personnel to carry out this agreement. Employee uniform costs will be assessed to the LOCAL AGENCY through the agreement billing process. Personal Protective Equipment (PPE) costs shall be the responsibility of the LOCAL AGENCY. By mutual agreement, PPE meeting the minimum specifications established by the STATE may be purchased directly by the LOCAL AGENCY. Alternately, the STATE will supply all PPE and the LOCAL AGENCY will be billed for costs incurred.

All property provided by LOCAL AGENCY and by STATE for the purpose of providing fire protection services shall be marked and accounted for by the Unit Chief in such a manner as to conform to the regulations, if any, established by the parties for the segregation, care, and use of the respective properties.

EXHIBIT B
BUDGET DETAIL AND PAYMENT PROVISIONS

1. PAYMENT FOR SERVICES

A. LOCAL AGENCY shall pay STATE actual cost for fire protection services pursuant to this agreement an amount not to exceed that set forth in Exhibit D, Schedule A for each fiscal year. STATE shall prepare an Exhibit D, Schedule A each year, which shall be the basis for payment for the entire fiscal year for which services are provided.

B. Any other funds designated by LOCAL AGENCY to be expended under the supervision of or for use by a Unit Chief for fire protection services shall be set forth in Exhibit D, Schedule C. This clause shall not limit the right of LOCAL AGENCY to make additional expenditures, whether under Exhibit D, Schedule Cor otherwise.

C. STATE shall invoice LOCAL AGENCY for the cost of fire protection services on a quarterly basis as follows:

1) For actual services rendered by STATE during the period of July 1 through September 30, by an invoice filed with LOCAL AGENCY on or after December 10.

2) For actual services rendered by STATE during the period October 1 through December 31, by an invoice filed with LOCAL AGENCY on or after December 31.

3) For actual services rendered by STATE during the period January 1 through March 31, by an invoice filed with LOCAL AGENCY on or after March 31.

4) For the estimated cost of services during the period April 1 through June 30, by an invoice filed in advance with LOCAL AGENCY on or after March 1.

5) A final statement shall be filed with LOCAL AGENCY by October 1 following the close of the fiscal year, reconciling the payments made by LOCAL AGENCY with the cost of the actual services rendered by STATE and including any other costs as provided herein, giving credit for all payments made by LOCAL AGENCY and claiming the balance due to STATE, if any, or refunding to LOCAL AGENCY the amount of any overpayment.

6) All payments by LOCAL AGENCY shall be made within thirty (30) days of receipt of invoice from STATE, or within thirty (30) days after the filing dates specified above, whichever is later.

7) The STATE reserves the right to adjust the frequency of billing and payment to a monthly cycle with a thirty (30) day written notice to the LOCAL AGENCY when:

a. The Director predicts a cash flow shortage, or

b. When determined by the Region Chief, after consulting with the Unit Chief and the LOCAL AGENCY Contract Administrator, that the LOCAL AGENCY may not have the financial ability to support the contract at the contract level.

D. Invoices shall include actual or estimated costs as provided herein of salaries and employee benefits for those personnel employed, charges for operating expenses and equipment and the administrative charge in accordance with Exhibit D, Schedule A. When "contractual rates" are indicated, the rate shall be based on an average salary plus all benefits. "Contractual rates" means an all-inclusive rate established in Exhibit D, Schedule A for total costs to STATE, per specified position, for 24-hourfire protection services during the period covered.

E. STATE shall credit the LOCAL AGENCY, or cover behind at no cost, for the costs of Non-post (e.g. Fire Marshal, Training Officer, etc.) positions and equipment assigned to STATE responsibility fires or other STATE funded emergency incidents. The STATE shall notify the LOCAL AGENCY when this occurs.

2. COST OF OPERATING AND MAINTAINING EQUIPMENT AND PROPERTY

The cost of maintaining, operating, and replacing any and all property and equipment, real or personal, furnished by the parties hereto for fire protection purposes, shall be borne by the party owning or furnishing such property or equipment unless otherwise provided for herein or by separate written agreement.

3. BUDGET CONTINGENCY CLAUSE

A. If the LOCAL AGENCY's governing authority does not appropriate sufficient funds for the current year or any subsequent years covered under this Agreement, which results in an inability to pay the STATE for the services specified in this Agreement, the LOCAL AGENCY shall promptly notify the STATE and this Agreement will terminate pursuant to the notice periods required herein.

B. If funding for any fiscal year is reduced or deleted by the LOCAL AGENCY for purposes of this program, the LOCAL AGENCY shall promptly notify the STATE, and the STATE shall have the option to either cancel this Agreement with no liability occurring to the STATE, or offer an agreement amendment to LOCAL AGENCY to reflect the reduced amount, pursuant to the notice terms herein.

C. If the STATE Budget Act does not appropriate sufficient funds to provide the services for the current year or any subsequent years covered under this Agreement, which results in an inability to provide the services specified in this Agreement to the LOCAL AGENCY, the STATE shall promptly notify the LOCAL AGENCY, and this Agreement will terminate pursuant to the notice periods required herein.

D. If funding for any fiscal year is reduced or deleted by the STATE Budget Act for purposes of this program, the STATE shall promptly notify the LOCAL AGENCY, and the LOCAL AGENCY shall have the option to either cancel this Agreement with no liability occurring to the LOCAL AGENCY, or offer an agreement amendment to LOCAL AGENCY to reflect the reduced services, pursuant to the notice terms herein.

E. Notwithstanding the foregoing provisions in paragraphs A and B above, the LOCAL AGENCY shall remain responsible for payment for all services actually rendered by the STATE under this Agreement regardless of LOCAL AGENCY funding being reduced, deleted or not otherwise appropriated for this program. The LOCAL AGENCY shall promptly notify the STATE in writing of any budgetary changes that would impact this Agreement.

F. LOCAL AGENCY and STATE agree that this Budget Contingency Clause shall not relieve or excuse either party from its obligation(s) to provide timely notice as may be required elsewhere in this Agreement.

EXHIBIT C
GENERAL TERMS AND CONDITIONS

1. **APPROVAL:** This Agreement is of no force or effect until signed by both parties and approved by the Department of General Services, if required. STATE will not commence performance until such approval has been obtained.

2. **AMENDMENT:** This agreement may be amended by mutual consent of LOCAL AGENCY and STATE. No amendment or variation of the terms of this Agreement shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or Agreement not incorporated in the Agreement is binding on any of the parties.

