City of Woodland

Meeting Agenda - Final

Planning Commission

City of Woodland Planning Commission
c/o Community Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, August 4, 2016 | **6:30 PM** | **Council Chambers**

Please Note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Staff and Commissioner Comments

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting..

E. Subcommittee Reports

F. Communications from the Public

This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on the agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Commission may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

G. Approval of Minutes

16-651 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of July 7, 2016 and July 21, 2016.

Attachments: A - July 7, 2016 Meeting Minutes

B - July 21, 2016 Meeting Minutes

H. Public Hearing

16-647 The Human Bean Drive-Thru Coffee Kiosk: Request for a Conditional Use Permit Modification to allow a drive-thru coffee kiosk on an approximate 3.25 acre parcel within the County Fair Mall parking lot in the C-2, General Commercial Zone.
Location: 1264 East Gibson Road

Applicant/Owner: Amie Wallace (Applicant); Top Property Group, LLC (Mall Site Owner)

Environmental Report: Categorical Exemption

APN: 041-130-003

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Conditional Approval

Attachments: 1 - Resolution Approving Conditional Use Permit and EXH A & B
2 - Project Application
3 - Landscape Maintenance Agreement and Approved Landscape Plans (1986-

I. Business Items

Items for Planning Commission discussion and/or action that do not require public hearing.

16-648 SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Attachments: A - PLANNING COMMISSION LONG RANGE CALENDAR 7.26.16

J. Staff or Commissioner Comments

Continued as needed.

Receive Absence Requests:

K. Adjournment

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

City Hall
300 First Street
Woodland, CA 95695

City of Woodland

Legislation Details (With Text)

File #:	16-651	**Version:**	1	**Name:**	
Type:	Minutes			**Status:**	Agenda Ready
File created:	7/27/2016			**In control:**	Planning Commission
On agenda:	8/4/2016			**Final action:**	
Title:	SUBJECT: Planning Commission Minutes RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of July 7, 2016 and July 21, 2016.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	A - July 7, 2016 Meeting Minutes B - July 21, 2016 Meeting Minutes				

Date	Ver.	Action By	Action	Result

Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: August 4, 2016
SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of July 7, 2016 and July 21, 2016.

STAFF CONTACT: Debbie Flemmer, Administrative Clerk, Community Development Department

ATTACHMENTS:
Attachment A - July 7, 2016 Meeting Minutes
Attachment B - July 21, 2016 Meeting Minutes

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City of Woodland

Meeting Minutes - Draft

Planning Commission

City of Woodland Planning Commission
c/o Community Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, July 7, 2016 | **6:30 PM** | **Council Chambers**

A. Call to Order

Meeting was called to order at 6:35 pm

Staff Present:
Cindy Norris, Principal Planner

B. Roll Call

Present 5:
Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Marco Lizarraga, Commissioner John Murphy and Commissioner Elodia Ortega-Lampkin

Absent 2:
Commissioner Fred Lopez and Commissioner Steve Harris

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

16-588 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of June 16, 2016.

Attachments: A - June 16, 2016 Meeting Minutes

A motion was made by Commissioner Lizarraga and seconded by Vice Chairman Holt to approve the Planning Commission Meeting Minutes of June 16, 2016. The motion was carried by the following vote:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Lizarraga and

Murphy
Abstained: Commissioner Ortega-Lampkin

H. Public Hearing

16-602

West Coast Auto Dismantlers Conditional Use Permit: Request for a Conditional Use Permit to allow the operation of an auto dismantling establishment on 5.52 acres at 333 North Pioneer Avenue (APN 063-020-004) and on the eastern portions of 1500 East Kentucky Avenue (APN 063-030-033) and APN 063-030-032 in the Industrial Zone.

Location: 333 North Pioneer Avenue, 1500 East Kentucky Avenue, APN 063-030-032 (East Kentucky Avenue)

Applicant/Owner: West Coast Auto Dismantlers

Environmental Report: Mitigated Negative Declaration

APN 063-020-004, 063-030-033, 063-030-032

Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Approval with Conditions

Attachments:
1 - CUP Resolution EXH A & B
2 - Mitigated Neg Dec Resolution & EXH A
3 - Application
4 - Photos.pdf
5 - Floor Plan, 1500 East Kentucky.pdf

A motion was made by Vice Chairman Holt and seconded by Commissioner Ortega-Lampkin to continue the request from West Coast Auto Dismantlers for a Conditional Use Permit. The motion was carried by the following vote:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Lizarraga, Murphy and Ortega-Lampkin

I. Business Items

16-531

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Attachments: PLANNING COMMISSION LONG RANGE CALENDAR 6.28.16.docx

A brief presentation was made by staff.

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 7:00 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

City of Woodland

Meeting Minutes - Draft

Planning Commission

City of Woodland Planning Commission
c/o Community Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, July 21, 2016 | **6:30 PM** | **Council Chambers**

A. Call to Order

Meeting was called to order at 6:30 pm.

Staff Present:
Cindy Norris, Principal Planner
Jeff Ballantine, Associate Planner

B. Roll Call

Present 6:
Vice Chairman Chris Holt, Commissioner Steve Harris, Commissiner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John Murphy and Commissioner Elodia Ortega-Lampkin
Absent 1:
Chairman Kirby Wells

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

H. Public Hearing

16-623 West Coast Auto Dismantlers Conditional Use Permit: Request for a Conditional Use Permit to allow the operation of an auto dismantling establishment on 5.52 acres at 333 North Pioneer Avenue (APN 063-020-004) and on the eastern portions of 1500 East Kentucky Avenue (APN 063-030-033) and APN 063-030-032 in the Industrial Zone.

Location: 333 North Pioneer Avenue, 1500 East Kentucky Avenue, APN 063-030-032 (East Kentucky Avenue)

Applicant/Owner: West Coast Auto Dismantlers

Environmental Report: Mitigated Negative Declaration

APN 063-020-004, 063-030-033, 063-030-032

Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Approval with Conditions

Attachments:
1 - CUP Resolution EXH A & B
2 - Mitigated Neg Dec Resolution & EXH A
3 - Application
4 - Photos
5 - Floor Plan, 1500 East Kentucky

A motion was made by Commissioner Lopez and seconded by Commissioner Harris to approve resolution granting a Conditional Use Permit to West Coast Auto Dismantlers. The motion was carried by the following vote:
Ayes: Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to adopt a Mitigated Negative Declaration for the West Coast Auto Dismantlers project. The vote was carried by the following vote:
Ayes: Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin

I. Business Items

J. Staff or Commissioner Comments

Staff presented an update concerning the Draft General Plan and upcoming meetings.

Receive Absence Requests:
Commissioner Lizarraga mentioned to the group that he would be not be able to attend the August 4, 2016 Planning Commission Meeting. Absence was excused by Commission.

K. Adjournment

Meeting was adjourned at 7:21 pm.

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

Legislation Details (With Text)

File #:	16-647 Version: 1	Name:	
Type:	Public Hearing Item	Status:	Agenda Ready
File created:	7/21/2016	In control:	Planning Commission
On agenda:	8/4/2016	Final action:	
Title:	The Human Bean Drive-Thru Coffee Kiosk: Request for a Conditional Use Permit Modification to allow a drive-thru coffee kiosk on an approximate 3.25 acre parcel within the County Fair Mall parking lot in the C-2, General Commercial Zone. Location: 1264 East Gibson Road Applicant/Owner: Amie Wallace (Applicant); Top Property Group, LLC (Mall Site Owner) Environmental Report: Categorical Exemption APN: 041-130-003 Project Planner: Erika Bumgardner, Senior Planner Staff Recommendation: Conditional Approval		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1 - Resolution Approving Conditional Use Permit and EXH A & B 2 - Project Application 3 - Landscape Maintenance Agreement and Approved Landscape Plans (1986-87)		

Date	Ver.	Action By	Action	Result

City of Woodland

Planning Commission

The Human Bean Drive-Thru Coffee Kiosk: Request for a Conditional Use Permit Modification to allow a drive-thru coffee kiosk on an approximate 3.25 acre parcel within the County Fair Mall parking lot in the C-2, General Commercial Zone.

Location: 1264 East Gibson Road

Applicant/Owner: Amie Wallace (Applicant); Top Property Group, LLC (Mall Site Owner)

Environmental Report: Categorical Exemption

APN: 041-130-003

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Conditional Approval
Report For: Planning Commission Public Hearing - August 4, 2016

General Plan Designation: General Commercial

Current Zoning: C-2, General Commercial

Existing Land Uses: County Fair Fashion Mall commercial development; parking lot

Flood Zone: Other Areas: Zone "X" - Areas determined to be outside the 0.2% annual chance flood. FIRM Community Panel Number - 0604260420C Revised July 9, 2003.

Street Access: East Gibson Road & East Street

Adjacent Land Uses & Zoning:

DIRECTION	LAND USE	ZONING
North	Yolo County Fairgrounds	A-1
South	Vacant/Residential Pending	O-S
East	Residential	C-2
West	Residential	C-2

Pending/Potential Action

Staff recommends that the Planning Commission take action on the following:

1. Conduct the public hearing;

2. Adopt Resolution No._____, approving the Conditional Use Permit Modification to allow for a drive-thru coffee kiosk to locate within the existing County Fair Mall parking lot, subject to the Conditions of Approval and consistent with the approved Site Plan and Elevations (**Attachment 1**).

Project Proposal

The applicant is seeking approval for a Conditional Use Permit Modification at 1264 East Gibson Road (County Fair Mall). The modification would allow for a drive-thru (and walk-up) coffee kiosk to locate within the mall parking lot, just south of Gibson Road, north of the JC Penny department store. The kiosk is approximately 485 square feet in size and includes two drive-thru windows one on each side of the building

(north and south) and one walk-up window on the west side of the building.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat
- Notices were mailed to all property owners within 300 feet of the project site

Copies of the factual staff report for the proposed project have been on file at City Hall since July 29, 2016.

Applicable Laws, Codes & Ordinances

The project is subject to several laws, codes and ordinances:

- The California Environmental Quality Act (CEQA)
- City of Woodland's General Plan
- City of Woodland's Zoning Ordinance
- Community Design Standards

PREVIOUS ACTIONS TAKEN
In 1985, the Planning Commission certified an EIR and approved a Conditional Use Permit for the County Fair Mall.

Environmental Assessment Status

CEQA identifies this as a Class 32 exemption and is listed in §15332 of the California Code of Regulations. This class exemption is required to adhere to the following requirements:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.

(e) The site can be adequately served by all required utilities and public services.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project.

Reviewing Agency Comments

The project has been circulated to other City divisions and departments for review. All reviewing comments have been integrated into the conditions of approval.

Staff Analysis

Staff supports the project subject to the attached recommended conditions of approval and provides the

following analysis:

General Plan Consistency

The 2002 General Plan (GP) designation for the site is General Commercial (GC), which provides for retail, services, restaurants, professional and administrative offices, hotels, and motels, public and quasi-public uses, and similar and compatible uses.

Consistency with Other Plans

The project site is subject to the requirements of the Community Design Guidelines.

Zoning Consistency

Land Use

The zoning designation for the site is General Commercial (C-2). Within this zone, drive-thru establishments are allowed only after the applicant secures a conditional use permit.

Setbacks

The site plan for the proposed coffee kiosk shows the following proposed setbacks:

Setback Requirements		**Proposed Setbacks**
Front Yard	20’	20’
Rear Yard	0	Approx. 95’
West Side Yard	20’	Approx. 300’
East Side Yard	0’	Approx. 160’

The proposal meets all of the zoning setback requirements.

Off Street Parking

Article 23 of the Zoning Regulations commencing with Section 25-23-01 addresses off-street parking and loading requirements. Restaurants, drive-ins, fast foods and self-service and take out are required to provide one (1) parking space for each fifty (50) square feet of gross floor area, but not less than five (5) spaces. The building size is 485 square feet, therefore the project will need to provide 10 (ten) parking spaces.

At the request of Planning staff and the city’s Traffic Engineer, the coffee kiosk was located slightly north of its original proposed location to minimize impacts and potential vehicle queuing along a primary drive aisle within the mall parking lot, just north of the JC Penny department store. The relocation of the kiosk resulted in the elimination of 38 parking spaces along the northern boundary of the mall site and renders an additional 19 spaces difficult to utilize. However, the County Fair Mall has a substantial amount of parking spaces available (over 1,600), most of which remain unfilled for most of the year. The proposed drive-thru coffee kiosk will require a limited number of parking spaces for employees and walk-up costumers and will utilize the shared mall parking lot when necessary for their required 10 spaces.

Prior to application submittal, the project applicant met with representatives of the JC Penny department store to address any concerns or questions regarding the proposed use. JC Penny request a secondary drive aisle

south of the proposed kiosk to allow drivers that may have inadvertently entered the drive-thru an easy exit around any vehicle queuing. The requested additional drive aisle was incorporated into the site plan and JC Penny is satisfied with the revised plans. They had no concerns with the proposed reduction in parking spaces north of the department store and are supportive of the proposed use.

Signage

Article 24 of the Zoning Regulations commencing with Section 25-21-10 addresses signs. Signs are a separate permit and tenants shall submit construction drawings and receive approval for all proposed signage. Staff will review these plans to ensure that they meet established Community Design Standards and zoning requirements.

Landscaping

Article 22 of the Zoning Regulations commencing with Section 25-22-01 addresses landscaping. There is perimeter landscaping already existing for the commercial center. However, the project applicant or property owner shall ensure that the perimeter landscaping adjacent to their parcel is in good condition and replace any damaged, dead or dying landscaping. Further, prior to issuance of a building permit, the off-site medians along East Gibson Road and East Street shall be brought into conformance with the approved County Fair Mall Landscape Maintenance Agreement and landscape plans (**Attachment 3**).

Additional landscaping or screening is required to sufficiently screen the line of cars queuing along the north side of the kiosk from East Gibson Road. The applicant has agreed to add a low masonry wall or landscape berm in the landscape parkway located between the parking lot and sidewalk, along East Gibson similar to that provided in front of the Carl's Jr. drive-thru on East Main Street (Condition #19).

The applicant has also expressed their willingness to include additional landscaping and trees, where they do not conflict with underground utilities, in the drive aisle triangle medians located just east and west of the kiosk to provide for additional shading, particularly for cars in line to place an order. It is anticipated that the proposed design and site plan will allow for all existing parking lot shade trees to remain.

Project Design

The kiosk design (**Attachment 1, Exhibit B**) proposes two covered drive-thru lanes and one walkup window. The façade is comprised of stucco and stack stone wainscot. The proposed earth tone colors are similar to the existing County Fair Mall color scheme. To better reflect the existing County Fair Mall architecture, the applicant will continue to work with Planning staff to provide a more finished roofline/cornice feature prior to issuance of building permit (Condition #10). At the discretion of the Planning Commission, the final design elevations can be forwarded to the Planning Commission Design Review Liaison for review prior to final approval.

Conditional Use Permit

Article 27 of the Zoning Regulations commencing with Section 25-27-01 addresses conditional use permits. The zoning designation for the site is General Commercial (C-2). Within this zone, drive-thru establishments are allowed with a conditional use permit.

The Planning Commission may approve, conditionally approve or deny an application for a conditional use permit; and in authorizing a conditional use, may impose such requirements and

conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property. Before granting any conditional use permit the Planning Commission shall be satisfied that, the proposed structure or use conforms to the requirements and the intent of this Chapter and the General Plan.

All requirements will be specified within the conditions of approval. Failure to adhere to these conditions may result in the revocation of the conditional use permit.

Appeal

Any party adversely affected by the decision, the City Council, an individual city council member, or the city manager, may appeal any action of the Planning Commission with respect to a zoning change to the City Council within fourteen (14) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual city council member, or the city manager. Any such appeal shall be filed with the city clerk and except an appeal by the City Council, a City Council member, or the city manager, shall be accompanied by a filing fee as prescribed by City Council resolution. Upon the filing of an appeal, the city clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days or at its next regular meeting following the conclusion of the hearing; the City Council shall render its decision on the appeal. (Ord. No. 1203, § 1 (Exh. A)(part); Ord. No. 1235, § 2 (part); Ord. No. 1261, § 2 (part); Ord. 1339, § 1 (part); Ord. No. 1350, § 1.).

Recommendation

Staff recommends approval of the project by making an affirmative motion as follows:

1. **Motion #1: Move that the Planning Commission Adopt Resolution No. PC16-_____, in support of the Conditional Use Permit Modification at 1264 East Gibson Road** to allow for a drive-thru coffee kiosk to locate within the existing County Fair Mall parking lot, subject to the Conditions of Approval and consistent with the approved Site Plan and Elevations (**Attachment 1**).