   If during the term of this agreement LOCAL AGENCY shall desire a reduction in STATE civil service employees assigned to the organization provided for in Exhibit 0, Schedule A, LOCAL AGENCY shall provide 120 days written notice of the requested reduction. Notification shall include the following: (1) The total amount of reduction; (2) The firm effective date of the reduction; and (3) The number of employees, by classification, affected by a reduction. If such notice is not provided, LOCAL AGENCY shall reimburse STATE for relocation costs incurred by STATE as a result of the reduction. Personnel reductions resulting solely from an increase in STATE employee salaries or STATE expenses occurring after signing this agreement and set forth in Exhibit D, Schedule A to this agreement shall not be subject to relocation expense reimbursement by LOCAL AGENCY.

   If during the term of this agreement costs to LOCAL AGENCY set forth in any Exhibit D, Schedule A to this agreement increase and LOCAL AGENCY, in its sole discretion, determines it cannot meet such increase without reducing services provided by STATE, LOCAL AGENCY shall within one hundred twenty (120) days of receipt of such Schedule notify STATE and designate which adjustments shall be made to bring costs to the necessary level. If such designation is not received by STATE within the period specified, STATE shall reduce services in its sole discretion to permit continued operation within available funds.

3. **ASSIGNMENT:** This Agreement is not assignable by the LOCAL AGENCY either in whole or in part, without the consent of the STATE in the form of a formal written amendment.

4. **EXTENSION OF AGREEMENT:**

   A. One year prior to the date of expiration of this agreement, LOCAL AGENCY shall give STATE written notice of whether LOCAL AGENCY will extend or enter into a new agreement with STATE for fire protection services and, if so, whether LOCAL AGENCY intends to change the level of fire protection services from that provided by this agreement. If this agreement is executed with less than one year remaining on the term of the agreement, LOCAL AGENCY shall provide this written notice at the time it signs the agreement and the one year notice requirement shall not apply.

   B. If LOCAL AGENCY fails to provide the notice, as defined above in (A), STATE shall have the option to extend this agreement for a period of up to one year from the original termination date and to continue providing services at the same or reduced level as STATE determines would be appropriate during the extended period of this agreement. Six months prior to the date of expiration of this agreement, or any extension hereof, STATE shall give written notice to LOCAL AGENCY of any extension of this agreement and any change in the level of fire protection services STATE will provide during the extended period of this agreement. Services provided and obligations incurred by STATE during an extended period shall be accepted by LOCAL AGENCY as services and obligations under the terms of this agreement.

C. The cost of services provided by STATE during the extended period shall be based upon the amounts that would have been charged LOCAL AGENCY during the fiscal year in which the extended period falls had the agreement been extended pursuant hereto. Payment by LOCAL AGENCY for services rendered by STATE during the extended period shall be as provided in Exhibit B, Section 1, B of this agreement.

5. **AUDIT:** STATE, including the Department of General Services and the Bureau of State Audits, and LOCAL AGENCY agree that their designated representative shall have the right to review and to copy any records and supporting documentation of the other party hereto, pertaining to the performance of this agreement. STATE and LOCAL AGENCY agree to maintain such records for possible audit for a minimum of three (3) years after final payment, unless a longer period of records retention is stipulated, and to allow the auditor(s) of the other party access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. STATE and LOCAL AGENCY agree to a similar right to audit records and interview staff in any subcontract related to performance of this Agreement. (Gov. Code §8546.7, Pub. Contract Code §10115 et seq., CCR Title 2, Section 1896).

6. **INDEMNIFICATION:** Each party, to the extent permitted by law, agrees to indemnify, defend and save harmless the other party, its officers, agents and employees from (1) any and all claims for economic losses accruing or resulting to any and all contractors, subcontractors, suppliers, laborers and any other person, firm, or corporation furnishing or supplying work services, materials or supplies to that party and (2) from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by that party, in the performance of any activities of that party under this agreement, except where such injury or damage arose from the sole negligence or willful misconduct attributable to the other party or from acts not within the scope of duties to be performed pursuant to this agreement; and (3) each party shall be responsible for any and all claims that may arise from the behavior and/or performance of its respective employees during and in the course of their employment to this cooperative agreement.

7. **DISPUTES:** LOCAL AGENCY shall select and appoint a "Contract Administrator" who shall, under the supervision and direction of LOCAL AGENCY, be available for contract resolution or policy intervention with the STATE's Region Chief when, upon determination by the designated STATE representative, the Unit Chief acting as LOCAL AGENCY's Fire Chief under this agreement faces a situation in which a decision to serve the interest of LOCAL AGENCY has the potential to conflict with STATE interest or policy. Any dispute concerning a question of fact arising under the terms of this agreement which is not disposed of within a reasonable period of time by the LOCAL AGENCY and STATE employees normally responsible for the administration of this agreement shall be brought to the attention of the CAL FIRE Director or designee and the Chief Executive Officer (or designated representative) of the LOCAL AGENCY for joint resolution. For purposes of this provision, a "reasonable period of time" shall be ten (10) calendar days or less. STATE and LOCAL AGENCY agree to continue with the responsibilities under this Agreement during any dispute.

8. **TERMINATION FOR CAUSE/CANCELLATION:**

A. If LOCAL AGENCY fails to remit payments in accordance with any part of this agreement, STATE may terminate this agreement and all related services upon 60 days written notice to LOCAL AGENCY. Termination of this agreement does not relieve LOCAL AGENCY from providing STATE full compensation in accordance with terms of this agreement for services actually rendered by STATE pursuant to this agreement.

B. This agreement may be cancelled at the option of either STATE or LOCAL AGENCY at any time during its term, with or without cause, on giving one year's written notice to the other party. Either LOCAL AGENCY or STATE electing to cancel this agreement shall give one year's written notice to the other party prior to cancellation.

9. **INDEPENDENT CONTRACTOR:** Unless otherwise provided in this agreement LOCAL AGENCY and the agents and employees of LOCAL AGENCY, in the performance of this Agreement, shall act in an independent capacity and not as officers or employees or agents of the STATE.