ATTACHMENTS :

Attachment 1 - Resolution Approving Conditional Use Permit
    Exhibit A - Conditions of Approval
    Exhibit B - Site Plan and Elevations
Attachment 2 - Project Application
Attachment 3 - Landscape Maintenance Agreement and Approved Landscape Plans (1986-87)

RESOLUTION NO. PC 16 - _____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND APPROVING A CONDITIONAL USE PERMIT MODIFICATION FOR A DRIVE-THRU COFFEE KIOSK AT 1264 EAST GIBSON ROAD IN THE C2 – GENERAL COMMERCIAL ZONE

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on August 4, 2016 to review and consider a request from Amie Wallace for a Conditional Use Permit Modification to allow for an approximately 485 square foot drive-thru coffee kiosk with walk-up window at 1264 E. Gibson Road; and

WHEREAS, the proposed project conforms to the City of Woodland General Plan and Zoning Ordinance, in that the use is conditionally permitted in the C2, General Commercial Zone, is consistent with the Zoning and General Plan, and appropriate conditions have been made part of the approval (as provided for in **Exhibit A**); and

WHEREAS, the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the Zoning Code and satisfies all minimum physical standards required under the City's Zoning Code for a drive-thru coffee kiosk within the General Commercial Zone; and

WHEREAS, the proposed use will be organized, designed, constructed, operated, and maintained so as to be compatible with the character of the area as intended in the General Plan; and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community, in that the intensity of the use is modest and designed at the minimum functional height required, and the use would be consistent with existing and permitted uses in the area; all conditions and requirements deemed necessary and in the public interest have been or will be met as they have been imposed on the application approval to reduce the impact of the use on adjacent properties and vicinity; and there are no significant privacy, noise, traffic, or parking concerns raised by the use; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is exempt from CEQA review per CEQA regulations (Title 14 of the California Code of Regulations) §15332, which applies to projects that are consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations; that occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; where the project site has no value as habitat for endangered, rare or threatened species; that would not result in any significant effects relating to

traffic, noise, air quality or water quality; and where the site can be adequately served by all required utilities and public services; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings and determinations with respect to the proposed Conditional Use Permit Modification:

1. The Planning Commission hereby makes the following findings:

    a. The proposed Conditional Use Permit Modification allowing for a drive-thru coffee kiosk within the existing County Fair Mall parking lot at 1264 E. Gibson Road, conforms to the City of Woodland General Plan and applicable provisions of the Zoning Ordinance in that the use is conditionally permitted in the C2-General Commercial zone and appropriate conditions have been made part of the approval.

    b. The site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the Zoning Ordinance and satisfies all minimum physical standards required under the City's Zoning Ordinance for similar type uses.

2. The Planning Commission does hereby approve Application No. PLNG-16-00039 approving a Conditional Use Permit (CUP) Modification subject to the Conditions of Approval included in **Exhibit A**, allowing the applicant, Amie Wallace, to construct and operate a drive-thru coffee kiosk at 1264 E. Gibson Road, in the C2 – General Commercial Zone.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the **4th day of August, 2016**, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Kirby Wells, Chairperson

ATTEST:

_____

Cindy Norris, Principal Planner

Exhibit A – Conditions of Approval
Exhibit B – Site Plan and Elevations (Redline)

Exhibit A

Conditions of Approval

1. The project is as described in the staff report prepared for the August 4, 2016, Planning Commission meeting and shall consist of an approximately 485 square foot drive-thru coffee kiosk with walk-up window, located within the existing County Fair Mall parking lot at 1264 E. Gibson Road, between the JC Penny department store and E. Gibson Road. The project shall be established and operated as depicted in the staff report, except as modified in these conditions of approval and with any changes necessary to meet City codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Applicant shall secure approval and satisfy requirements of all agencies with jurisdiction.
4. The Conditional Use Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered
5. The Conditional Use Permit must be exercised within one year of issuance, or it shall be deemed null and void by act of law (Section 25-27-70)
6. The main entrance to the facility shall be clearly identified with proper signage to include name of business and address. Main entrance shall also provide adequate lighting per the City Security Ordinance and lighting regulations.
7. The project approval is for the project as described in the above staff report. Should there be a change in the use or intensification or expansion of the described use, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with the provisions of the use permit. The Director shall either approve the proposed changes based on a finding that the changes shall not result in significant traffic, noise, safety or security concerns or other potential nuisance to surrounding property owners or within public right-of-ways beyond that anticipated by the original approval, or, if these findings cannot be made, the Director shall make a determination that a Conditional Use Permit Modification is required, which shall include Planning Commission review including applicable processing and development fees.
8. Applicant shall comply with the design requirements as stated in the Community Design Standards for any exterior changes, modifications, and additions to the subject building. All exterior changes beyond those stated in the original approval will require staff level design review. Paint and material colors shall be consistent with those submitted for

initial review; final color and materials samples shall be provided and approved prior to issuance of Building Permit.

9. Mechanical equipment, whether roof mounted or on the ground (including air conditioning units, satellite dishes, and antennas) will be architecturally screened. The project architect will need to verify whether any proposed or future equipment will extend above the building parapet walls or roof areas.
10. Prior to issuance of a Building Permit, applicant shall work with Planning staff to finalize the project design including the addition of a finished roofline/cornice feature that is more consistent with the County Fair Mall architecture, and to ensure high quality materials and finishes are used.
11. Protective bollards surrounding the kiosk shall be painted dark brown, or a color approved by the Planning Division, to match the building colors.
12. Project shall meet all Zoning Ordinance setback requirements for projects located within the C2 – General Commercial zone.
13. New business signage, exterior painting and/or expansion of the outdoor patio space shall be subject to review and approval by the Community Development Director to ensure conformity with the Community Design Standards and shall be subject to all applicable building permit requirements prior to the commencement of work.
14. Prior to issuance of Building Permit, applicant shall provide documentation from Waste Management verifying their approval of the proposed location of the trash enclosure.
15. At the request of the Community Development Department, photometric data shall be provided, and indicate that the parking area is equipped with one (1) foot-candle of minimum maintained illumination per square foot of parking surface to include the entire paved area. The parking area shall be illuminated from dusk until the termination of business every operating day. Photometric data must also confirm the absent of "Hot Spots" or areas of ten (10) foot-candle of illumination per square foot or more.

LANDSCAPING

16. All existing landscape planter areas adjacent to the development parcel shall be replanted and/or maintained per City Standards and consistent with the approved County Fair Mall Landscape Maintenance Agreement and Landscape/Planting Plans. Vegetative matter shall cover no less than 75% of the required landscape area unless otherwise approved by the Community Development Director. Maintenance shall include but is not limited to watering, fertilizing, weeding, cleaning, pruning, trimming, spraying and cultivation.
17. Prior to issuance of a Building Permit, off-site medians along East Street and East Gibson Road shall be brought into conformance with the approved County Fair Mall Landscape Maintenance Agreement and Landscape/Planting Plan to the satisfaction of the Community Development Director or designee.
18. Those areas shown in red hatched lines on the attached Site Plan (Exhibit B), shall include enhanced landscaping and trees where feasible to soften the overall hardscape of the parking lot and to provide additional shade trees, particularly for queuing vehicles in

the drive-thru. Enhanced landscaping, plant and tree species, and irrigation, shall be included on landscape plans submitted for review and approval by the Planning Division prior to issuance of a Building Permit.

19. Additional landscaping or screening is required to sufficiently screen the line of cars queuing along the north side of the kiosk from E. Gibson Road. This may be achieved by adding a low (42") decorative and capped masonry wall and landscaping within the landscape strip just south of the sidewalk along E. Gibson, or with a landscaped berm. Application shall work with Planning Staff to finalize screening options prior to Building Permit issuance. Final screening design and elevations, as appropriate, shall be included on the project landscape plans to be approved by the Planning Division prior to Building Permit issuance.
20. Pedestrian walk ways shown on the Site Plan shall be delineated with decorative, colored and stamped concrete to be approved by the Planning Division prior to issuance of Building Permit.

BUILDING

21. This project must meet all criteria and mandates for these City adopted codes or the most current code:
    A. 2013 California Building Code
    B. 2013 California Plumbing Code
    C. 2013 California Mechanical Code
    D. 2013 California Electrical Code
    E. 2013 Building Energy Efficiency Standards
    F. 2013 California Green Building Code
    G. The Code of the City of Woodland
    H. **NOTE: If project plans are submitted after January 1, 2017 design shall comply with the 2016 California Building Code.**
22. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
    a. Yolo County Environmental Health review is submitted directly to County Offices.
    b. Recycle plan is required at time of permit issuance along with a $1000 deposit.
23. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
24. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
25. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building and project area.

26. A soils investigation report shall be provided as specified in Section 1803.2 of the 2013 CBC or a review of an existing report by a license soils engineer.
27. Entire area of development and the path of travel from sidewalk [public way] shall comply with the California Building Code for Accessibility. When conflicts exist between the ADA and the California Building Code the standard that provides the greatest degree of accessibility shall comply.

PUBLIC WORKS

28. Any pretreatment devices such as a grease trap interceptor shall be shown on the final plans including capacity.
29. Prior to Certificate of Occupancy, applicant shall submit a completed Wastewater Discharge Permit issued by the City's Environmental Compliance Division.

DEVELOPMENT ENGINEERING

Fees

30. OWNER shall pay development impact and surface water fees prior to issuance of building permit, and shall pay fees in effect at the time of building permit.
31. Prior to building permit applicant shall pay $338 in storm water quality in lieu fee
32. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.
33. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

    The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

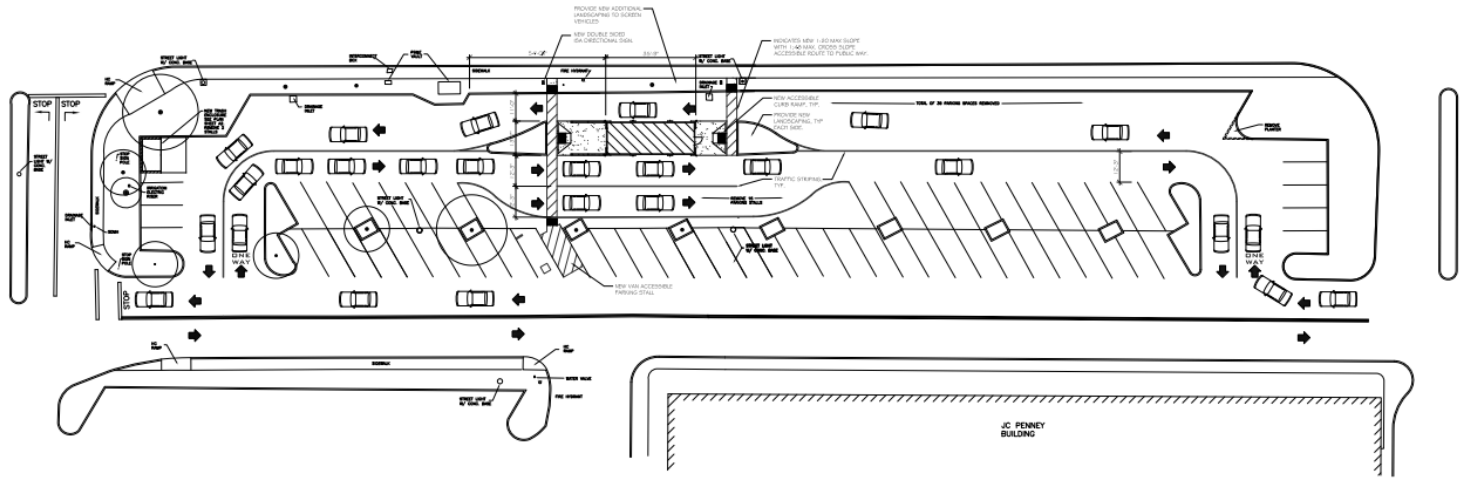
Storm Water

34. As a matter of low impact development, site plan shall be revised to add a minimum of two additional trees and a minimum additional 200' of landscaped area.
35. Roof downspouts shall be disconnected from the storm drain system, drain onto splash blocks and if possible directed through landscaped area prior to reaching the storm drain system.
36. Applicant shall enter into a maintenance agreement for such measures prior to certificate of occupancy.

General

37. All public improvements shall conform to the current City of Woodland Standard Specifications.
38. For improvements required at building permit, the applicant shall prepare improvement plans for all work within the public right-of-way or public easements and submit them to the Engineering Division with encroachment permit application for review and approval. Prior to building permit issuance, applicant shall obtain encroachment permit, post security for the full cost of the public improvements, and enter an Improvement Agreement if the estimated cost of the public improvements is greater than $50,000. This submittal is separate from the building permit submittal.
39. Project shall construct separate services for water, storm water and sewer connections. Landscaping and potable water shall be separate metered connections. Potable water lateral shall be a minimum of 1.5" (though meter may still be 1"). Fire, Landscaping and potable water services shall all have back flow devices. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
40. In addition to public right of way improvements the Public Works inspector may inspect connections to the public storm drain and sewer system.
41. OWNER shall modify the existing curb ramp to comply with ADA standards. This may include the installation of domes, addition of landing area, and if not grade compliant, the complete removal and replacement of the ramp.
42. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer. Projects greater than one acre shall prepare a SWPPP.
43. An Erosion and Sediment Control Plan shall be required for work on curb, gutter, sidewalk and utility improvements that cause soil disturbance.

Exhibit B



SITE PLAN

53 TOTAL PARKING STALLS REMOVED

1" = 20'-0"

PROPOSED SITE FOR DRIVE-THRU
FOR: THE HUMAN BEAN
1264 East Gibson Road
Woodland, CA

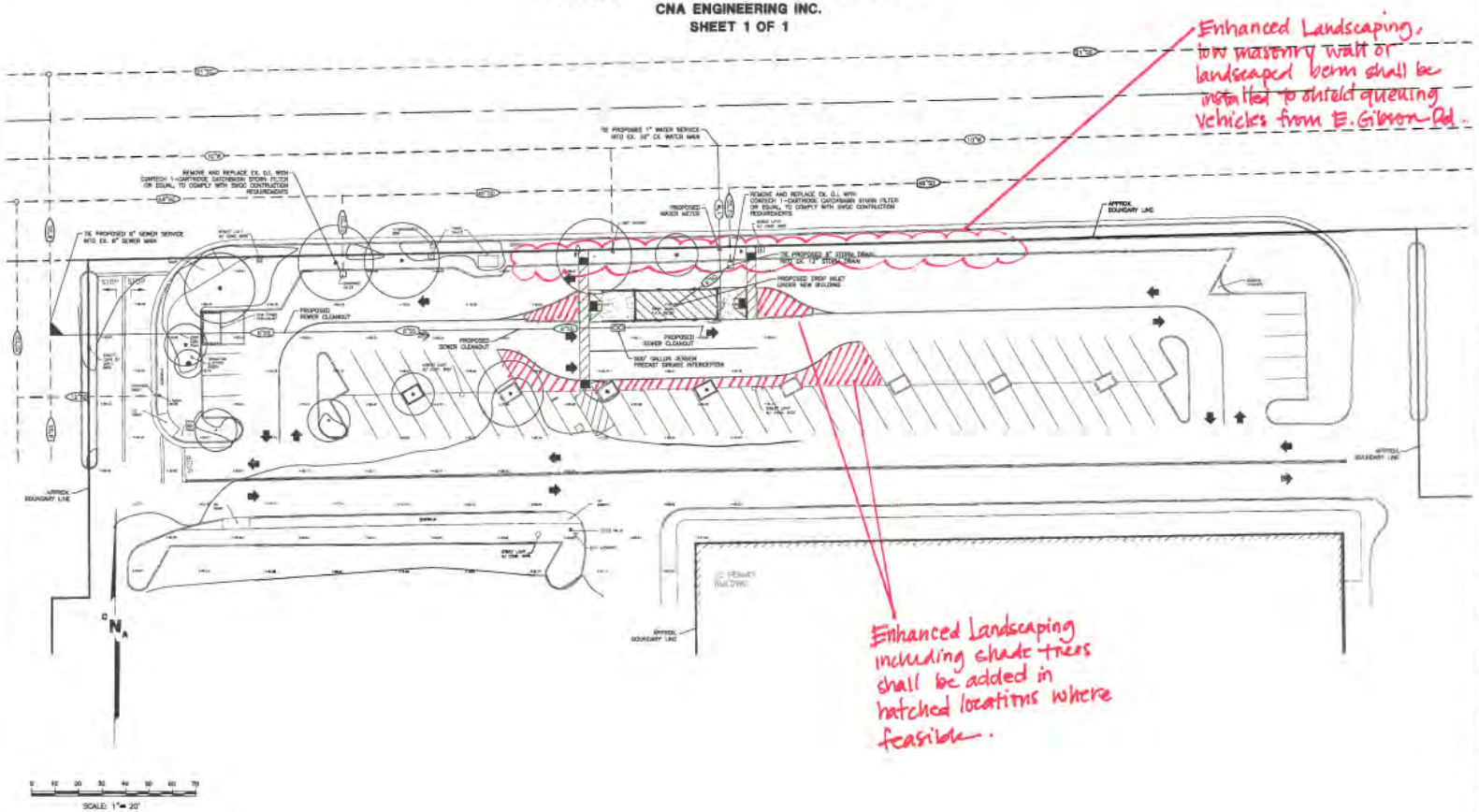
Scope of Work:	Revise existing parking lot by removing existing parking for a new fixed mobile unit coffee drive-thru for Human Bean and providing a new trash enclosure, and accessible parking and path to the unit.
Codes:	2013 Editions of the C.B.C., CALGreen Code, C.F.C., C.M.C., C.P.C. # 2013 C.E.C. (CEC T-24) and all applicable CITY CODE amendments. Note. The effective date for the 2013 Building Energy Efficiency Standards (Title 24, Part 1, Chapter 10 and Part 6, and affected provisions in Part 11 [Cal. Green Building Standards Code]) have been revised from January 1, 2014 to July 1, 2014.
Developer:	Arne Wallace 36227 County Road 18 Woodland, CA 95695
Project Owner:	Top Property Group, LLC 1119 Westminster Ave Alhambra, Ca 91803
Architect Engineer:	Leo McGlade and associates, inc (916) 488-8380 Brent T Holby Senior Engineer fax: 488-2062 3417 Arden Way Sacramento, CA 95825
Engineer:	CNA Engineering Inc. 2575 Valley Road Sacramento, CA 95821
Occupancy Group:	New M (retail)
Construction:	Type V-B
Fire Sprinklers:	No
Stories:	1
Building Area:	450s.f.
Allowable Area:	9,000 (basic) s.f. o.k.
Parking:	6 required. 6 provided. 1 - 9' x 20' accessible (1 van-carpool) 5 - 9' x 20' standard

PRELIMINARY UTILITY PLAN FOR:
1264 E. GIBSON ROAD
COUNTY FAIR FASHION MALL PARKING LOT

CITY OF WOODLAND
JULY 2016

STATE OF CALIFORNIA
SCALE 1" = 20'

CNA ENGINEERING INC.
SHEET 1 OF 1



NO.	DESCRIPTION	APPROVED BY	DATE

REVISIONS

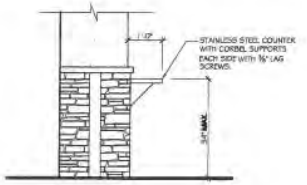
CNA ENGINEERING INC.
CIVIL ENGINEERING; LAND SURVEYING
PLANNING; STRUCTURAL DESIGN
PHONE: (916) 485-3748
2575 VALLEY ROAD, SACRAMENTO, CA 95821
vf.cnaeng@ncgiobal.net

PREPARED BY
DRAFTED BY: WILSON R.
DESIGNED BY: STEVE N.
CHECKED BY: CHRIS D.