10. **NON-DISCRIMINATION CLAUSE:** During the performance of this agreement, LOCAL AGENCY shall be an equal opportunity employer and shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS) mental disability, medical condition (e.g.cancer), age (over 40), marital status, denial of family care leave, veteran status, sexual orientation, and sexual identity. LOCAL AGENCY shall insure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. LOCAL AGENCY shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12990 (a-f) et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 7285 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Agreement by reference and made a part hereof as if set forth in full. LOCAL AGENCY shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other Agreement.

    In addition, LOCAL AGENCY acknowledges that it has obligations relating to ethics, Equal Employment Opportunity (EEO), the Fire Fighter's Bill of Rights Act (FFBOR), and the Peace Officer's Bill of Rights Act (POBOR). LOCAL AGENCY shall ensure that its employees comply with all the legal obligations relating to these areas. LOCAL AGENCY shall ensure that its employees are provided appropriate training.

11. **TIMELINESS:** Time is of the essence in the performance of this agreement.

12. **COMPENSATION:** The consideration to be paid STATE, as provided herein, shall be in compensation for all of STATE's expenses incurred in the performance hereof, including travel, per Diem, and taxes, unless otherwise expressly so provided.

13. **GOVERNING LAW:** This agreement is governed by and shall be interpreted in accordance with the laws of the State of California.

14. **CHILD SUPPORT COMPLIANCE ACT:** "For any Agreement in excess of $100,000, the LOCAL AGENCY acknowledges in accordance with Public Contract Code 7110, that:

    A. The LOCAL AGENCY recognizes the importance of child and family support obligations and shall fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Chapter 8 (commencing with section 5200) of Part 5 of Division 9 of the Family Code; and

    B. The LOCAL AGENCY, to the best of its knowledge is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department."

15. **UNENFORCEABLE PROVISION:** In the event that any provision of this Agreement is unenforceable or held to be unenforceable, then the parties agree that all other provisions of this Agreement have force and effect and shall not be affected thereby.

16. **COMPLIANCE WITH THE HEALTH INSURANCE PORTABILITY AND ACCOUNTABILITY ACT (HIPAA)**

The STATE and LOCAL AGENCY have a responsibility to comply with the provisions of the 1996 Federal Health Insurance Portability and Accountability Act (HIPAA) and the 2001 State Health Insurance Portability and Accountability Implementation Act. HIPAA provisions become applicable once the association and relationships of the health care providers are determined by the LOCAL AGENCY. It is the LOCAL AGENCY'S responsibility to determine their status as a "covered entity" and the relationships of personnel as "health care providers", "health care clearinghouse", "hybrid entities", business associates", or "trading partners". STATE personnel assigned to fill the LOCAL AGENCY'S positions within this Agreement, and their supervisors, may fall under the requirements of HIPAA based on the LOCAL AGENCY'S status. It is the LOCAL AGENCY'S responsibility to identify, notify, train, and provide all necessary policy and procedures to the STATE personnel that fall under HIPAA requirements so that they can comply with the required security and privacy standards of the act.

17. **LIABILITY INSURANCE**

The STATE and LOCAL AGENCY shall each provide proof of insurance in a form acceptable to the other party at no cost one to the other, to cover all services provided and use of local government facilities covered by this agreement. If LOCAL AGENCY is insured and/or self-insured in whole or in part for any losses, LOCAL AGENCY shall provide a completed Certification of Self Insurance (Exhibit D, Schedule E) or certificate of insurance, executed by a duly authorized officer of LOCAL AGENCY. Upon request of LOCAL AGENCY the STATE shall provide a letter from DGS, Office Risk and Insurance Management executed by a duly authorized officer of STATE. If commercially insured in whole or in part, a certificate of such coverage executed by the insurer or its authorized representative shall be provided.

Said commercial insurance or self-insurance coverage of the LOCAL AGENCY shall include the following:

A. Fire protection and emergency services - Any commercial insurance shall provide at least general liability for $5,000,000 combined single limit per occurrence.

B. Dispatch services – Any commercial insurance shall provide at least general liability for $1,000,000 combined single limit per occurrence.

C. The CAL FIRE, State of California, its officers, agents, employees, and servants are included as additional insured's for purposes of this contract.

D. The STATE shall receive thirty (30) days prior written notice of any cancellation or change to the policy at the addresses listed on page 2 of this agreement.

18. **WORKERS COMPENSATION:** (only applies where local government employees/volunteers are supervised by CAL FIRE, as listed in Exhibit D Schedule C. STATE contract employees' workers compensation is included as part of the contract personnel benefit rate).

A. Workers' Compensation and related benefits for those persons, whose use or employment is contemplated herein, shall be provided in the manner prescribed by California Labor Codes, State Interagency Agreements and other related laws, rules, insurance policies, collective bargaining agreements, and memorandums of understanding.

B. The STATE Unit Chief administering the organization provided for in this agreement shall not use, dispatch or direct any non STATE employees, on any work which is deemed to be the responsibility of LOCAL AGENCY, unless and until LOCAL AGENCY provides for Workers' Compensation benefits at no cost to STATE. In the event STATE is held liable, in whole or in part, for the payment of any Worker's Compensation claim or award arising from the injury or death of any such worker, LOCAL AGENCY agrees to compensate STATE for the full amount of such liability.

C. The STATE /LOCAL AGENCY shall receive proof of Worker's Compensation coverage and shall be notified of any cancellation and change of coverage at the addresses listed in Section 1.

19. **CONFLICT OF INTEREST:** LOCAL AGENCY needs to be aware of the following provisions regarding current or former state employees. If LOCAL AGENCY has any questions on the status of any person rendering services or involved with the Agreement, the STATE must be contacted immediately for clarification.

Current State Employees (Public Contract Code §10410):

1) No officer or employee shall engage in any employment, activity or enterprise from which the officer or employee receives compensation or has a financial interest and which is sponsored or funded by any state agency, unless the employment, activity or enterprise is required as a condition of regular state employment.

2) No officer or employee shall contract on his or her own behalf as an independent contractor with any state agency to provide goods or services.

Former State Employees (Public Contract Code §10411):

1) For the two-year period from the date he or she left state employment, no former state officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements or any part of the decision-making process relevant to the contract while employed in any capacity by any state agency.

2) For the twelve-month period from the date he or she left state employment, no former state officer or employee may enter into a contract with any state agency if he or she was employed by that state agency in a policy-making position in the same general subject area as the proposed contract within the 12-month period prior to his or her leaving state service.

If LOCAL AGENCY violates any provisions of above paragraphs, such action by LOCAL AGENCY shall render this Agreement void. (Public Contract Code §10420)

Members of boards and commissions are exempt from this section if they do not receive payment other than payment of each meeting of the board or commission, payment for preparatory time and payment for per diem. (Public Contract Code §10430 (e))

20. **LABOR CODE/WORKERS' COMPENSATION:** LOCAL AGENCY needs to be aware of the provisions which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions, and LOCAL AGENCY affirms to comply with such provisions before commencing the performance of the work of this Agreement. (Labor Code Section 3700)

21. **AMERICANS WITH DISABILITIES ACT:** LOCAL AGENCY assures the State that it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis

of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA (42 U.S.C. 12101 et seq.)

22. **LOCAL AGENCY NAME CHANGE :** An amendment is required to change the LOCAL AGENCY'S name as listed on this Agreement. Upon receipt of legal documentation of the name change the STATE will process the amendment. Payment of invoices presented with a new name cannot be paid prior to approval of said amendment.

23. **RESOLUTION:** A county, city, district, or other local public body must provide the STATE with a copy of a resolution, order, motion, or ordinance of the local governing body which by law has authority to enter into an agreement, authorizing execution of the agreement.

24. **AIR OR WATER POLLUTION VIOLATION:** Under the State laws, the LOCAL AGENCY shall not be: (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

25. **AFFIRMATIVE ACTION .** STATE certifies its compliance with applicable federal and State hiring requirements for persons with disabilities, and is deemed by LOCAL AGENCY to be in compliance with the provisions of LOCAL AGENCY'S Affirmative Action Program for Vendors.

26. **DRUG AND ALCOHOL-FREE WORKPLACE.** As a material condition of this Agreement, STATE agrees that it and its employees, while performing service for LOCAL AGENCY, on LOCAL AGENCY property, or while using LOCAL AGENCY equipment, shall comply with STATE's Employee Rules of Conduct as they relate to the possession, use, or consumption of drugs and alcohol.

27. **ZERO TOLERANCE FOR FRAUDULENT CONDUCT IN LOCAL AGENCY SERVICES.** STATE shall comply with any applicable "Zero Tolerance for Fraudulent Conduct in LOCAL AGENCY Services." There shall be "Zero Tolerance" for fraud committed by contractors in the administration of LOCAL AGENCY programs and the provision of LOCAL AGENCY services. Upon proven instances of fraud committed by the STATE in connection with performance under the Agreement, the Agreement may be terminated consistent with the termination for cause/cancellation term, Exhibit C, section 8, subsection B, of Cooperative Fire Programs Fire Protection Reimbursement Agreement, LG-1, between the California Department of Forestry and Fire Protection (CAL FIRE) and the LOCAL AGENCY.

28. **CONFIDENTIAL INFORMATION.** "Confidential information" means information designated by CAL FIRE and/or the LOCAL AGENCY disclosure of which is restricted, prohibited or privileged by State and federal law. Confidential Information includes, but is not limited to, information exempt from disclosure under the California Public Records Act (Government Code Sections 6250 et seq.) Confidential Information includes but is not limited to all records as defined in Government Code section 6252 as well as verbal communication of Confidential Information. Any exchange of Confidential Information between parties shall not constitute a "waiver" of any exemption pursuant to Government Code section 6254.5

    CAL FIRE and LOCAL AGENCY personnel allowed access to information designated as Confidential Information shall be limited to those persons with a demonstrable business need for such access. CAL FIRE and LOCAL AGENCY agree to provide a list of authorized personnel in writing as required by Government Code section 6254.5(e). CAL FIRE and the LOCAL

AGENCY agree to take all necessary measures to protect Confidential Information and shall impose all the requirements of this Agreement on all of their respective officers, employees and agents with regards to access to the Confidential Information. A Party to this Contract who experiences a security breach involving Confidential Information covered by this Contract, agrees to promptly notify the other Party of such breach

29. **ENTIRE AGREEMENT:** This agreement contains the whole agreement between the Parties. It cancels and supersedes any previous agreement for the same or similar services.

EXHIBIT D
ADDITIONAL PROVISIONS

EXCISE TAX: State of California is exempt from federal excise taxes, and no payment will be made for any taxes levied on employees' wages. STATE will pay any applicable State of California or local sales or use taxes on the services rendered or equipment or parts supplied pursuant to this agreement. The STATE may pay any applicable sales and use tax imposed by another state.

Schedules

The following Schedules are included as part of this agreement (check boxes if they apply):

[:zJ **A. Fiscal Display, PRC 4142 AND/OR PRC 4144** - STATE provided LOCAL AGENCY funded fire protection services. STATE-owned vehicles shall be operated and maintained in accordance with policies of STATE at rates listed in Exhibit D, Schedule A.

D **B. STATE Funded Resource-** A listing of personnel, crews and major facilities of the STATE overlapping or adjacent to the local agency area that may form a reciprocal part of this agreement.

D **C. LOCAL AGENCY Provided Local Funded Resources** - A listing of services, personnel, equipment and expenses, which are paid directly by the local agency, but which are under the supervision of the Unit Chief.

D **D. LOCAL AGENCY Owned STATE Maintained Vehicles** - Vehicle information pertaining to maintenance responsibilities and procedures for local agency-owned vehicles that may be a part of the agreement.

LOCAL AGENCY-owned firefighting vehicles shall meet and be maintained to meet minimum safety standards set forth in Title 49, Code of Federal Regulations; and Titles 8 and 13, California Code of Regulations.

LOCAL AGENCY-owned vehicles that are furnished to the STATE shall be maintained and operated in accordance to LOCAL AGENCY policies. In the event LOCAL AGENCY does not have such policies, LOCAL AGENCY-owned vehicles shall be maintained and operated in accordance with STATE policies. The cost of said vehicle maintenance and operation shall be at actual cost or at rates listed in Exhibit D, Schedule D.

Exhibit D, Schedule D is incorporated into this section if LOCAL AGENCY-owned vehicles listed in Exhibit D, ScheduleD are to be operated, maintained, and repaired by STATE.