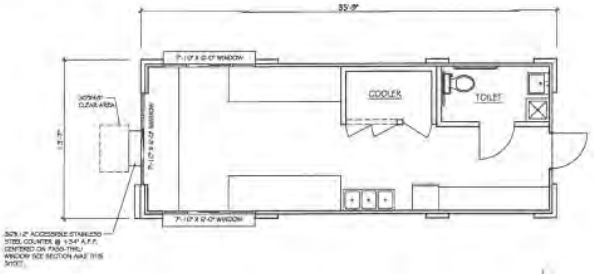
SCALE
HORIZ. 1" = 20'
VERT. 1" = N/A
FLD. BK.: N/A
ASSESSOR'S PARCEL NO.:

PRELIMINARY UTILITY PLAN FOR:
1264 E. GIBSON ROAD
COUNTY FAIR FASHION MALL
CITY OF WOODLAND
STATE OF CALIFORNIA

DATE: 7/1/2016
FN: 13194_1.DWG
SHEET 1 of 1 SHEETS

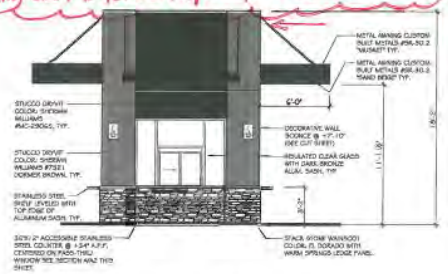


SECTION @ ACCESSIBLE COUNTER (A/A2) 3/4"=1'-0"

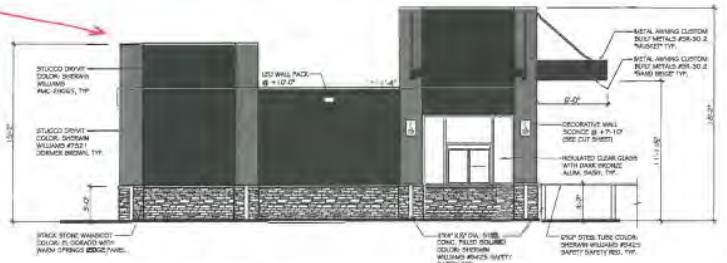


FLOOR PLAN ½" = 1'-0"

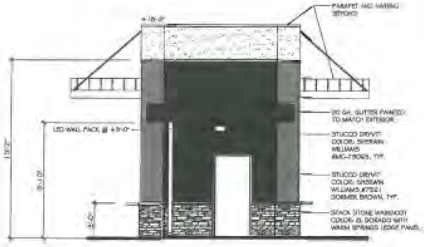
Applicant shall work with Planning Staff to revise roofline/cornice feature.



WEST ELEVATION ¼" = 1'-0"



NORTH ELEVATION ¼" = 1'-0"
EAST GIBSON ROAD ELEVATION



EAST ELEVATION ¼" = 1'-0"

SOUTH ELEVATION ¼" = 1'-0"

0 4' 8'
SCALE: 1/4"=1'-0"

REVISIONS	BY

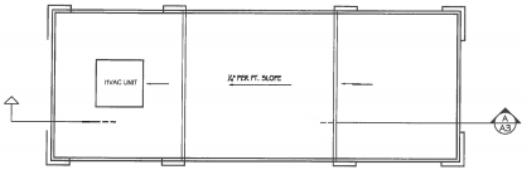
Leo McGlade & associates, inc.
3417 Arden Way, Sacramento, CA 95825 (916) 486-8300

FLOOR PLAN
ELEVATIONS

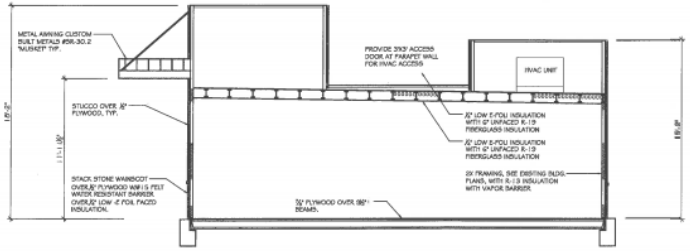
PROPOSED DRIVE-THRU
FOR THE HUMAN BEAN

1284 EAST GIBSON ROAD
APN: 025-0040-004 & 005
COUNTY PARCEL 025-040-04 & 05
CITY OF WOODLAND

Date 5-18-16
Scale AS NOTED
Drawn K.L.
Job 15-09-0155
Sheet A2
of 4 Sheets



ROOF PLAN ¼" = 1'-0"



CROSS SECTION ¼" = 1'-0" A A3

0 4' 8'
SCALE: 1/4"=1'-0"

REVISIONS	BY

Leo McGlade & associates, inc.
3417 Arden Way Sacramento, CA 95825 (916) 405-8350

ROOF PLAN
CROSS SECTION

PROPOSED DRIVE-THRU
FOR: THE HUMAN BEAN
1264 EAST GIBSON ROAD
COUNTY FAIR FASHION MALL PARKING LOT
CITY OF WOODLAND

Date 5-19-16
Scale AS NOTED
Drawn R.J.
Job 16-09-C168
Sheet A3
Of 4 Sheets

City of Woodland

Community Development Department
300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER: TOP Property Group, LLC
MAILING ADDRESS: 1119 Westminster Ave
CITY STATE ZIP CODE: Alhambra, Ca. 91803
PHONE NUMBER:
E-MAIL ADDRESS:

PROJECT APPLICANT Champion Contractors Chuck Purinton
MAILING ADDRESS: 1755 Helena Ave Suite C
CITY STATE ZIP CODE: Sacramento, Ca. 95815
PHONE NUMBER: 916-925-3434
E-MAIL ADDRESS: championcontractor@gmail.com

2. Application Requested

- [ ] General Plan Petition
- [ ] Zoning Amendment
- [ ] General Plan Amendment
- [ ] Tentative Subdivision Map
- [ ] Tentative Parcel Map
- [ ] Lot Line Adjustment
- [ ] Site Plan Review
- [x] Design Review #1222
- [ ] Sign Design Review
- [x] Conditional Use Permit (CUP) #1758 Mod.
- [ ] Zoning Administrator Permit
- [ ] Variance
- [ ] Public Convenience or Necessity
- [ ] Other CAT - #529

#3569 Total.

Is this request part of another application? [ ] Yes [x] No If so, what?

3. Project Description

Project Name: Human Bean Coffee Kiosk
#450 SF. Double Drive Thru
Total Acres or Square Feet

Site address or location: 1260 E. Gibson Rd.
Assessor's Parcel Number: 641-130-004

Is Your Project Located in a Flood Zone?
[ ] Yes [x] No

Does this request include signage?
* [x] Yes [ ] No

Building Signage only

4. Justification for Request

☞ On a separate sheet, explain in detail your request and why you believe your request is justified.

PLNG-16-00039

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres

7. Residential Development

No. of residential units are being requested? _____

Single Family _____ Half-plex _____

Duplex _____ Apartments _____

Condominiums _____ Other _____

Townhomes _____ **Total Units** _____

No. of lots will be created by this project? N/A

Do you intend to market the units for sale?

☐ YES ☑ No

Do you intend to market the units for rent?

☐ YES ☑ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

Double Drive thru coffee Kiosk

Indicate the gross and leasable square footage for each type of development:

450 S.F.

9. Authority to File Application

Check one:

☐ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☒ Other

Specify Letter of Agency

*Attach Evidence of Authority Attached

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

Date Received Stamp Here

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Chuck Purinton 5-20-16

Applicant: CHUCK PURINTON, Agent **Date**

Legal Owner: **Date**

Legal Owner: **Date**

DEPARTMENT USE ONLY

Amount Paid: _____ Project No: _____

Amount Due: _____ Logged by: _____ Date: _____

GP / Zoning Designation: _____ Planner: _____ Date: _____

City of Woodland

Community Development Department, 300 First Street, Woodland CA 95695, (530) 661-5820 fax (530) 406-0832

LETTER OF AGENCY

If the representative is not the legal owner of the subject site, this Letter of Agency from the owner must be submitted which grants the representative permission to participate in the proposed application process on behalf of the owner.

Date: 2-22-16

Community Development Department:

I, the undersigned legal owner hereby grant permission to:

Representative: Chuck Purinton, Champion Contractors. Phone: 916-925-3434

Representative's Address: 1755 Helena Ave Suite C Sacramento, Ca. 95815

To represent my interests in the process of deliberating the following entitlements related to the commercial (project type – see table below) application and for purposes of negotiating land use, financial participation, plan preparation budget expenditures, and other items related to the Human Bean Coffee dba Drive Thru - Woodland project.

☐ General Plan Amendment	☐ Rezone	☐ Tentative Subdivision Map
☐ Tentative Parcel Map	☐ Vesting Tentative Map	☐ Lot Line Adjustment
☐ Variance	☒ Use Permit Cond. Mod:f.	☐ Planned Development Permit
☒ Site Plan Review	☒ Design Review	☐ Zoning Administrator Permit
☐ Specific Plan	☐ Specific Plan Amendment	☐ Other
Is this request part of another application? Yes ☐ No ☒		

The subject property is located at: 1268 E. Gibson Rd. Woodland, Ca.

Assessors Parcel Number: 041-130-004-000, a portion of parcel 3 & 5A.

Signature of Legal Owner (Top property Group LLC) FRANK ZENG (Please Print Legal Owner Name)

1119 Westminster Ave Alhambra CA 91803 (626) 244-0242
Address of Legal Owner *(attach title report)* Phone:

Project Name: Human Bean

Amie Wallace
36227 CR 18
Woodland CA 95695

JUSTIFICATION

THE HUMAN BEAN

COUNTY FAIR MALL, WOODLAND

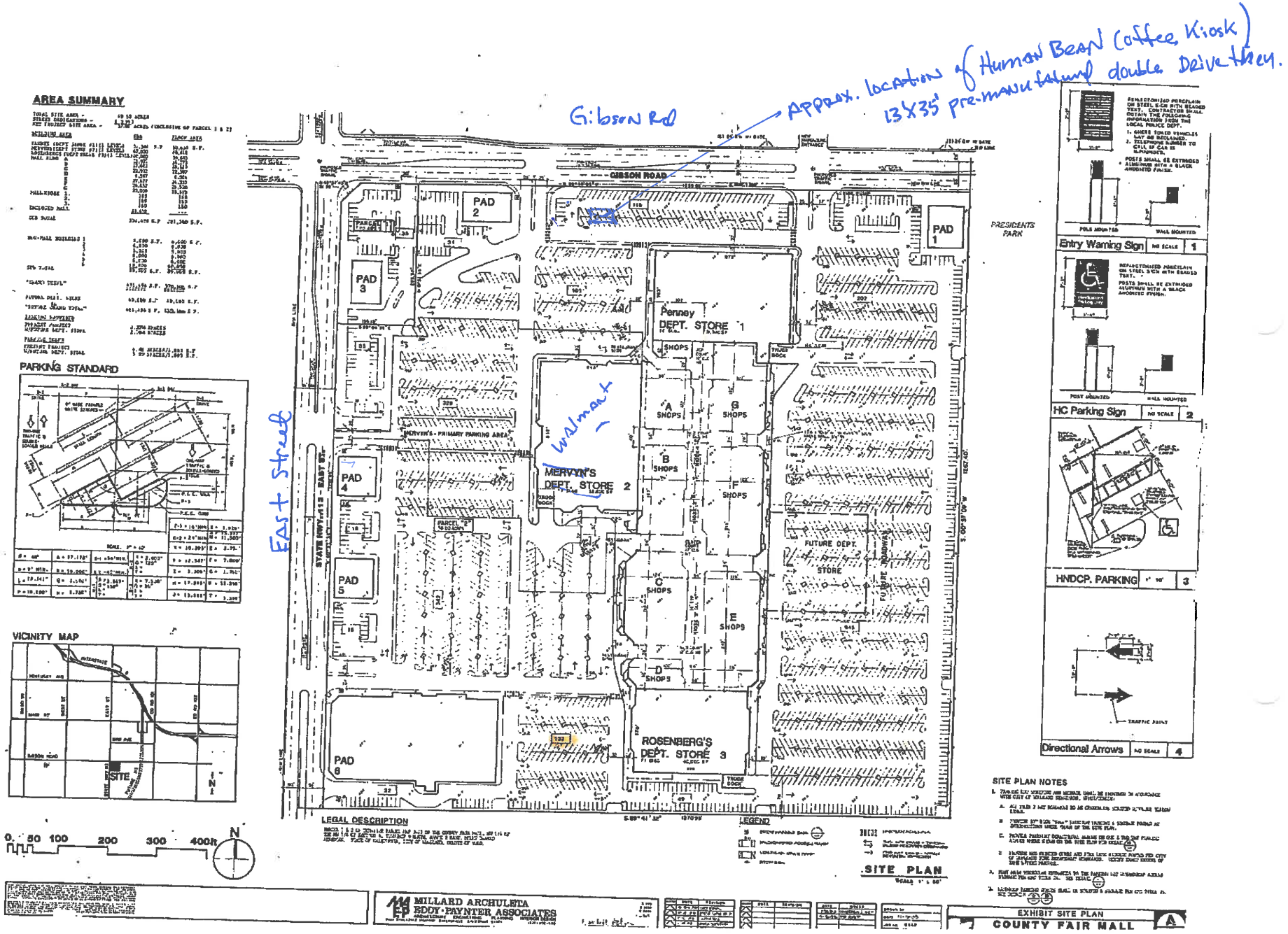
The attached project proposes the development of The Human Bean to be located on Pad Site 2??? in the parking lot of the County Fair Mall of Woodland. The Human Bean is a double drive thru coffee stand with a walk up window, and its proposed location would be on the frontage of Gibson Road, directly East of Chase Bank.

Comprehensive planning has gone into this project, from evaluating ingress and egress to the impact of the local economy. Construction of the actual building would be done off-site, as the buildings are prefabricated, reducing both time and disruption of the designated area.

We believe this is an excellent location for a business of this type, as food and beverage options are limited on this side of town. Also, this location is connected to not only main parts of town, but has access to schools, freeways, and commuters. Its location would hopefully increase patronage to the Mall and also, because its location is already established, would have little to no impact on traffic.

The Franchisee of The Human Bean was also born and raised in Woodland. We feel strongly about contributing to the local community, brining in an excellent business and also offering local jobs.

Thank you,
Amie Wallace
916-899-9730



Address MALL: 1264 E. Gibson Rd.

View looking east to proposed site and existing landscaping.

View looking east along E. Gibson proposed site.

View looking south from proposed site toward JC Penney.

View from proposed building looking west to Chase Bank.

View looking south from parking lot towards JC Penney.

Westerly view of proposed site looking north to E. Gibson.

View looking north from JC Penney to site, east Gibson and fair grounds.