LOCAL AGENCY assumes full responsibility for all liabilities associated therewith in accordance with California Vehicle Code Sections 17000, 17001 et seq. STATE employees operating LOCAL AGENCY-owned vehicles shall be deemed employees of LOCAL AGENCY, as defined in Vehicle Code Section 17000. Except where LOCAL AGENCY would have no duty to indemnify STATE under Exhibit C, Section 6 for all LOCAL AGENCY-owned vehicles operated or used by employees of STATE under this agreement.

LOCAL AGENCY employees, who are under the supervision of the Unit Chief and operating STATE-owned motor vehicles, as a part of the duties and in connection with fire protection and other emergency services, shall be deemed employees of STATE, as defined in Vehicle Code Section 17000 for acts or omissions in the use of such vehicles. Except where STATE would have no duty to indemnify LOCAL AGENCY under Exhibit C, Section 6.

E. **Certification of Insurance** - Provider Insurance Certification and/or proof of self-insurance.

Fiscal Year:	2018/2019 & 2019/2020		PS Sub Total	$265,054		Contract Name:	City of Ukiah
Index:	1100	Unit: MEU	OE Sub Total	$15,500			
PCA	17101		Admin	$32,797	Year 1	$313,351	Contract No.: ICA03950
PRC:	4142		Total	$313,351	Year 2	$329,019	Page No.: 17
Comments	Dispatch Agreement		Overtime Total:	$71,015	TOTAL	$642,370	

This is a Schedule A - 4142 of the Cooperative Agreement, dated July 1, 2018 between *"City of Ukiah"* and The California Department of Forestry and Fire Protection (CAL FIRE)

CAL FIRE Unit Chief	Brett Pinson
CAL FIRE Region Chief	Mike Bradley

Number of Positions	Classification/ad-ens (Pick From List)	RET.	Period	Salary Months	Salary Rate	Total Salary	EDWC Rate	EDWC Periods	TotaiEDWC	Salary Benefits	FFIUI	EDWC Benefits	Total Salary & EDWC	Total Position Cost
2	Communications Operator, Range A	SAF		12	$4,766	$114,384	$0	0	$0	$77,907	$0	$0	$192,291	$265,054
1	Night-Shift Pay Differential	SAF		12	$87	$1,040			$0	$708		$0	$1.748	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
1	Overtime	SAF				$70,000			$0	$1,015		$0	$71,015	
					$0	$0	$0	0	$0	$0	$0	$0	$0	$0l
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
	Overtime								$0	$0		$0	$0	
					$0	$0	$0	0	$0	$0	$0	$0	$0	$0l
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
	Overtime								$0	$0		$0	$0	
					$0	$0	$0	0	$0	$0	$0	$0	$0	$0
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
	Overtime								$0	$0		$0	$0	

Operating Expense

Category (Pick from List)	Details	Numbe	Months	Rate	Sub-Total	Uniform Benefits (1.45%)	Total
IFORM ALLOWANCE FOR COMM OP		2	12	$104	$ 2,500		$ 2,500
GENERAL EXPENSE	Maintenance, Utilities, EMD	1	12	$383	$ 4,600		$ 4,600
TRAINING		1	12	$700	$ 8,400		$ 8,400
							$
							$
							$
							$
							$
							$

Total OE 15,500

EXHIBIT E
DESCRIPTION OF OTHER SERVICES

Service Description for Fire and Emergency Medical Dispatch Services to the City of Ukiah.
See attached.

Exhibit E

CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION
MENDOCINO UNIT

Service Description for
Fire and Emergency Medical Dispatch Services
To
City of Ukiah

Within current California Department of Forestry and Fire Protection (CAL FIRE) policy and in addition to the elements of the FIRE SERVICE COMMUNICATION SYSTEM- Memorandum of Understanding- Standard Operational Procedures for the Mendocino County Operational Area (Office of Fire Warden, Mendocino County Fire Chiefs Association, November 1994); the following serves to describe the scope of work to be performed by the CAL FIRE Howard Forest Emergency Command Center (ECC) for the City of Ukiah:

Service

Fire and Emergency Medical Services (EMS) dispatch services will be provided to those Local Fire Service Agencies and Ambulance providers of Mendocino County who are signatory to the Operational Memorandum ofUnderstanding (MOU) ofNovember 1994. Coastal Valley Emergency Medical Services (CVEMS) has designated the Howard Forest ECC (HFECC) as Mendocino County's Air Ambulance Coordination Center. The HFECC is the secondary Public Safety Answering Point (PSAP) for Mendocino County. CAL FIRE is the Cal OES Fire and Rescue Coordination Center for Mendocino County.

Dispatch services will be provided 24-hours per day, seven days per week, throughout the contract period.

CAL FIRE will provide Emergency Medical Dispatching (EMD) for medical dispatch and call priority determination (when appropriate). EMD provides for a caller to respond to a standardized question format to help determine the type of resources required to appropriately assist the caller. EMD also directs the dispatcher to provide pre-arrival instructions to assist with patient care, once the emergency response has been dispatched.

Generally, all emergency calls will be dispatched within sixty (60) seconds of the call. This time frame is a general target; it is recognized that verification of location information and directions to the location of the emergency as well as completion of the EMD process will sometimes require more than the 60-second time frame. Priority is place on clear and reliable dispatch information for responding resources.

All emergency, non-emergency and administrative calls for service are logging into the Altaris Computer Added Dispatch program (CAD). All key entries are automatically time stamped by the CAD program for accuracy. All entries that require a field response of any type are logged as incidents and administrative functions (such as Fire Department announcements) are logged in as events and do not generate an incident number.

All CAD data is available on a web-based program that is accessible by a password protected program available to any agency or cooperator who does business with the dispatch center. The program used to retrieve this data is Crystal Reports, a CAL FIRE standard program for CAD data retrieval. All users of this service will be restricted to access records that originate in the Mendocino Unit. This program has pre-built reports that the user can access. Any news reports must be requested through the ECC Manager with specifics of the information requested. No call data or other CAD information will be released to the public.

Staffing

CAL FIRE provides a dispatch center 24 hours per day, seven days a week. Staffing levels for the ECC are a minimum of 1 fully qualified Fire Captain, and 2 fully qualified Communications Operator. During Fire Season, when CAL FIRE fixed wing aircraft are on Contract (normally, 6/15 through 10/15), the ECC is staffed with a minimum of2 qualified Fire Captains and 2 qualified Communications Operators during the day.

The ECC Manager is a CAL FIRE Battalion Chief. This person is responsible for all ECC operations, personnel, and coordination with the Mendocino County Dispatch contract. He/She is the primary contact for the Coastal Valley EMS coordinator for any changes in EMS dispatch policy, procedures, or information requests.

Facilities

The CAL FIRE ECC infrastructure consists of two buildings that house the ECC and Expanded Dispatch along with all of the radio and telephone equipment. These two buildings together allow handling of all the normal daily activities and, if necessary, open an expanded dispatch to handle larger incidents. A 125 KW generator is also on-site to automatically provide emergency power if necessary.

The ECC is capable of providing all dispatching services on multiple frequencies. Fire and EMS are being dispatched at the same time using the Mendocino County Dispatching frequencies. CAL FIRE has Altaris Computer Aided Dispatch program (CAD) in a laptop computer and CAL FIRE can use another location's phone service along with a Mobile radio for a short duration. If this is not possible CAL FIRE has the ability to use a mobile location with Cellular phone service. CAL FIRE has access to a Mobile Communications Center for a backup Emergency Command Center, if needed for a long duration event, which is usually available within four hours.

Radio Frequencies

The ECC will use the following frequencies, which are licensed to Mendocino County, to dispatch and support local government and CAL FIRE resources on any incident that requires use ofthese frequencies:

Mendocino County Red	TX 154.3850	RX 153.9500
Mendocino COtmty Blue	TX 156.1950	RX 151.0850
Mendocino County Green	TX 155.4300	RX 151.1150

The ECC will use the following frequencies, which are licensed to CAL FIRE, to support CAL FIRE or local government on any incident that requires use of these frequencies:

CAL FIRE Mendocino Local	TX 159.2700	RX 153.3850
CAL FIRE Command 8	TX 159.3450	RX 151.4450
CAL FIRE Command 1	TX 159.3000	RX 151.3550
CAL FIRE Command 2	TX 159.3300	RX 151.2650

Additional Agencies/Resources dispatched all or in part, Pursuant to this Contract:

- CALSTAR 4 Air Ambulance
- REACH 18 Air Ambulance
- Anderson Valley Ambulance
- Fort Bragg Ambulance
- MEDSTAR Ambulance
- Falck / Verihealth Ambulance
- Redwood Empire Hazardous Materials Response Team (REHIT)

The ECC has a Cooperative Agreement to provide dispatching services to the County of Mendocino fire agencies.

Agenda Item No: 13.e.
MEETING DATE/TIME: 11/6/2019
PEAK ITEM NO: 2019-62

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Receive Updates on City Council Committee and Ad Hoc Assignments and, if Necessary, Consider Modifications to Assignments and/or the Creation/Elimination of Ad hoc(s).

DEPARTMENT: City Clerk **PREPARED BY:** Kristine Lawler, City Clerk

ATTACHMENTS:

1. 2019 City Council Special Assignments and Ad Hocs

Summary: City Council members will provide reports and updates on their committee and ad hoc assignments. If necessary, the Council may consider modifications.

Background: City Council members are assigned to a number of committees and ad hoc activities. These assignments are included as Attachment #1.

Discussion: Previously, the City Council discussed having more time allocated to reporting on committee and ad hoc activities. Often, the Council Reports section of the regular agenda is rushed due to impending business (i.e., public hearings), and not enough time is afforded for reports beyond community activities.

In an effort to foster regular updates on committee and ad hoc assignments, this item is being placed on the agenda to provide the City Council members an expanded opportunity to report on assignments and modify assignments as necessary.

Recommended Action: Receive report(s). The Council may also consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s).

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Mayor Mulheren

Approved: Sage Sangiacomo, City Manager

Approved: _____
Sage Sangiacomo, City Manager

2019 CITY COUNCIL SPECIAL ASSIGNMENTS

COUNTY/REGIONAL OnGoing One + Alternate	MTG DATE/TIME	MEETING LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
Disaster Council	Shall meet a minimum of twice a year at a time and place designated upon call of the chair	Place designated upon call of the chair or, if she/he is unavailable or unable to call such meeting, the first vice chair and then the City Manager or her/his designee.	Emergency Management Coordinator 300 Seminary Ave. Ukiah, CA 95482 467-5765 - Tami Bartolomei	Develop any necessary emergency and mutual aid plans, agreements, ordinances, resolutions, rules, and regulations.	**Mulheren** **Orozco- Alternate**	**Tami Bartolomei,** Community Services Administrator; 467-5765 tbartolomei@cityofukiah.com
Greater Ukiah Business & Tourism Alliance	TBD	200 S School St. Ukiah, CA 95482	200 S School St. Ukiah, CA 95482	Promotes tourism and works to strengthen and promote the historic downtown and businesses within the greater Ukiah area	**Mulheren**	**Shannon Riley,** Deputy City Manager; 467-5793 sriley@cityofukiah.com
Mendocino Council of Governments (MCOG)	1st Monday of month, 1:30 p.m.	Board of Supervisors Chambers 501 Low Gap Road Ukiah, CA	Executive Director 367 N. State Street, Ste. 206 Ukiah, CA 95482 463-1859	Plan and allocate State funding, transportation, infrastructure and project County wide	**Brown** **Mulheren- Alternate**	**Rick Seanor,** Deputy Director of Public Works; 463-6296 rseanor@cityofukiah.com
Mendocino County Inland Water and Power Commission (IWPC)	2nd Thursday of month, 6:00 p.m.	Civic Center 300 Seminary Avenue conference room 5	IWPC Staff P.O. Box 1247 Ukiah, CA 95482 391-7574 - Candace Horsley	Develops coordination for water resources and current water rights: Potter Valley project - Eel River Diversion	**Orozco** **Brown- Alternate**	**Sean White,** Director of Water Resources; 463-5712 swhite@cityofukiah.com
Mendocino Solid Waste Management Authority (MSWMA)	3rd Thursday of every other month (varies), 10:00 a.m.	Willits Council Chambers	Solid Waste Director 3200 Taylor Drive Ukiah, CA 95482 468-9710	County-wide Solid Waste JPA	**Brown** **Scalmanini- Alternate**	**Tim Eriksen,** Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com
Mendocino Transit Authority (MTA) Board of Directors	Last Wednesday of month, 1:30 p.m.	Alternating locations - Ukiah Conference Center or Fort Bragg, or Point Arena	Executive Director 241 Plant Road Ukiah, CA 95482 462-1422	County-wide bus transportation issues and funding	**Mulheren** **Brown- Alternate**	**Rick Seanor**, Deputy Director of Public Works; 463-6296 rseanor@cityofukiah.com
North Coast Opportunities (NCO)	4th Wednesday of month, 2 p.m.	Alternating locations - Ukiah and Lakeport	Ross Walker, Governing Board Chair North Coast Opportunities 413 North State Street Ukiah, CA 95482	Assist low income and disadvantaged people to become self reliant	**Bartolomei** (appointed 12/19/18)	**Tami Bartolomei,** Community Services Administrator; 467-5765 tbartolomei@cityofukiah.com
North Coast Rail Authority (NCRA)	2nd Wednesday of month, 10:30 a.m.	Various Locations - announced	419 Talmage Road, Suite M Ukiah, CA 95482 463-3280	Provides a unified and revitalized rail infrastructure meeting the freight and passenger needs of the region	**Mayor**	**Shannon Riley,** Deputy City Manager; 467-5793 sriley@cityofukiah.com
Russian River Watershed Association (RRWA)	4th Thursday of month, 9:00 a.m. (only 5 times a year)	Windsor Town Hall	Russian River Watershed Association Attn: Daria Isupov 425 South Main St., Sebastopol, CA 95472 666-4857	Consider issues related to Russian river - plans projects and funding requests	**Mulheren** **Brown- Alternate**	**Rick Seanor**, Deputy Director of Public Works; 463-6296 rseanor@cityofukiah.com
Ukiah Valley Basin Groundwater Sustainability Agency (GSA)	2nd Thursday of month, 1:30 p.m.	Board of Supervisors Chambers; 501 Low Gap Road Ukiah, CA	County Executive Office Nicole French 501 Low Gap Rd., Rm. 1010 Ukiah, CA 95482 463-4441	GSA serves as the Groundwater Sustainability Agency in the Ukiah Valley basin	**Crane** **Mulheren- Alternate**	**Sean White,** Director of Water Resources; 463-5712 swhite@cityofukiah.com