Awning / Flashing
Custom-Bilt Metals
Color: Musket SR-30.2

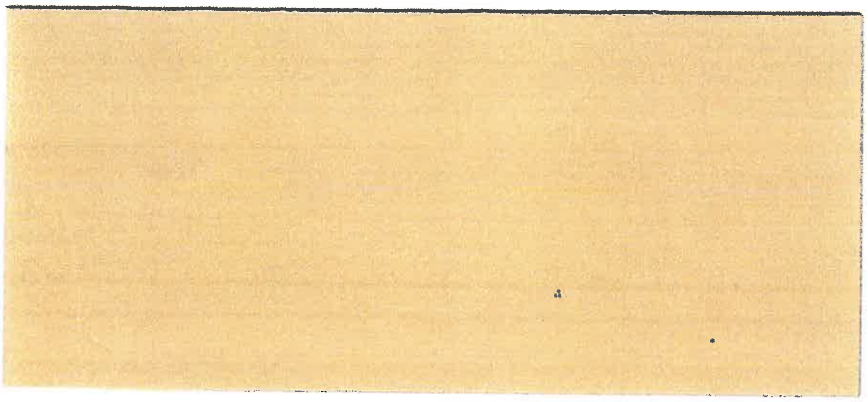
Soffit
Custom-Bilt Metals
Color: Sand Beige SR-56.3

Columns
Sherwin Williams
Color: 7521 Dormer Brown

Main Body Color
Sherwin Williams
Color: MC-29065

Stone Accent
El Dorado
Warm Springs Ledge Panel

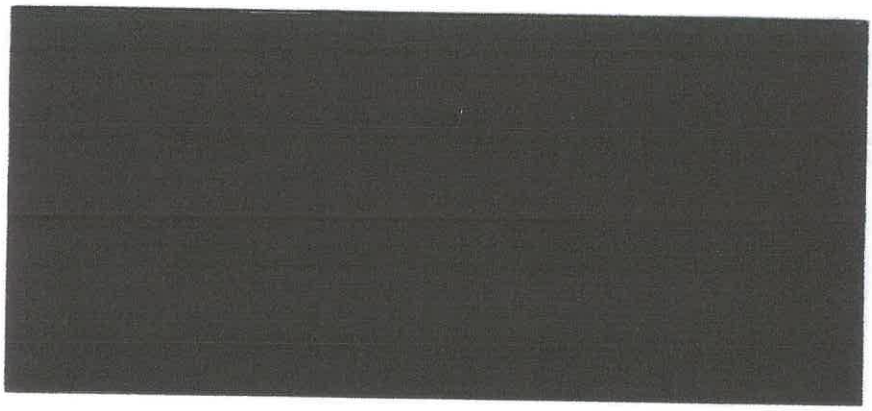
Bumper Guard / Hand Rails
MetaLatex Semi-Gloss Latex Coating
Color: (B425 Series) Safety Red



Metal Awning Soffit

Color: Sherwin Williams #SW6100

Sand Beige



Metal Awning Custom Built Metals

Color: SR-30.2

Musket

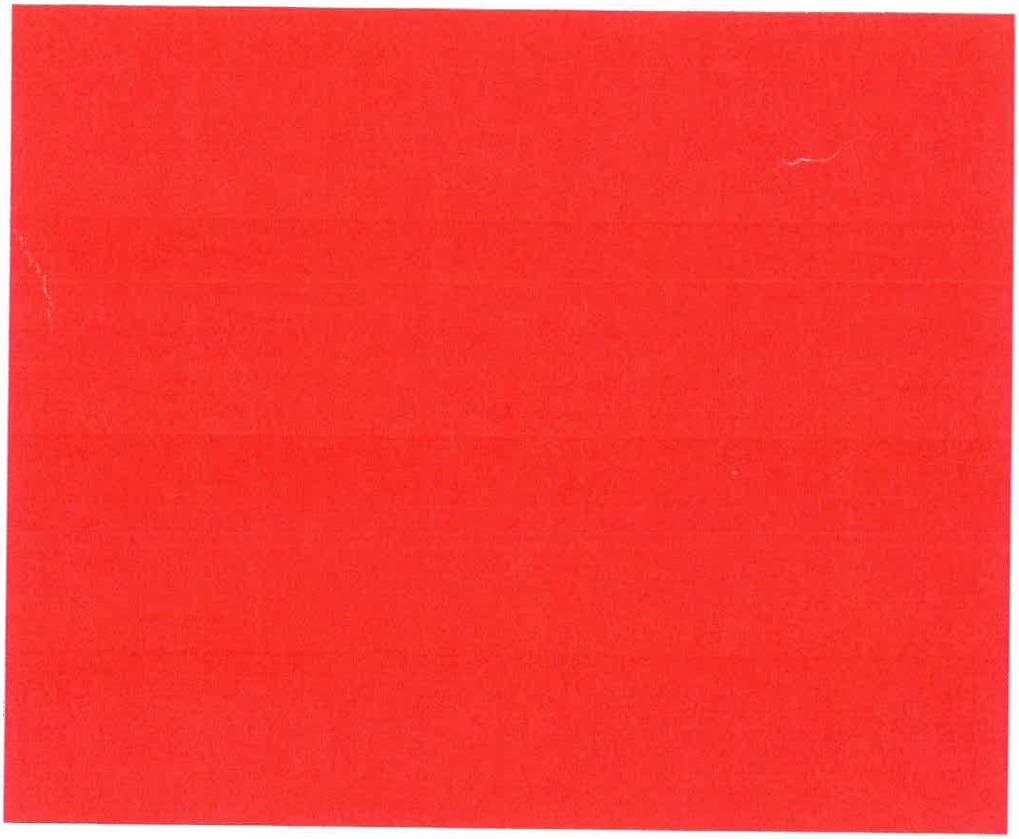
STACK STONE WAINSCOT

Color: El Dorado with Warm Springs Ledge Panel

STUCCO DRYVIT (Columns)

Color: Sherwin Williams

#7521 Dormer Brown



Bumper Guard/Hand Rails

Metalatex Semi-Gloss Latex Coating

Color: Sherwin Williams

#B425 Series Safety Red

LANDSCAPE MAINTENANCE AGREEMENT

This Agreement is made and executed this 20th day of October, 1987, by and between the City of Woodland ("City") and County Fair Associates ("Associates").

WHEREAS, Associates desires that landscaping be installed and maintained within the State Highway Right-of-way on East Street adjacent to its property:

WHEREAS, the State of California, as the owner of the property involved on East Street, requires the City to enter into a certain agreement for maintenance of the landscaped area, a copy of which is attached hereto and incorporated herein (the "State Agreement") and,

WHEREAS, the City would not enter into the State Agreement without an indemnity from Associates for certain responsibilities being assumed by the City under the State Agreement.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the City and Associates hereby agree as follows:

1. The City shall enter into the State Agreement provided Associates shall perform all the obligations set forth therein in a timely manner.

2. Upon the City's execution of the State Agreement, Associates shall indemnify and hold the City harmless from and against any and all costs incurred by City in performing its obligations under paragraph B of the State Agreement. This obligation to indemnify and hold the City harmless shall continue for so long as the State Agreement has not terminated and the City is not in default of any provisions thereof.

3. The parties agree to indemnify and hold each other harmless from and against any claims, actions, loss or liability for injuries to or death of any person or damage to property resulting from the negligence or intentional acts of the indemnifying party, its employees, or agents, in connection with any work performed hereunder.

4. The State Agreement would allow the City to terminate it upon sixty (60) days' notice to the State. The City agrees that it shall not exercise such power of termination without the consent of Associates, which consent shall not be unreasonably withheld.

5. This Agreement contains the entire Agreement of the parties with respect to the subject matter herein and may be amended only upon the written consent of both parties. Furthermore, the City shall not agree to an amendment to the State Agreement without the consent of Associates, which consent shall not be unreasonably withheld.

6. In the event any action is brought to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees.

7. This agreement shall run with the land and be binding on Associate's heirs, assigns, and/or successors in interest.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

CITY OF WOODLAND

BY: Dudley R. Holman
MAYOR

BY:
CITY CLERK

COUNTY FAIR ASSOCIATES

BY:
DAVID THULEEN, GENERAL PARTNER

AGREEMENT FOR MAINTENANCE
OF LANDSCAPED AREA IN
CITY OF WOODLAND

This AGREEMENT, made and executed in duplicate this 20th day of October, 1987, by and between the State of California, acting by and through the Department of Transportation, hereinafter referred to as "STATE" and the City of Woodland, hereinafter referred to as "CITY".

WITNESSETH:

A. RECITALS:

The Parties desire to provide for the City to Maintain the Landscaped median islands within the State Highway right-of-way on East Street south of Gibson Road as shown on Exhibit "A".

B. AGREEMENT:

In consideration of the mutual convenants and promises herein contained, the City agrees:

1. To landscape the area shown on Exhibit A to conform to State standards.
2. To furnish water and fertilizer necessary to sustain healthy growth.
3. To control weeds at a level acceptable to the State.
4. To use only those pesticides and fertilizers approved by the State, and in a manner consistent with label and legal restrictions.
5. To replace unhealthy or dead plantings as they are observed. Replacement plants and trees shall follow the approved landscape plan unless alternatives are approved in advance.
6. To keep entire area policed and free of litter and deleterious material.
7. To prune shrubs and tree plantings in a manner consistant to controlling extraneous growth.

8. To maintain and operate irrigation system in a manner that prevents water from flooding onto State Highway.

9. To allow random inspection by a State representative. The representative in this case would be the Landscape Specialist for that area.

10. If for any reason they are unable to maintain the area in a manner satisfactory to the STATE, to reimbuse the STATE, on presentation of a bill, for all costs incurred by State forces or Contractor for maintaining.

11. All work will be done at no cost to the STATE.

12. To remove landscaping and revise planters to a condition acceptable to State representatives in the event this agreement is terminated under the terms set forth in Section "D".

13. Bark/chips mulch layer shall be maintained at depth specified in original installation.

14. Tree stakes and ties shall be maintained in functional order until removed.

C. LEGAL RELATIONS AND RESPONSIBILITIES:

Nothing in the provisions of the Agreement is intended to create duties or obligations to or rights in third parties not parties to this contract or affect the legal liability of either party to the contract by imposing any standard of care respecting the maintenance of State Highways different from the standard of care imposed by law.

It is understood and agreed that neither STATE, nor any officer or employee thereof is responsible for any damage or liability occurring by reason of anything done or omitted to be done by the CITY under or in connection with any work performed by the CITY under this Agreement. It is also understood and agreed that, pursuant to Government Code Section 895.4 CITY shall defend, indemnify and save harmless the State of California, all officers and employees from all claims, suits or actions of every name, kind and description brought for or in account of injuries to or death of any person or

damage to property resulting from anything done or omitted to be done by the CITY under and in connection with any work performed by the CITY under this Agreement.

The CITY waives any and all rights to any time of express and implied indemnity against the STATE, its officers and employees arising from any work performed by the CITY under this Agreement.

D. TERM OF AGREEMENT:

This agreement shall become effective December 1, 1987 and shall remain in full force and effect until amended or terminated. This agreement may be amended or terminated at any time upon Mutual Consent of the parties thereto. This agreement may also be terminated by either party upon sixty (60) days notice to the other party. Failure to comply with provisions set forth in Section "B" would be grounds for Notice of Termination by the STATE.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

LEO J. TROMBATORE
Director of Transportation

By: _____
District Director

_____
Attorney
Department of Transportation

CITY OF WOODLAND

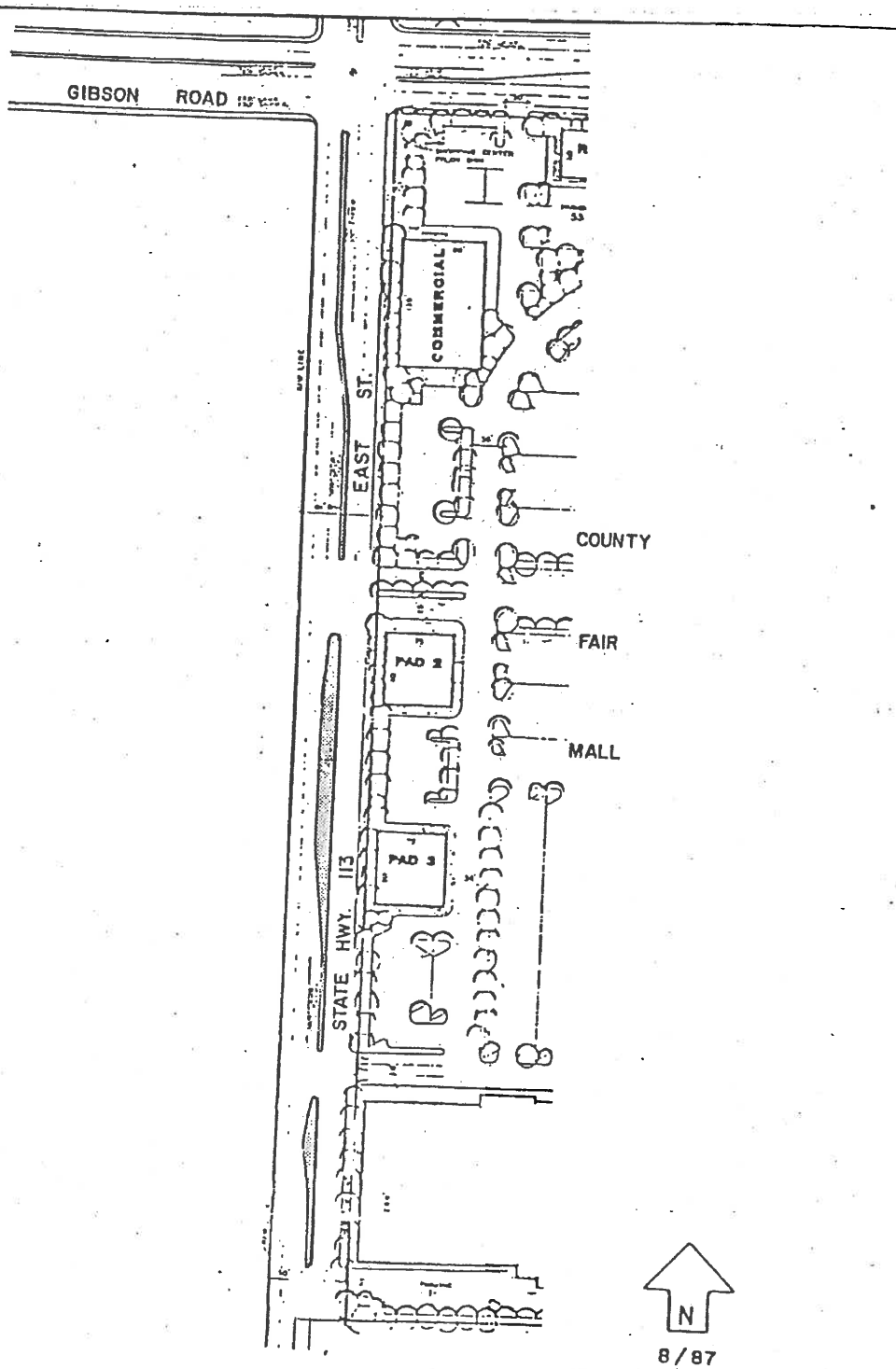
By: Dudley R. Holman
MAYOR

Jean Kinnings
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

By: Florence V. Hoffman



MEDIAN ISLAND
LANDSCAPING

STATE HWY. 113

RESOLUTION NO. 3371

Resolution of the City Council of the City of Woodland approving an agreement for the maintenance of median island landscaping for an area within the East Gibson Road right-of-way adjacent to the County Fair Mall.

WHEREAS, The County Fair Associates and the City of Woodland are interested in the landscaping of East Gibson Road adjacent to the County Fair Mall; and

WHEREAS, this agreement would provide for County Fair Associates to maintain the landscaping subject to certain provisions; and

WHEREAS, the City Council has read said agreement in full and is familiar with the contents thereof;

THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that said agreement is hereby approved and the Mayor is directed to sign the same on behalf of said City.

ADOPTED this 20th day of October, 1987.

AYES: COUNCILMEMBERS: Ishikawa, Nofziger, Peyton, Holman

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

Dudley R. Holman

DUDLEY R. HOLMAN, MAYOR

ATTEST:

Jean Winnop

JEAN WINNOP, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF YOLO) SS.
CITY OF WOODLAND)

I, Jean Winnop, the duly elected, qualified and acting City Clerk of the City of Woodland, do hereby certify that the foregoing Resolution No. 3371 was duly and regularly adopted by the City Council of the City of Woodland at a regular meeting thereof held on the 20th day of October, 1987, by the following vote:

AYES: COUNCILMEMBERS: Ishikawa, Nofziger, Peyton, Holman

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAINED: COUNCILMEMBERS: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Woodland this 16th day of November, 1987.

Jean Winnop

City Clerk of the City of Woodland, County of Yolo, State of California

January 8, 1988

Jean Winnop
City of Woodland
City Hall
Woodland, CA 95695

Dear Ms. Winnop:

Enclosed are the original agreements for Landscape Maintenance for East Street and Maintenance of Lanscaped Area in City of Woodland signed by David Thuleen as per your letter of January 5, 1988.

Please call if you have any questions.