COUNTY/REGIONAL One + Staff Alternate	MTG DATE/TIME	MEETING LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
Economic Development & Financing Corporation (EDFC)	2nd Thursday of month, 2:00 p.m.	Primarily 631 S. Orchard Street (location varies)	Executive Director 631 South Orchard Avenue Ukiah, CA 95482 467-5953	Multi-agency co-op for economic development and business loan program	**Riley** (appointed 12/19/18)	**Shannon Riley,** Deputy City Manager; 467-5793 sriley@cityofukiah.com
Sun House Guild ex officio	2nd Tuesday of month, 4:30 p.m.	Sun House 431 S. Main St. Ukiah, CA	431 S. Main Street Ukiah, CA 95482 467-2836	Support and expand Grace Hudson Museum	**Bartolomei** (appointed 12/19/18)	**David Burton**, Museum Director; 467-2836 dburton@cityofukiah.com

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2019 CITY COUNCIL SPECIAL ASSIGNMENTS

Continued - COUNTY/REGIONAL One + Staff Alternate	MTG DATE/TIME	MEETING LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
Mendocino Youth Project JPA Board of Directors	3rd Wednesday of month, 7:45 a.m.	776 S. State Street Conference Room	Mendocino Co. Youth Project 776 S. State Street, Ste. 107 Ukiah, CA 95482 707-463-4915	targets all youth with a focus on drug and alcohol prevention, healthy alternatives and empowering youth to make healthy choices	**UPD Staff**	Recommend to be assigned to staff - Forthcoming from UPD
Northern California Power Agency (NCPA)	4th Thursday of month, 9:00 a.m. *(see calendar from NCPA)*	Roseville, CA and other locations	651 Commerce Drive Roseville, CA 95678 916-781-4202	Pool of public utilities for electric generation and dispatch	**Crane** **Grandi - Alternate**	**Mel Grandi,** Electric Utility Director; 463-6295 mgrandi@cityofukiah.com
LOCAL/COUNTY/REGIONAL/LIASONS OnGoing One or Two Council and/or Staff	**MTG DATE/TIME**	**LOCATION**	**MAILING ADDRESS/CONTACT**	**COMMITTEE FUNCTION**	**ASSIGNED TO**	**PRINCIPAL STAFF SUPPORT**
Adventist Health Community Advisory Council	Quarterly: Aug. 27, 6:45 a.m. Nov 5, 6:45 a.m.	275 Hospital Drive Ukiah, CA 95482	275 Hospital Drive Ukiah, CA 95482 707-463-7623 Allyne Brown - Allyne.Brown@ah.org	Provides the Adventist Health Ukiah Valley (AHUV) Governing Board and Administration with advice, support, and suggestions on matter of importance to Mendocino, Lake and Sonoma Counties.	**Brown**	**Kristine Lawler,** City Clerk, 463-6217 klawler@cityofukiah.com
League of California Cities Redwood Empire Legislative Committee	Prior to Division Meetings, meets 3x in person and then via conference call	Various locations that are announced	Redwood Empire League President; Public Affairs Program Manager (916) 658-8243	Elected city officials and professional city staff attend division meetings throughout the year to share what they are doing and advocate for their interests in Sacramento	**Mulheren** **Brown- Alternate**	**Sage Sangiacomo,** City Manager; 463-6221 ssangiacomo@cityofukiah.com
City Selection Committee	Called as required by the Clerk of the Board	BOS Conference Room 501 Low Gap Rd. Rm. 1090 Ukiah, CA	C/O: BOS 501 Low Gap Rd., Rm 1090 Ukiah, CA 95482 463-4441	Makes appointments to LAFCO and Airport Land Use Commission	**Mayor**	**Kristine Lawler,** City Clerk; 463-6217 klawler@cityofukiah.com
Investment Oversight Committee	Varies	Civic Center 300 Seminary Ave. Ukiah, CA 95482	Civic Center 300 Seminary Ave. Ukiah, CA 95482	Reviews City investments, policies, and strategies	**Crane** **Alan Carter,** Treasurer	**Dan Buffalo,** Director of Finance; 463-6220 dbuffalo@cityofukiah.com
Library Advisory Board	3rd Wednesdays of alternate months (beginning January), 1:00 p.m.	Various Mendocino County Libraries	Ukiah County Library 463-4491	Review library policy and activities	**Bartolomei** (appointed 12/19/18) **Mulheren - Alternate**	**Kristine Lawler,** City Clerk; 463-6217; klawler@cityofukiah.com
Ukiah Players Theater Board of Directors	3rd Tuesday of month, 6:00 p.m	1041 Low Gap Rd Ukiah, CA 95482 462-1210	1041 Low Gap Rd Ukiah, CA 95482 462-1210	To oversee the activities, organization and purpose of the Ukiah Players Theater	**Greg Owen,** Airport Manager (appointed 12/19/18)	**Kristine Lawler,** City Clerk; 463-6217 klawler@cityofukiah.com
Ukiah Unified School District (UUSD) Committee	Quarterly	511 S. Orchard, Ste. D Ukiah, CA 95482	511 S. Orchard Ukiah, CA 95482	Information exchange with UUSD Board Chair, Mayor, Superintendent, and City Manager	**Mayor, City Manager and Police Chief**	**Sage Sangiacomo,** City Manager; 463-6221 ssangiacomo@cityofukiah.com
Russian River Flood Control District (RRFCD) Liaison	1st Monday of month, 5:30 p.m.	151 Laws Ave.,Suite D Ukiah, CA	151 Laws Ave., Ukiah, CA 95482; rrfc@pacific.net; 462-5278	Proactively manage the water resources of the upper Russian River for the benefit of the people and environment of Mendocino County	**Mulheren/Orozco** **White** (appointed 12/19/18)	**Sean White,** Director of Water Resources; 463-5712 swhite@cityofukiah.com
HHSA Advisory Board	2nd Wednesday of month; 9:00 a.m.	Big Sur Room County Department of Social Services	Executive Director Jackie Williams - 462-1934 c/o Ford St. Project 139 Ford St. Ukiah CA 95482	Discussions and possible work on health and human service issues	**Brown - Liaison**	**Shannon Riley**, Deputy City Manager; 467-5793 sriley@cityofukiah.com
Mendocino County Local Area Formation Commission (LAFCO)	1st Monday of month, 9:00 a.m.	Board of Supervisors Chambers	Executive Director 200 S. School Street, Ste. 2 Ukiah, CA 95482 463-4470	Required by legislation - planning spheres of influence, annexation, service areas, and special districts	**(positions not active)** **Crane** **Mulheren- Alternate**	**Craig Schlatter,** Director of Community Development; 463-6219; cschlatter@cityofukiah.com
Mendocino County Airport Land Use Commission	As needed	BOS Conference Room 501 Low Gap Rd., Rm. 1090, Ukiah, CA	Mendocino County Executive Office 501 Low Gap Rd. Rm. 1010 Ukiah, CA 95482	To formulate a land use compatibility plan, provide for the orderly growth of the airport and the surrounding area, and safeguard the general welfare of the inhabitants within the vicinity	**Owen/Schlatter**	**Greg Owen**, Airport Manager; 467-2855; gowen@cityofukiah.com **Craig Schlatter**, Director of Community Development; 463-6219; cschlatter@cityofukiah.com
Mendocino County 2nd District Liaison	1st Wednesdays of month, 8:00 a.m.	Civic Center Annex conference room #5 411 West Clay St. Ukiah, CA 95482	Civic Center 300 Seminary Ave. Ukiah, CA 95482	To coordinate activities and policy development with the City's 2nd District Supervisor	**Brown** **Crane- Alternate**	**Sage Sangiacomo,** City Manager; 463-6221; ssangiacomo@cityofukiah.com
Fire Executive Committee	2nd Wednesdays of month, 3:45 p.m.	Ukiah Valley Conference Center, 200 S. School Street Ukiah, CA	Stephanie Abba Civic Center 300 Seminary Ave. Ukiah, CA 95482 sabba@cityofukiah.com	Per the recently adopted agreement between the City of Ukiah and the Ukiah Valley Fire Protection District	**Orozco/Brown**	**Dan Grebil,** Fire Authority Administrator; 462-7921 x400; dgrebil@cityofukiah.com

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2019 AD HOC COMMITTEES		
COMMITTEE	**ASSIGNED TO**	**PRINCIPAL STAFF SUPPORT**
Electric Grid Operational Improvements	**Crane/Scalmanini**	**Mel Grandi,** Electric Utility Director; 463-6295 mgrandi@cityofukiah.com
Rate Studies for Electric, Water, Sewer	**Crane/Scalmanini**	**Mel Grandi,** Electric Utility Director; 463-6295 mgrandi@cityofukiah.com **Tim Eriksen,** Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com **Sean White,** Director of Water Resources; 463-5712 swhite@cityofukiah.com **Dan Buffalo,** Director of Finance; 463-6220 dbuffalo@cityofukiah.com
Downtown Parking Management	**Mulheren/Brown**	**Shannon Riley,** Deputy City Manager; 467-5793 sriley@cityofukiah.com
Budget Development Best Practices and Financial Policy For FY 19/20 Budget	**Crane/Brown**	**Dan Buffalo,** Director of Finance; 463-6220 dbuffalo@cityofukiah.com **Sheri Mannion,** Human Resource Director/Risk Manager; 463-6272, smannion@cityofukiah.com
Public Works Project Specification Development	**Crane/Mulheren**	**Tim Eriksen,** Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com
Uniform Cost Accounting	**Crane/Mulheren**	**Tim Eriksen,** Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com
Vichy Springs Resort Litigation	**Brown/Scalmanini**	**Sage Sangiacomo,** City Manager; 463-6221 ssangiacomo@cityofukiah.com
Marbut Study Ad Hoc	**Brown/Scalmanini**	**Justin Wyatt**, Police Operations Captain, 463-6760 jwyatt@cityofukiah.com
Solar Proposal-Application Project	**Crane/Scalmanini**	**Sean White,** Director of Water Resources; 463-5712 swhite@cityofukiah.com
Cannabis Events	**Mulheren/Brown**	**Tami Bartolomei,** Community Services Administraor; 467-5765 tbartolomei@cityofukiah.com
Construction Related ADA Compliance	**Scalmanini/Orozco**	**Tim Eriksen**, Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com
Upper Russian River Water Discussions	**Crane/Brown**	**Sean White,** Director of Water Resources; 463-5712 swhite@cityofukiah.com