Kindest regards,

Lisa A. Webster

Lisa A. Webster
Exec. Secretary

Enclosures

cc: Jim Cordano, w/enclosures
Marlene Sorum, w/enclosures

City of Woodland

CITY HALL WOODLAND, CALIFORNIA 95695 ~~(916) 662-5416~~
(916) 661-5806

OFFICE OF THE CITY CLERK

January 5, 1988

County Fair Associates
1241 Hawks Flight Court
El Dorado Hills, CA 95630

Attention: David Thuleen, General Partner

Dear Mr. Thuleen:

Enclosed are an original and one copy of each of the following two agreements between County Fair Associates and the City of Woodland:

1. Landscape Maintenance Agreement for East Street (State Route 113) south of Gibson Road in Woodland adjacent to County Fair Associates' property. Attached to each copy is Woodland City Council Resolution No. 3371 authorizing the Mayor to sign the agreement.

2. Agreement for Maintenance of Landscaped Area in City of Woodland for median island within East Gibson Road right-of-way, east of East Street (State Route 113) adjacent to County Fair Associates' property

Both copies of each agreement have been signed by the City. Please sign the originals and copies of these agreements and return the originals to my office.

I regret the long delay in sending these agreements to you. I had difficulty in finding your new address.

Sincerely,

Jean Winnop
City Clerk

jlw
Enclosures

AGREEMENT FOR MAINTENANCE
OF LANDSCAPED AREA IN
CITY OF WOODLAND

This AGREEMENT, made and executed in duplicate this 26th day of October, 1987, by and between the City of Woodland hereinafter referred to as "City" and County Fair Associates, hereinafter referred to as "Associates".

WITNESSETH:

A. RECITALS:

The Parties desire to provide for Associates to Maintain the Landscaped median islands within the East Gibson Road right-of-way, east of East Street, as shown on Exhibit "B".

B. AGREEMENT:

In consideration of the mutual convenants and promises herein contained, Associates agrees:

1. To maintain the median island planters shown on Exhibit "B" to City standards.

2. To furnish water and fertilizer necessary to sustain healthy growth.

3. To control weeds at a level acceptable to the City.

4. To use only those pesticides and fertilizers approved by the State, and in a manner consistent with label and legal restrictions.

5. To replace unhealthy or dead plantings as they are observed. Replacement plants and trees shall follow the approved landscape plan unless alternatives are approved by City in advance.

6. To keep entire area policed and free of litter and deleterious material.

7. To prune shrubs and tree plantings in a manner consistant with established horticultural practice. Tree plantings are to be allowed to reach their normal size and shape and shall not be "headed back".

8. To maintain and operate irrigation system in a manner that prevents water from flooding onto City streets.

9. To allow random inspection by City representatives. The representatives in this case would be the Park Superintendent and/or Associate Planner.

10. If for any reason they are unable to maintain the area in a manner satisfactory to the City, to reimbuse the City, on presentation of a bill, for all costs incurred by City forces or Contractor for maintaining.

11. All work will be done at no cost to the City.

12. Bark/chips mulch layer shall be maintained at depth specified on original approved plans.

13. Tree stakes and ties shall be maintained in functional order until removed.

C. LEGAL RELATIONS AND RESPONSIBILITIES:

1. The parties agree to indemnify and hold each other harmless from and against any claims, actions, loss or liability for injuries to or death of any person or damage to property resulting from the negligence or intentional acts of the indemnifying party, its employees, or agents, in connection with any work performed hereunder.

2. This Agreement contains the entire Agreement of the parties with respect to the subject matter herein and may be amended only upon the written consent of both parties.

3. In the event any action is brought to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees.

4. This Agreement shall run with the land and be binding on Associate's heirs, assigns, and/or successors in interest.

D. TERM OF AGREEMENT:

This agreement shall become effective December 1, 1987, and shall remain in full force and effect until amended or terminated. This agreement may be amended or terminated at any time upon Mutual Consent of the parties thereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

COUNTY FAIR ASSOCIATES

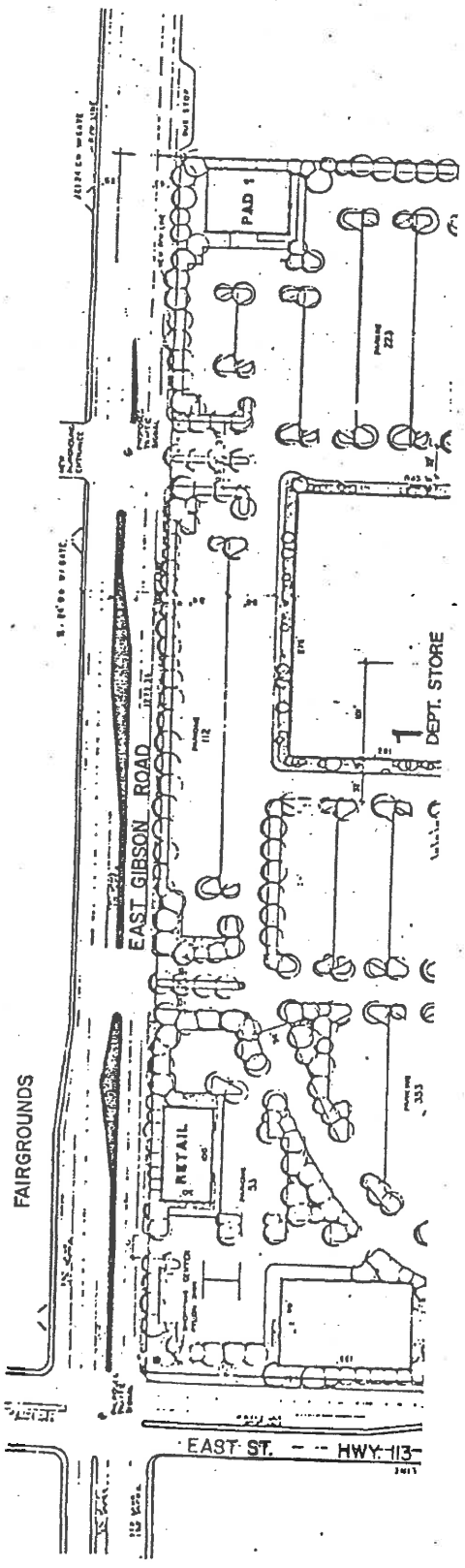
BY: _____
DAVID THULEEN, GENERAL PARTNER

CITY OF WOODLAND

By: _____
MAYOR

_____
CITY CLERK

EXHIBIT B

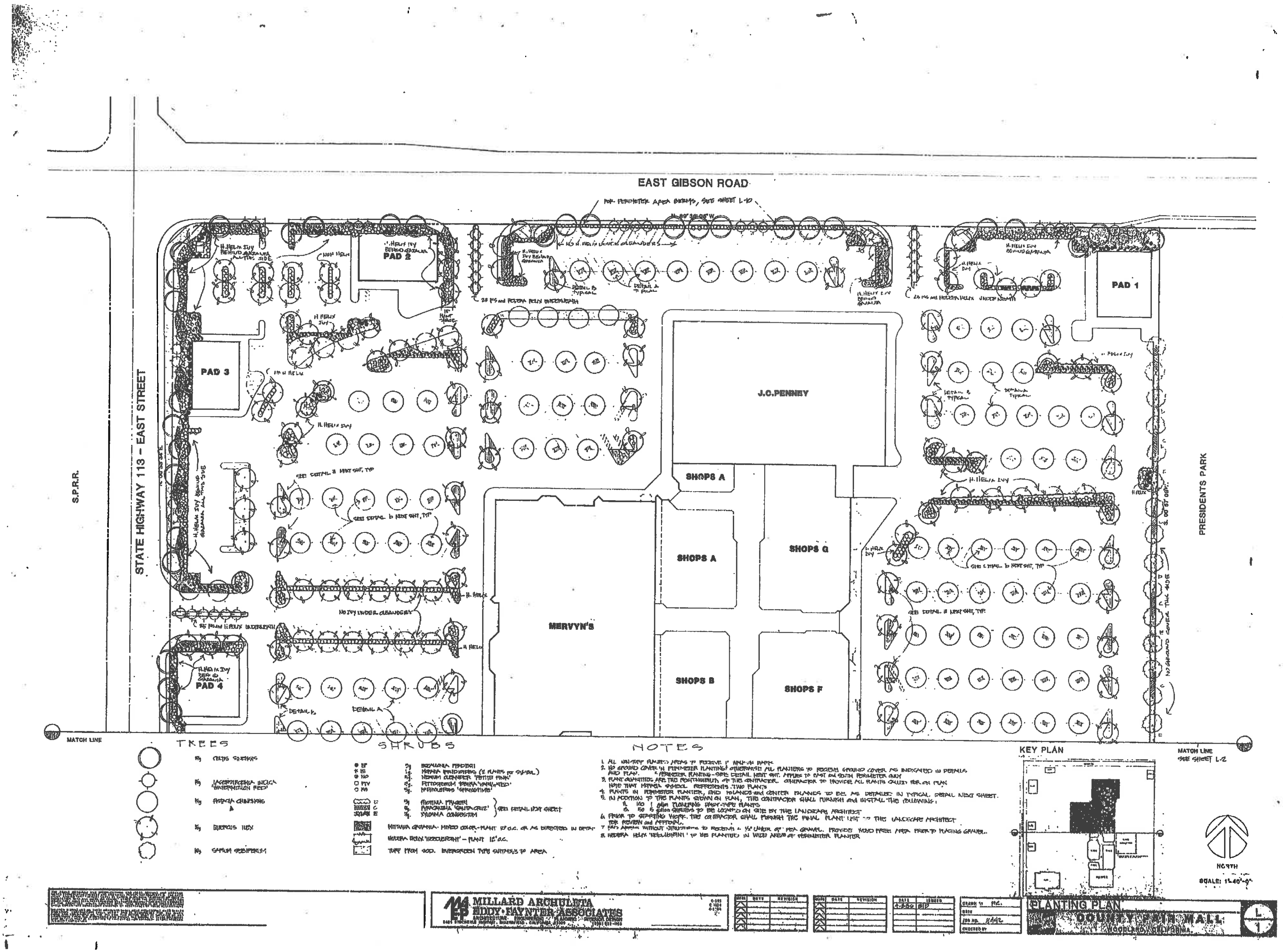


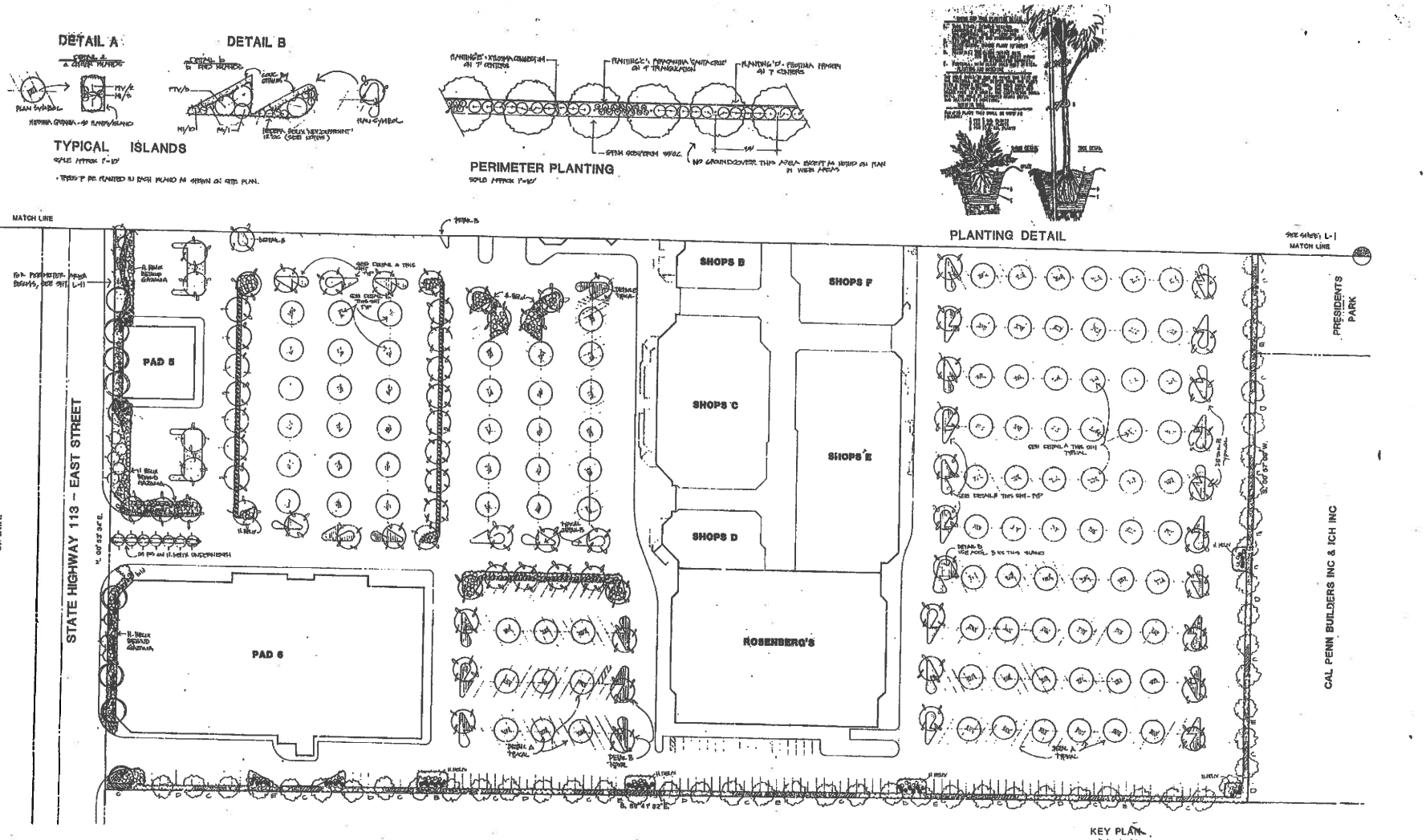
COUNTY FAIR MALL

MEDIAN ISLAND LANDSCAPING
EAST GIBSON ROAD

N

0 50 100 200 300 400 FT


EAST GIBSON ROAD
STATE HIGHWAY 113 - EAST STREET
S.P.R.R.
PRESIDENTS PARK
PAD 1
PAD 2
PAD 3
PAD 4
J.C.PENNEY
MERVYN'S
SHOPS A
SHOPS A
SHOPS B
SHOPS G
SHOPS F
MATCH LINE
MATCH LINE
SEE SHEET L-2
TREES
SHRUBS
NOTES
KEY PLAN
NORTH
PLANTING PLAN
COUNTY FAIR MALL
WOODLAND, CALIFORNIA
MILLARD ARCHULETA
EDDY·PAYNTER·ASSOCIATES
L-1

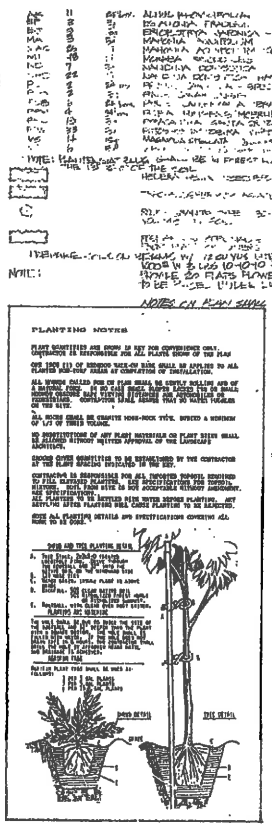


Richard A. Ilgier ASLA NGF

MILLARD ARCHULETA
EDDY-PAYNTER ASSOCIATES

PLANTING PLAN

PLANT LEGEND



MILLARD ARCHULETA
EDDY·PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN

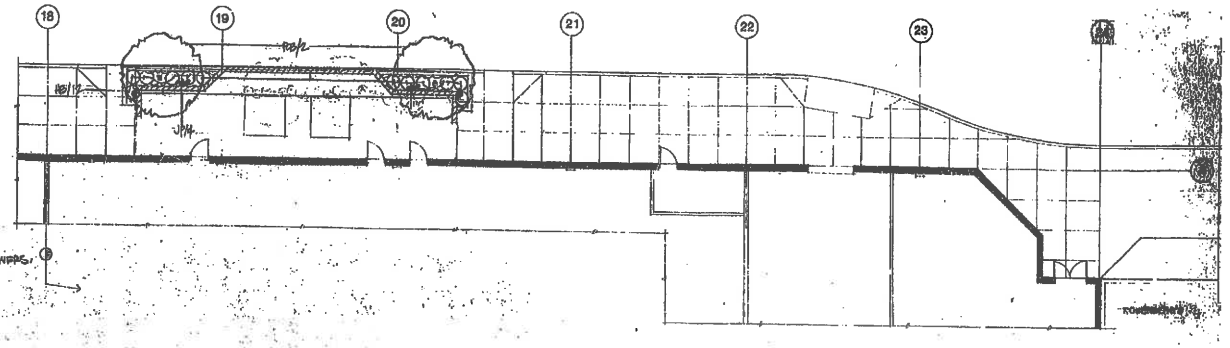
COUNTY FAIR MALL
WOODLAND, CALIFORNIA

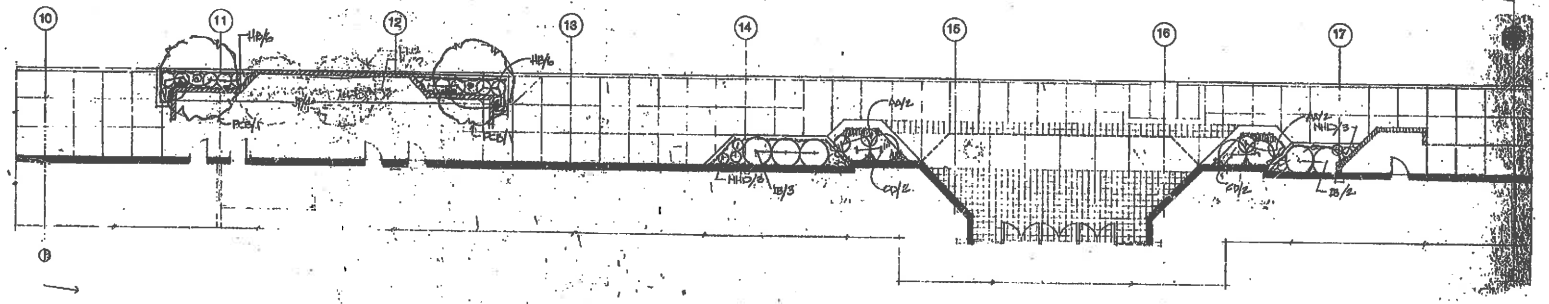
L
3

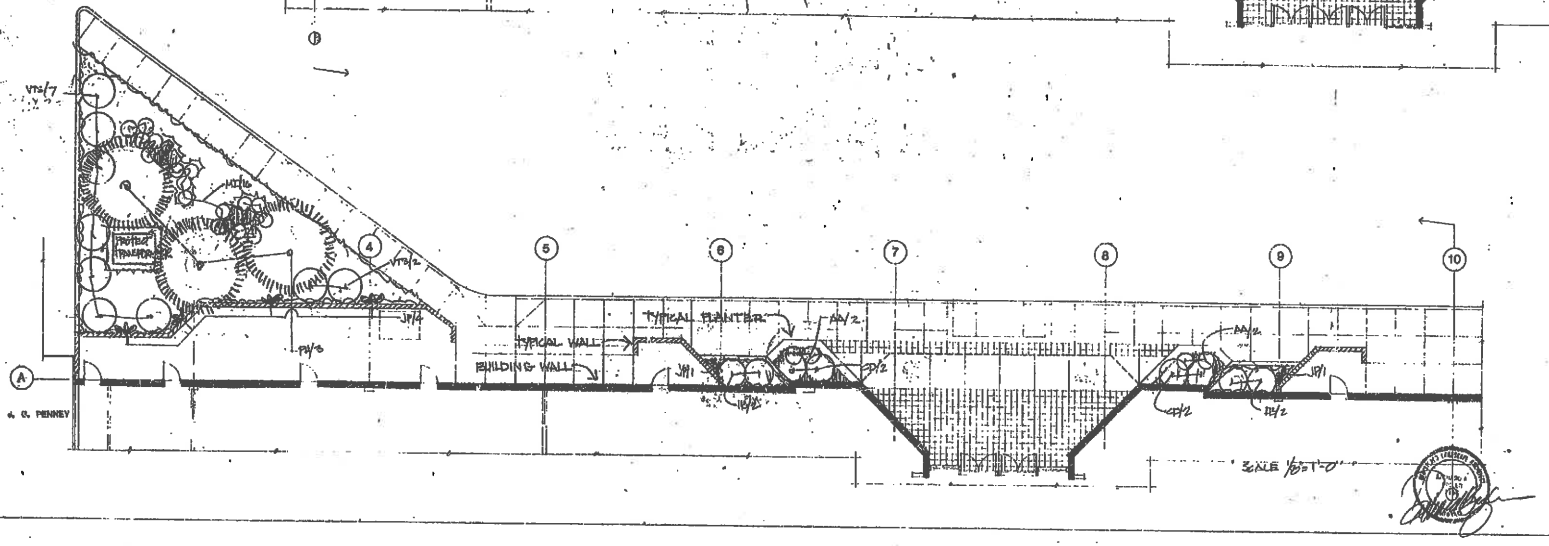
BUILDING PLANTERS – PLANT KEY

LI	4	24" BOX	LAGERSTROEMIA INDICA
PH	3	48" BOX	PINUS HALAPENSIS
PCB	13	24" BOX	PYRUS CALLERYANA 'BRADFORD'
CD	8	24" BOX	CAMELIA DEBUTANTE/OR DEL FLOWER PINK, RED OR WHITE
HB	72	5 G	HEBE BUXIFOLIA
JP	27	5 G	JASMINE PRIMULINUM
H	15	1 G	HEMEROCALLIS - MIXED HYBRIDS
MI	16	1 G	MOFAKA IRIDICIDES
NHD	17	5 G	NANDINA DOMESTICA 'HARBOR DWARF'
~~LHW~~		~~5 G~~	~~LAGERSTROEMIA INDICA 'DIXIE SERIES' DWARF PINK-RED~~
PTV	3	5 G	PITOSPORUM TOBIRA 'VARIEGATA'
PTW	6	5 G	PITOSPORUM TOBIRA 'WHEELERS'
RS	5	5 G	RAPHIOLEPSIS INDICA 'SPRINGTIME'
VTS	7	5 G	VIBURNUM TOBIRA 'SPRINGTIME' or 'SPRING BOUQUET'
AA	8	5 G	AZALIA ALASKA
DE	6	5 G	PHOTINIA FRAZERI
IB	9	5 G	ILEX BUXIFOLIA
PM	6	24" BOX	PODOCARPUS MACROPHYLLA
		FLATS	HEDERA HELIX HAINS IVY - ALL PLANTER AREAS EXCEPT W/ANNUAL FLOWERS.
			GRANITE MOSS ROCK, BURY 1/3 OF VOLUME 2'x3'x4' GROUP IN AN ARTISTIC MANNER
		5 POTS	BLOOMING ANNUAL FLOWERS, PLANT IN MASS, 6" O.C.

NOTES: PLANT CAMELIA & AZALIA PLANTERS WITH 1/2 NATIVE SOIL 1/2 CAMELIA PREPARED MIX







FOR IRRIGATION PLANS THESE AREAS, SEE SHEET LI-4

NORTH

SCALE 1/8" = 1'-0"

Richard A. Digler AIA, NGF
LANDSCAPE ARCHITECT 1100 – GOLF COURSE ARCHITECT
P.O. BOX 440, DEL REY, CALIF. 93616 (209) 888-3000

MILLARD ARCHULETA
EDDY · PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN
5400 STOCKDALE HIGHWAY, BAKERSFIELD CALIFORNIA 93309 (805) 832-1105

MARK	DATE	REVISION

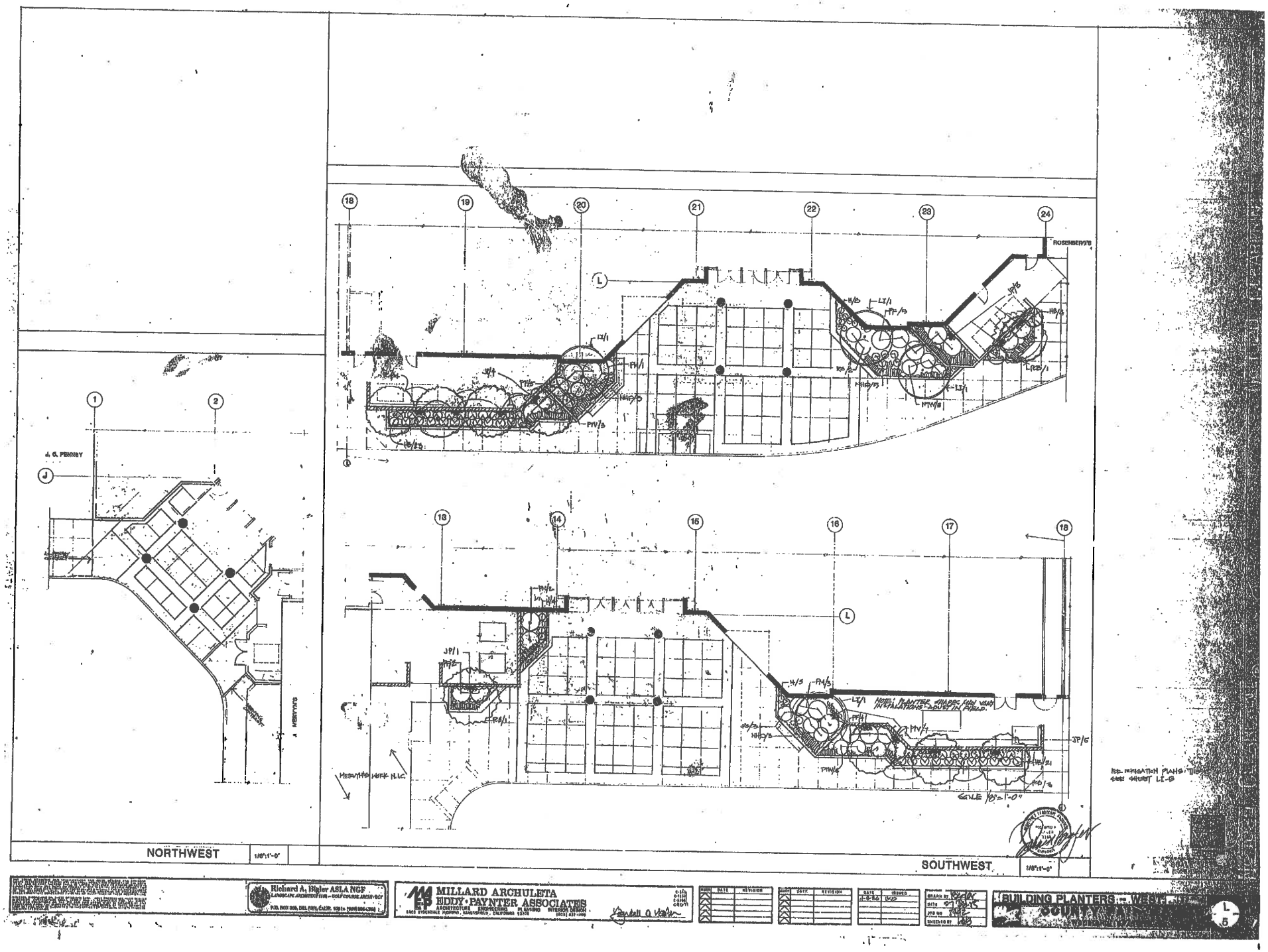
MARK	DATE	REVISION

DATE	ISSUED
4-8-86	BID

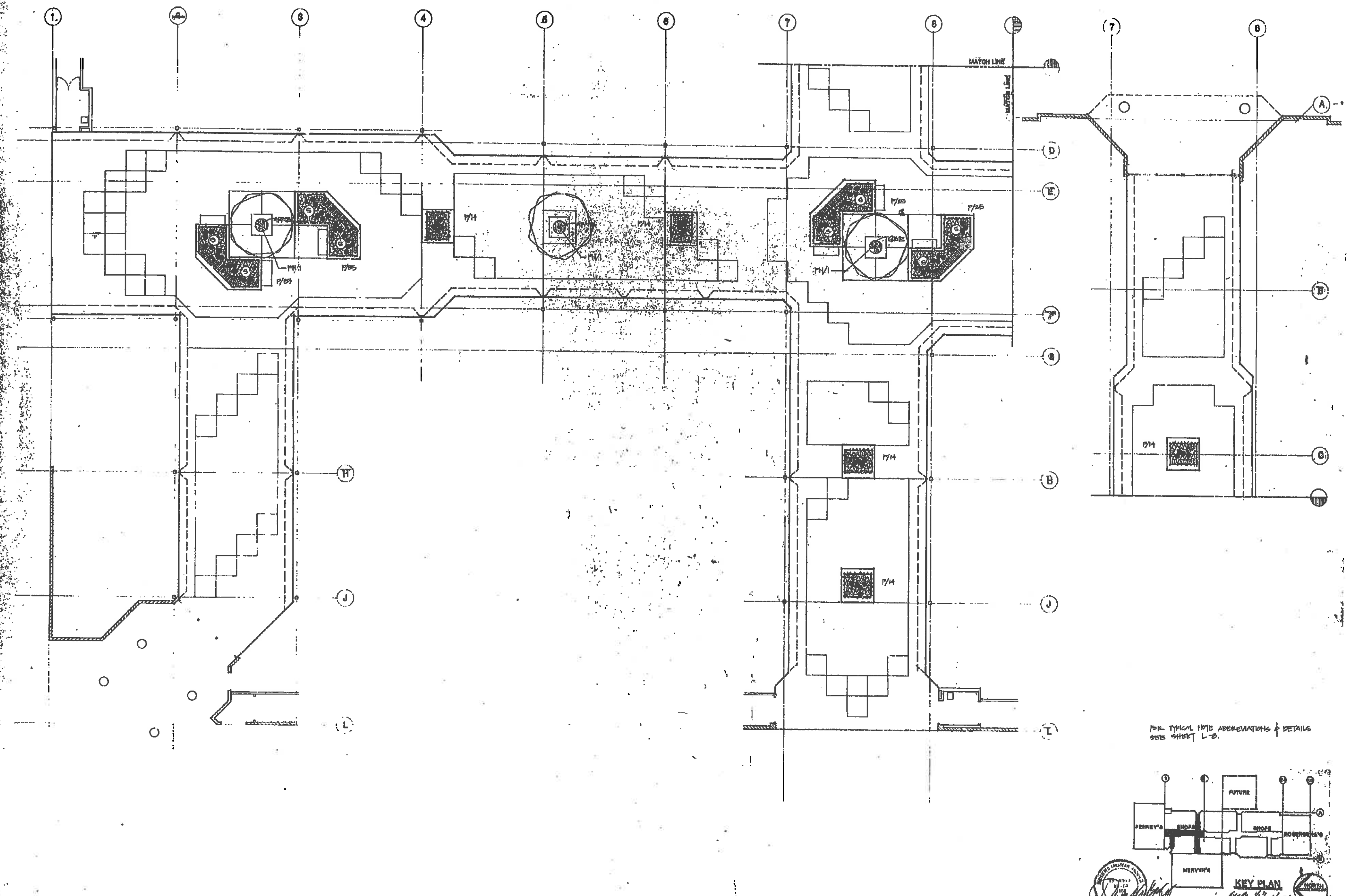
DRAWN BY [illegible]
DATE 27 Dec 85
JOB NO [illegible]
CHECKED BY [illegible]

BUILDING PLANTERS – EAST
COUNTY FAIR MALL
WOODLAND, CALIFORNIA

L 4



J. C. PENNEY
J. MERVYN'S
ROSENBERG'S
NORTHWEST
1/8"=1'-0"
SOUTHWEST
1/8"=1'-0"
NOTE: PLANTER SHAPES MAY VARY INSTALLATIONS ADJUST IN FIELD.
MERVYN'S WORK N.I.C.
SCALE 1/8"=1'-0"
FOR IRRIGATION PLANS THIS SEE SHEET LI-B
Richard A. Bigler ASLA NGF
MILLARD ARCHULETA
EDDY·PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN
BUILDING PLANTERS - WEST
L
5



Richard A. Bigler ASLA NGF
LANDSCAPE ARCHITECT – GOLF COURSE ARCHITECT

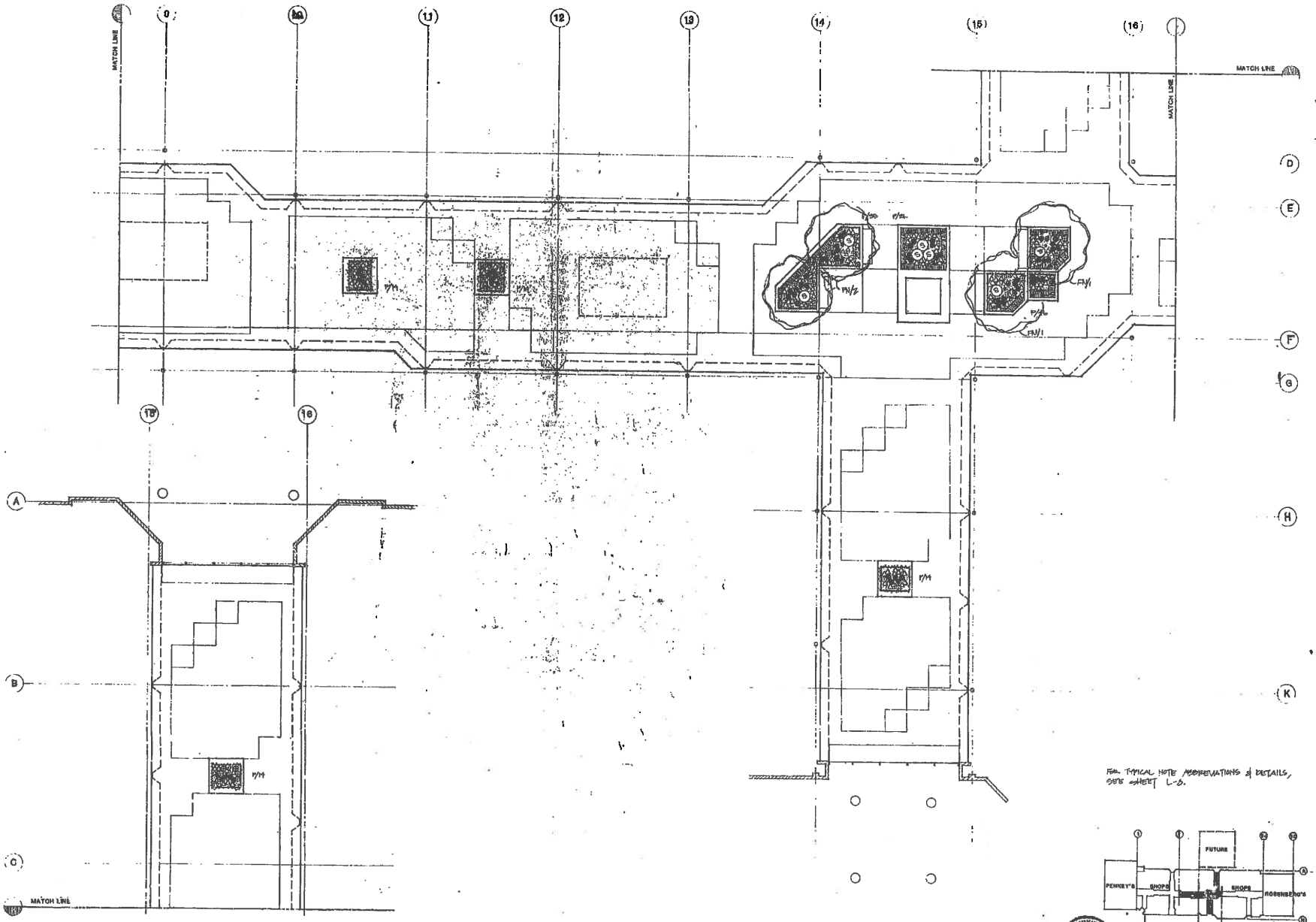
MILLARD ARCHULETA
EDDY · PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN

INTERIOR PLANTING

COUNTY FAIR MALL

WOODLAND, CALIFORNIA

L
6



Richard A. Bigler ASLA NGF
LANDSCAPE ARCHITECT 1100 — GOLF COURSE ARCHITECT

MILLARD ARCPULETA
EDDY·PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN

MAIN	DATE	REVISION

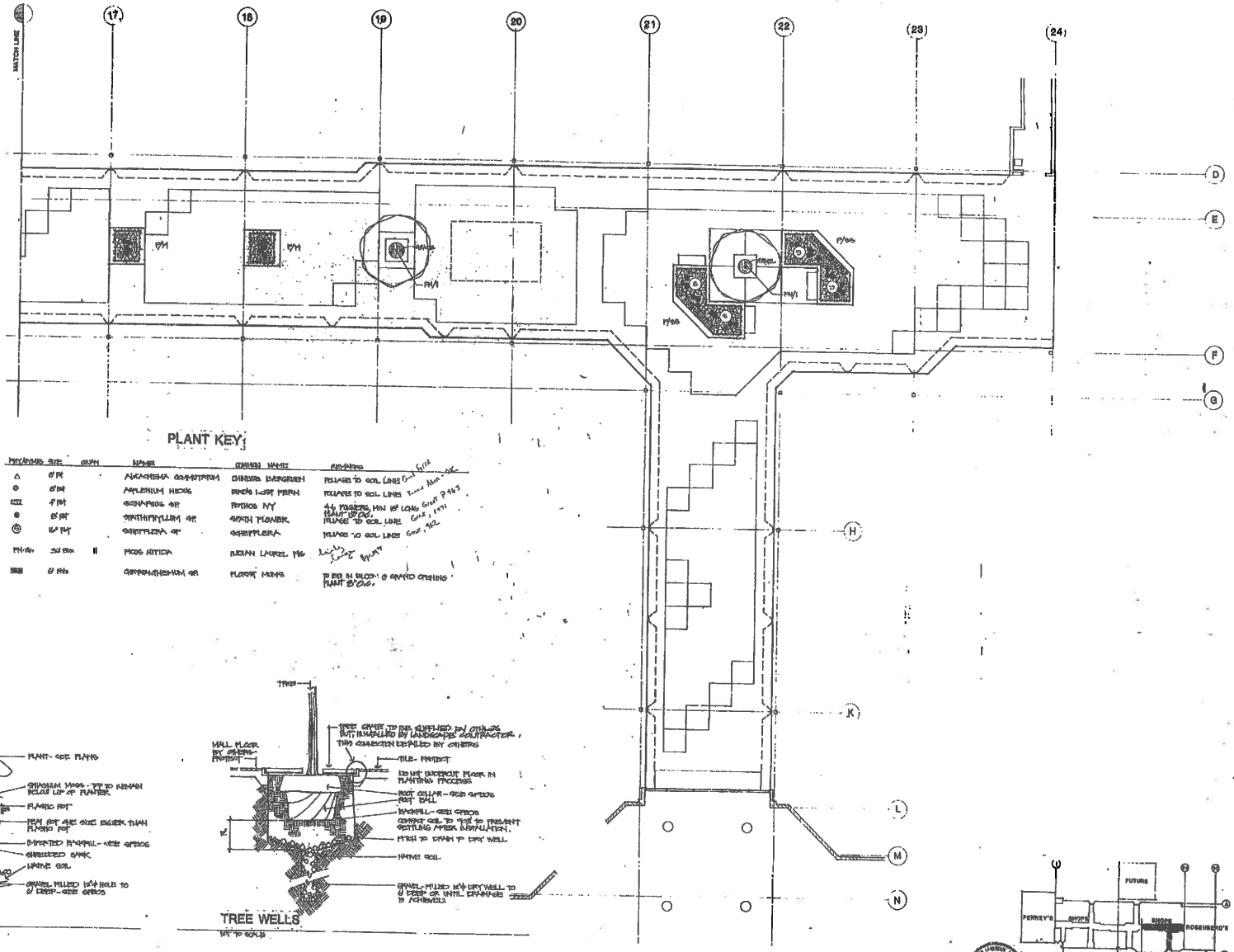
MAIN	DATE	REVISION

DATE	ISSUED
1-8-80	BID

DRAWN BY Bigler
DATE 27 Dec 75
JOB NO 8463
CHECKED BY RAB

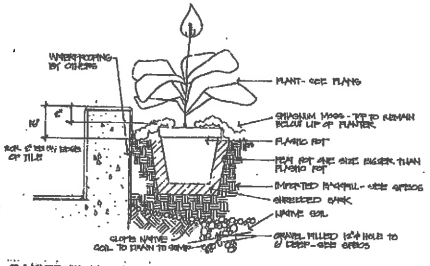
INTERIOR PLANTING
COUNTY FAIR MALL
WOODLAND, CALIFORNIA

L
7



PLANT KEY

KEY/SYMBOL	SIZE	QUAN	NAME	COMMON NAME	REMARKS
△	6' BR		ARCHONTOPHOENIX CUNNINGHAMIANA	CHINESE EVERGREEN	FOLIAGE TO SOIL LINE Good Grth
⊕	6' BM		ASPLENIUM NIDUS	BIRDS NEST FERN	FOLIAGE TO SOIL LINE Good Mass
XXX	4" PM		SCINDAPSUS SP.	POTHOS IVY	4+ RUNNERS MIN 18" LONG Good P463 PLANT 18" OC.
⊛	6" BM		SYNTHIFYLLUM SP.	SPATH FLOWER	FOLIAGE TO SOIL LINE Good, P471
⊛	15" BM		SCHEFFLERA SP.	SCHEFFLERA	FOLIAGE TO SOIL LINE Good, P472
PM/SS	30 GAL	II	PRUNUS CAROLINIANA	CAROLINA LAUREL PLM	Limby Good P479
▦	8" PM		CHRYSANTHEMUM SP.	FLORIST MUMS	TO BE IN BLOOM @ GRAND OPENING PLANT 8" OC.

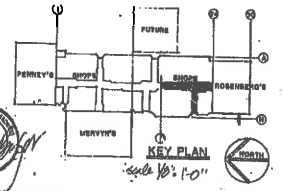


RAISED PLANTERS

NOT TO SCALE

TREE WELLS

NOT TO SCALE



Richard A. Digler ASLA NGF
LANDSCAPE ARCHITECT

MILLARD ARCHULETA
EDDY·PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN

MARK	DATE	REVISION

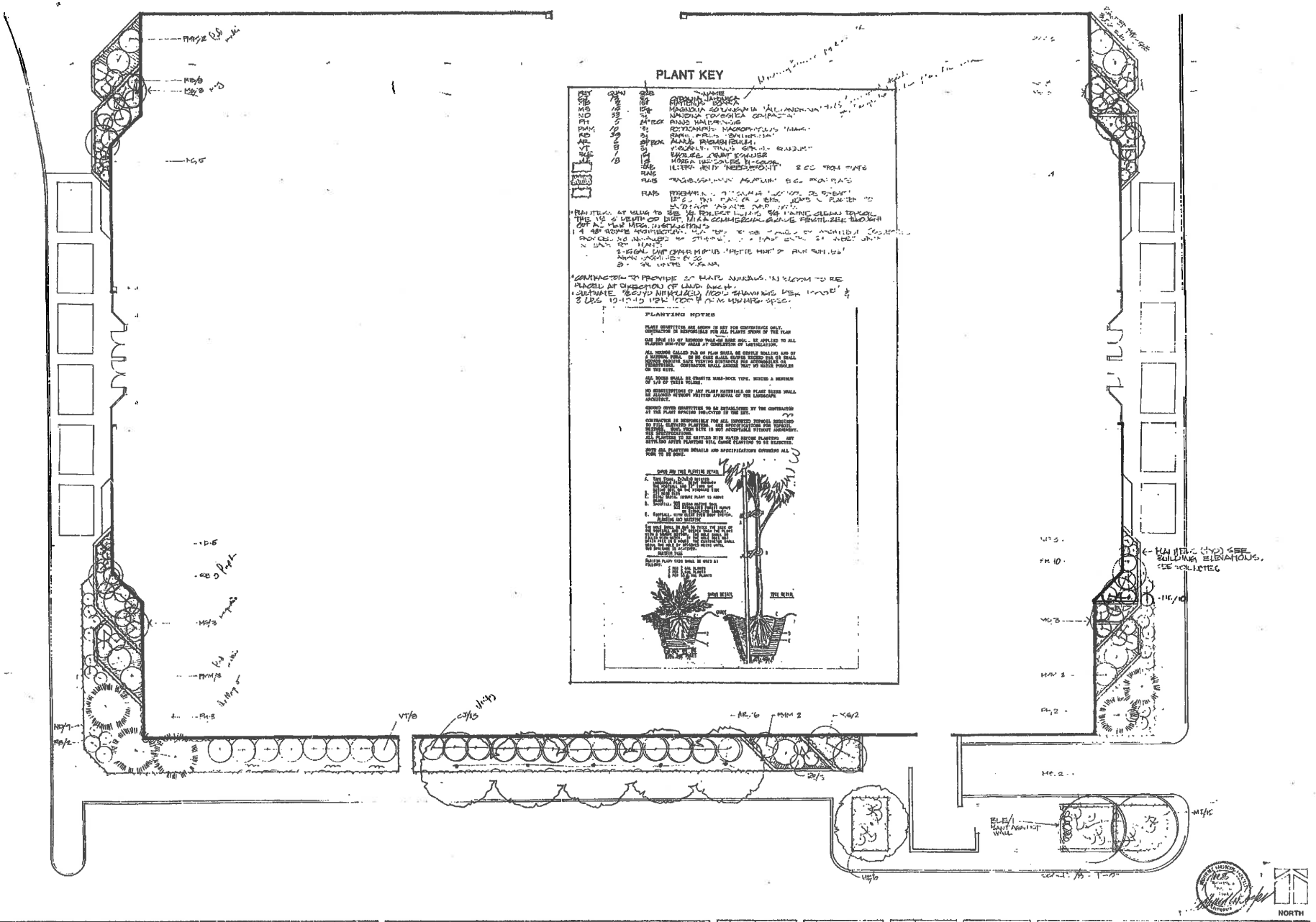
MARK	DATE	REVISION

DATE	ISSUED
11-6-84	DRB

DESIGN BY RAM/KC
DRAWN BY 9/84/85
JOB NO 8348
CHECKED BY RAM

INTERIOR PLANTING
COUNTY FAIR MALL
WOODLAND, CALIFORNIA

L-8

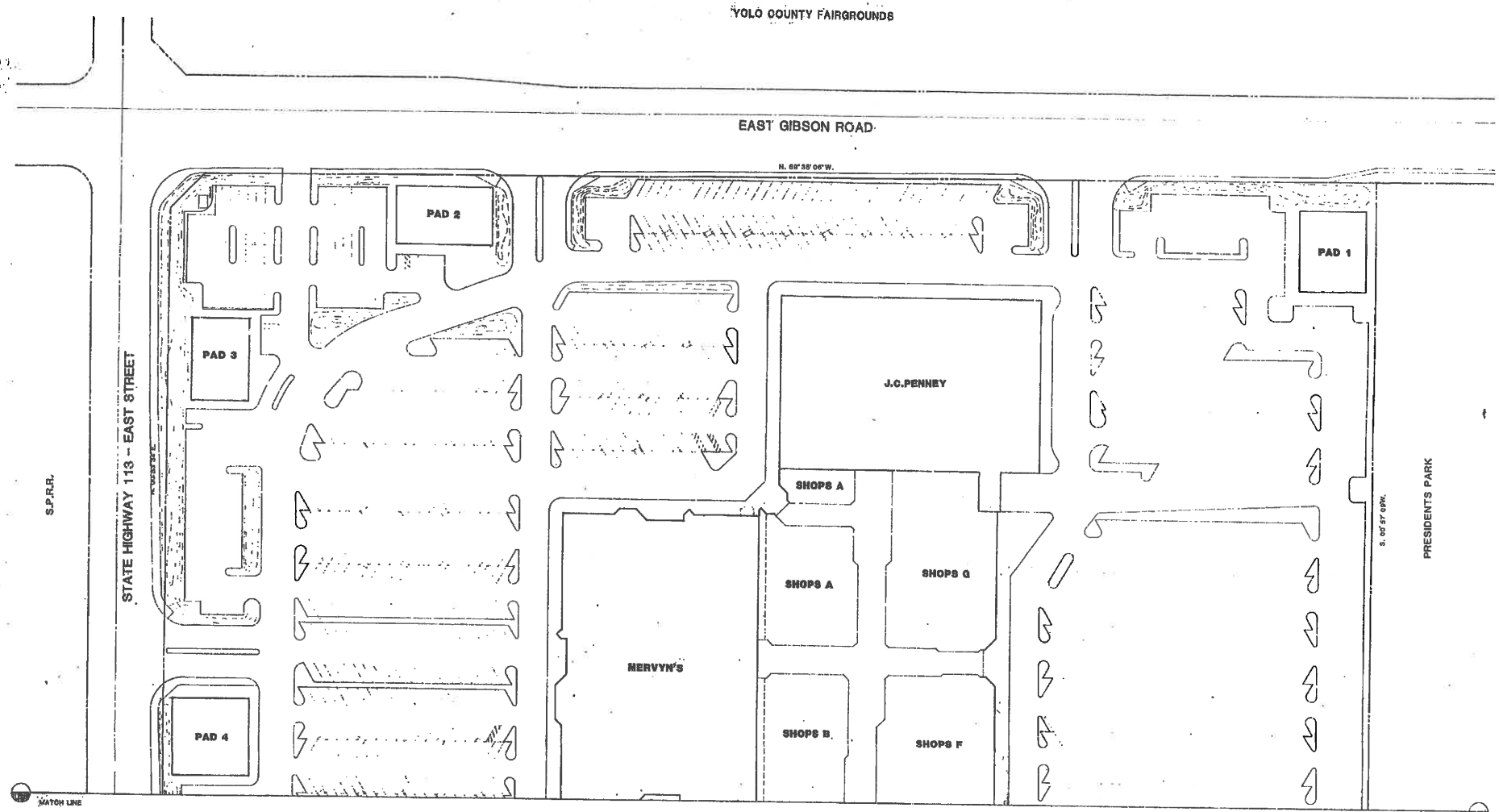


Richard A. Bigler ASLA NGF

MILLARD ARCHULETA
EDDY·PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN

ROSENBERG'S
County Fair Mall Woodland, California

L-9

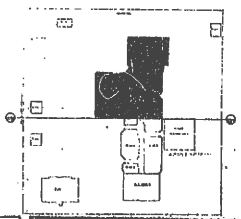


GRADING PLAN NOTES

--- INDICATES AND NOT CONTOUR OVER FINISHED GRADE

1. ALL BERMS TO BE SMOOTH AND GENTLE. CONTOURS ARE APPROXIMATE AND INDICATE GENERAL LANDFORM
2. IN NO CASE WILL GRADES BE OVER 10%
3. PROVIDE FOR POSITIVE DRAINAGE AND NO POCKETS OF STANDING WATER.

KEY PLAN



NORTH

SCALE: 1"=40'-0"

Richard A. Bigler ASLA NGF
LANDSCAPE ARCHITECT 1500 — GOLF COURSE ARCHITECT

MILLARD ARCHULETA
EDDY·PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN

MARK	DATE	REVISION

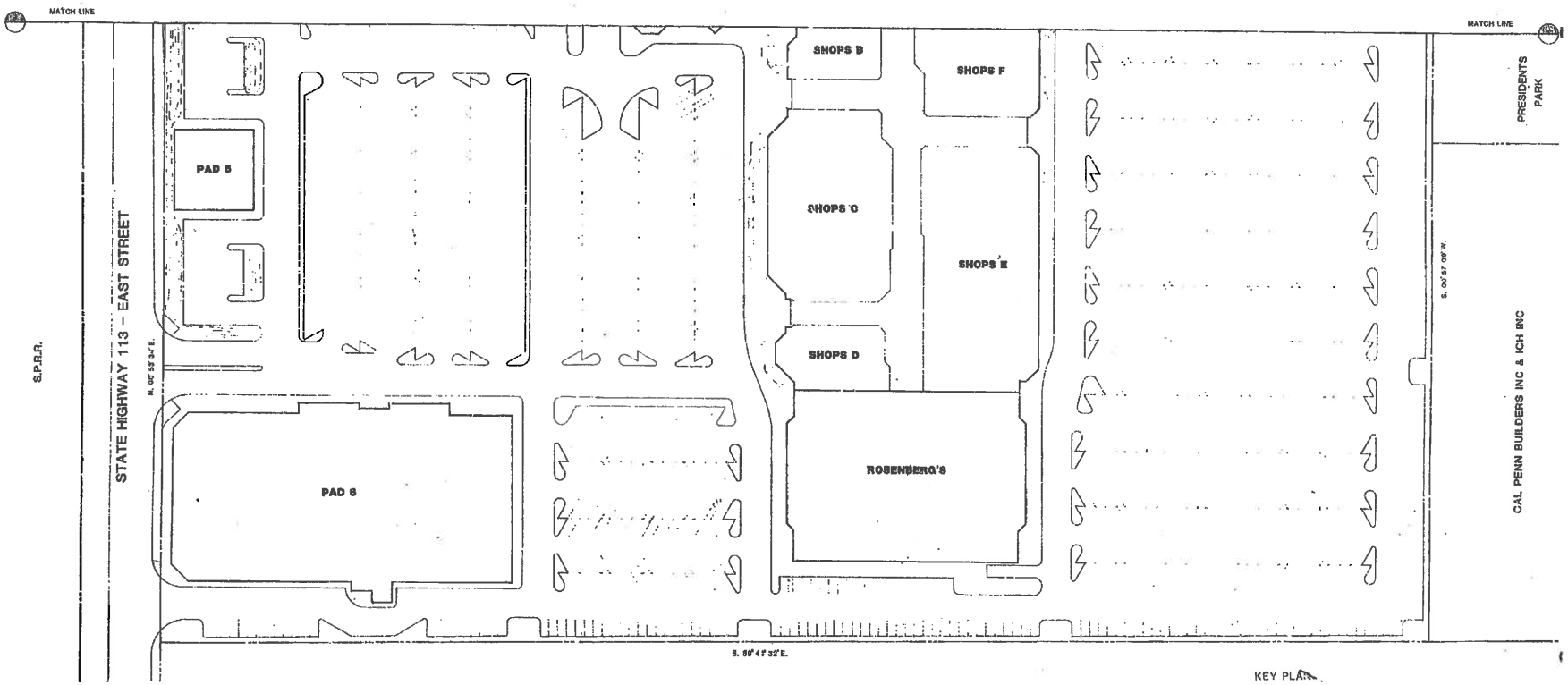
MARK	DATE	REVISION

DATE	ISSUED
4-8-88	BID

DRAWN BY
DATE
JOB NO 8842
CHECKED BY

GRADING PLAN (BERMS)
COUNTY FAIR MALL
WOODLAND, CALIFORNIA

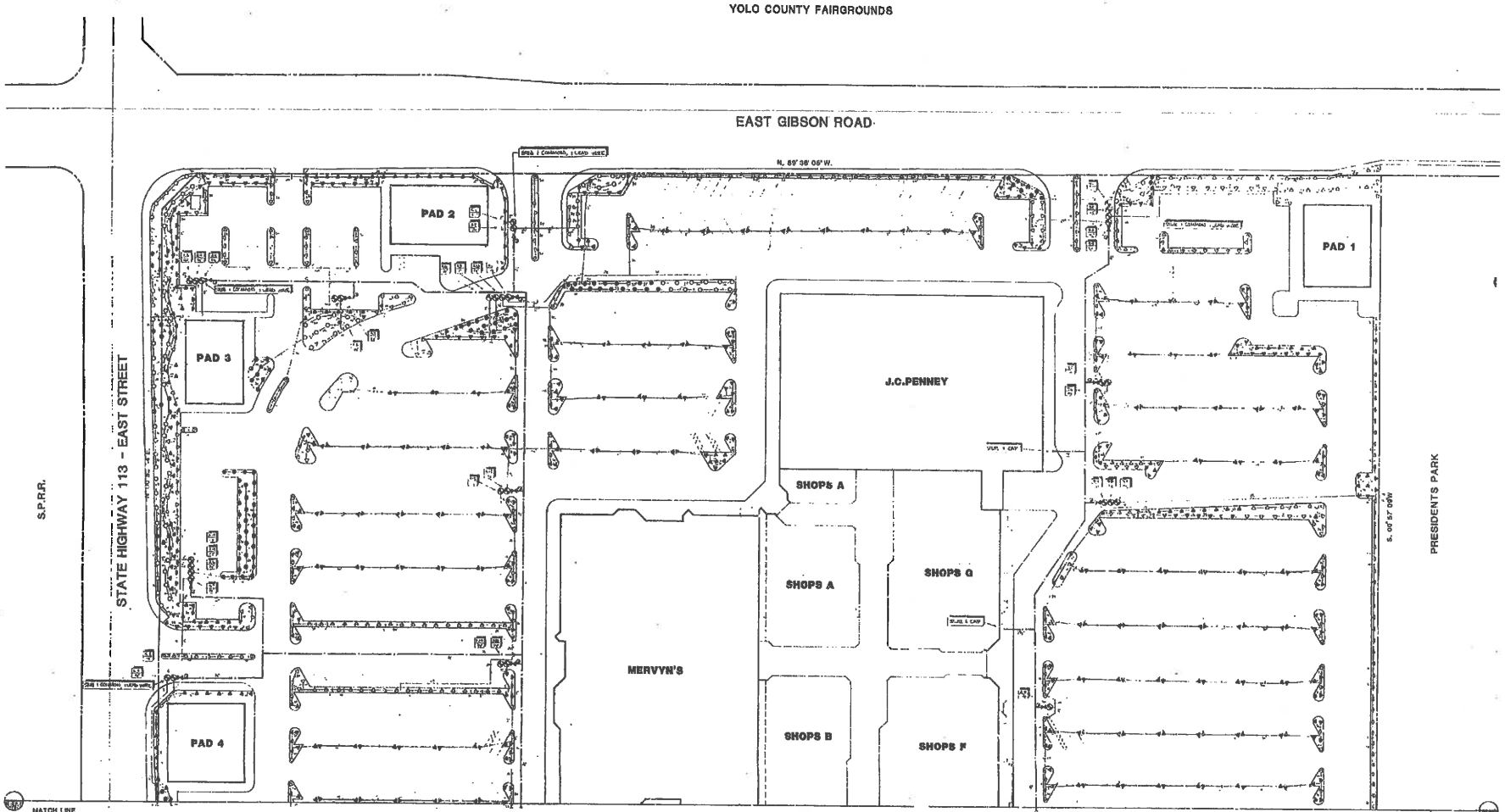
L 10



Richard A. Bigler ASLA NCE

MILLARD ARCHULETA
EDDY • PAYNTER ASSOCIATES

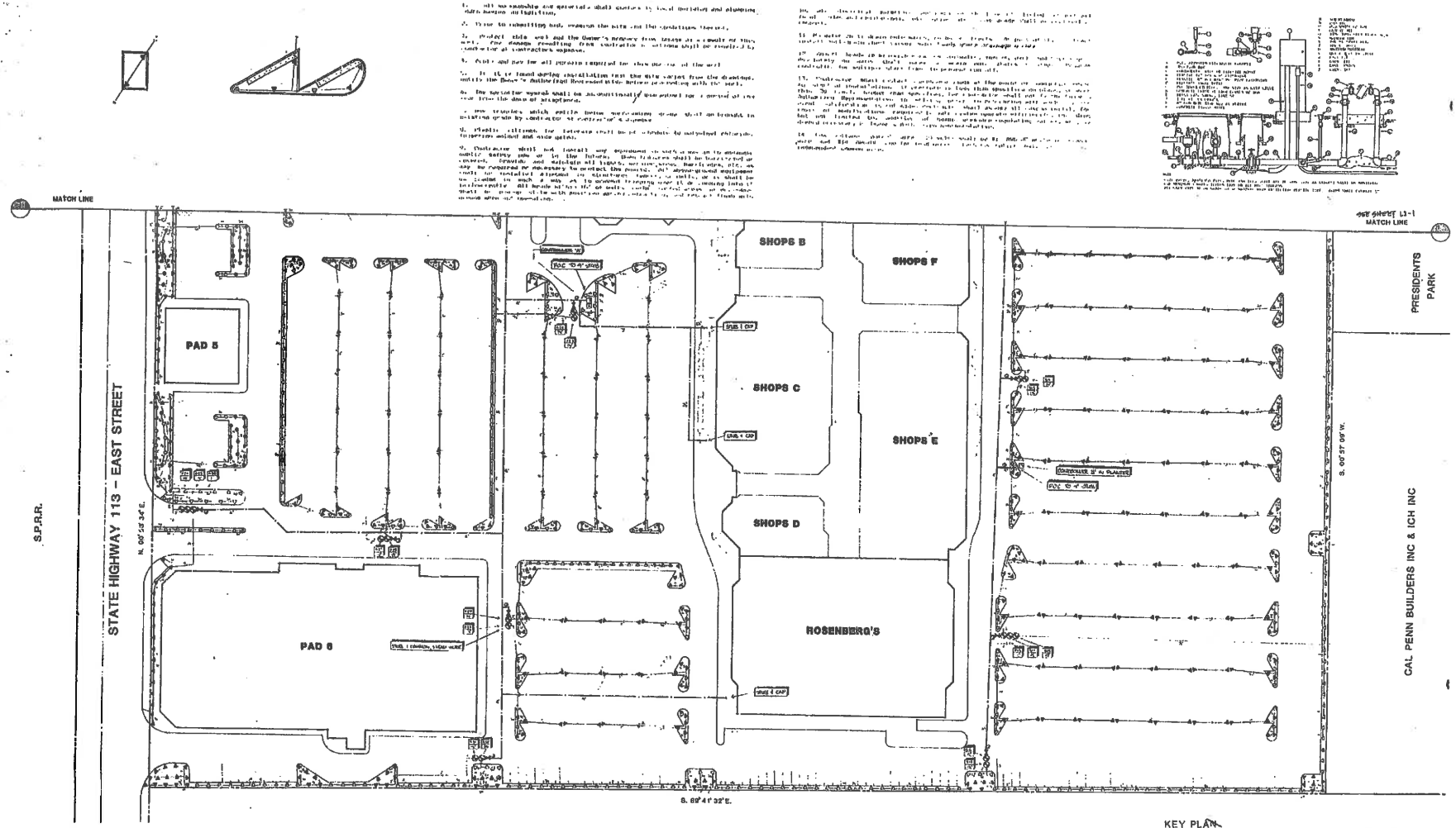
GRADING PLAN (REVISED)
COUNTY FAIR MALL
WOODLAND, CALIFORNIA



Richard A. Bigler ASLA NGF

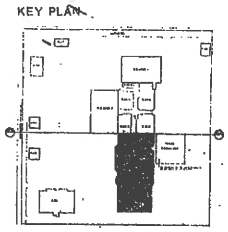
MILLARD ARCHULETA
EDDY-PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN

IRRIGATION PLAN
COUNTY FAIR MALL
WOODLAND, CALIFORNIA



SEE LEGEND ON MATCH SHEET.

KEY PLAN



NORTH

SCALE: 1"=40'-0"

MARGARET B. BARTELL ETAL

Richard A. Bigler ASLA NGF
LANDSCAPE ARCHITECT
P.O. BOX 300, DELREY, CALIF. 92616

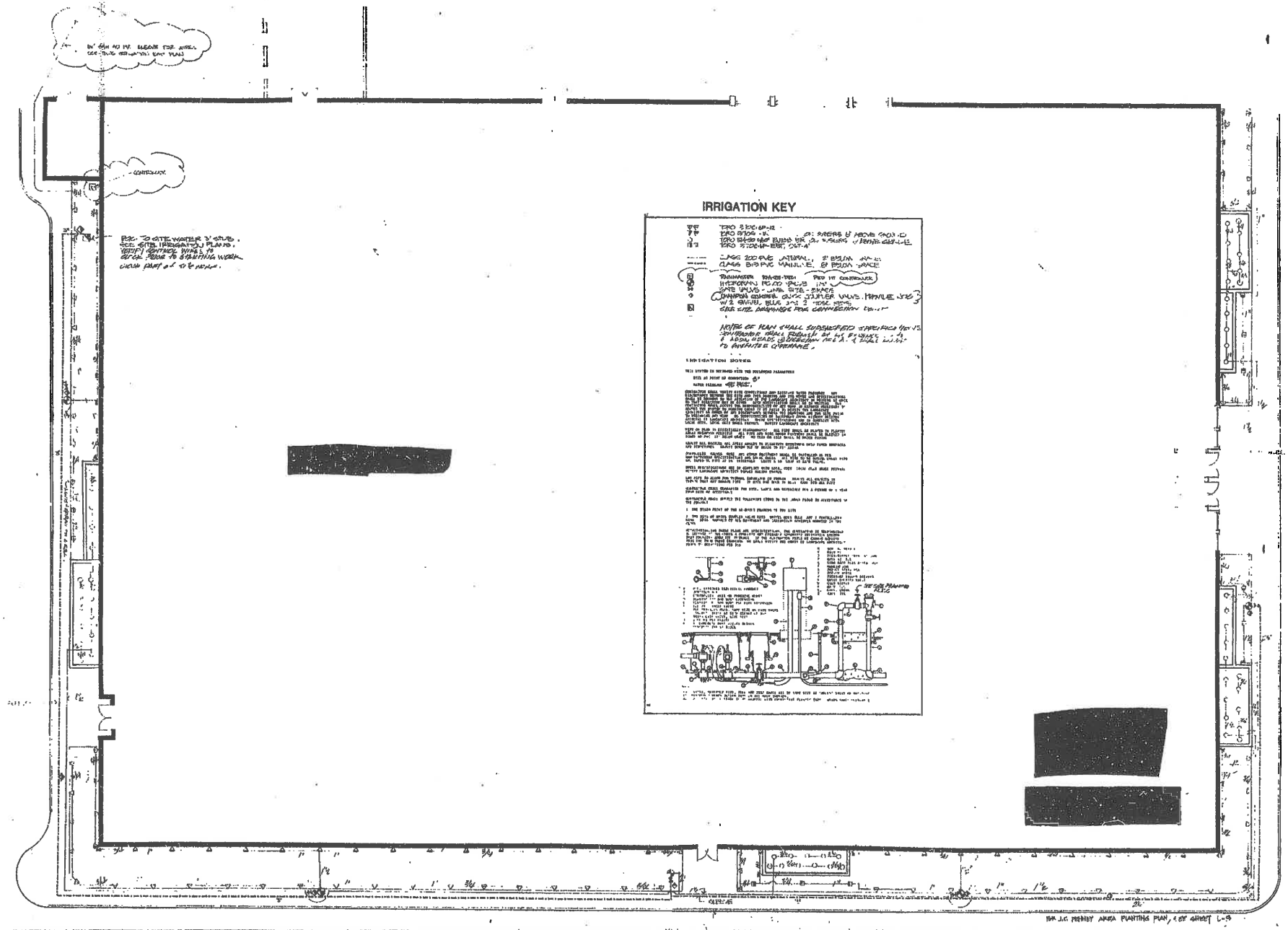
MILLARD ARCHULETA
EDDY PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN

DATE	REVISION	DATE	REVISION	DATE	ISSUED
				4-9-86	BID

DRAWN BY PC
DATE
JOB NO. 8442
CHECKED BY

IRRIGATION PLAN
COUNTY FAIR MALL
WOODLAND, CALIFORNIA

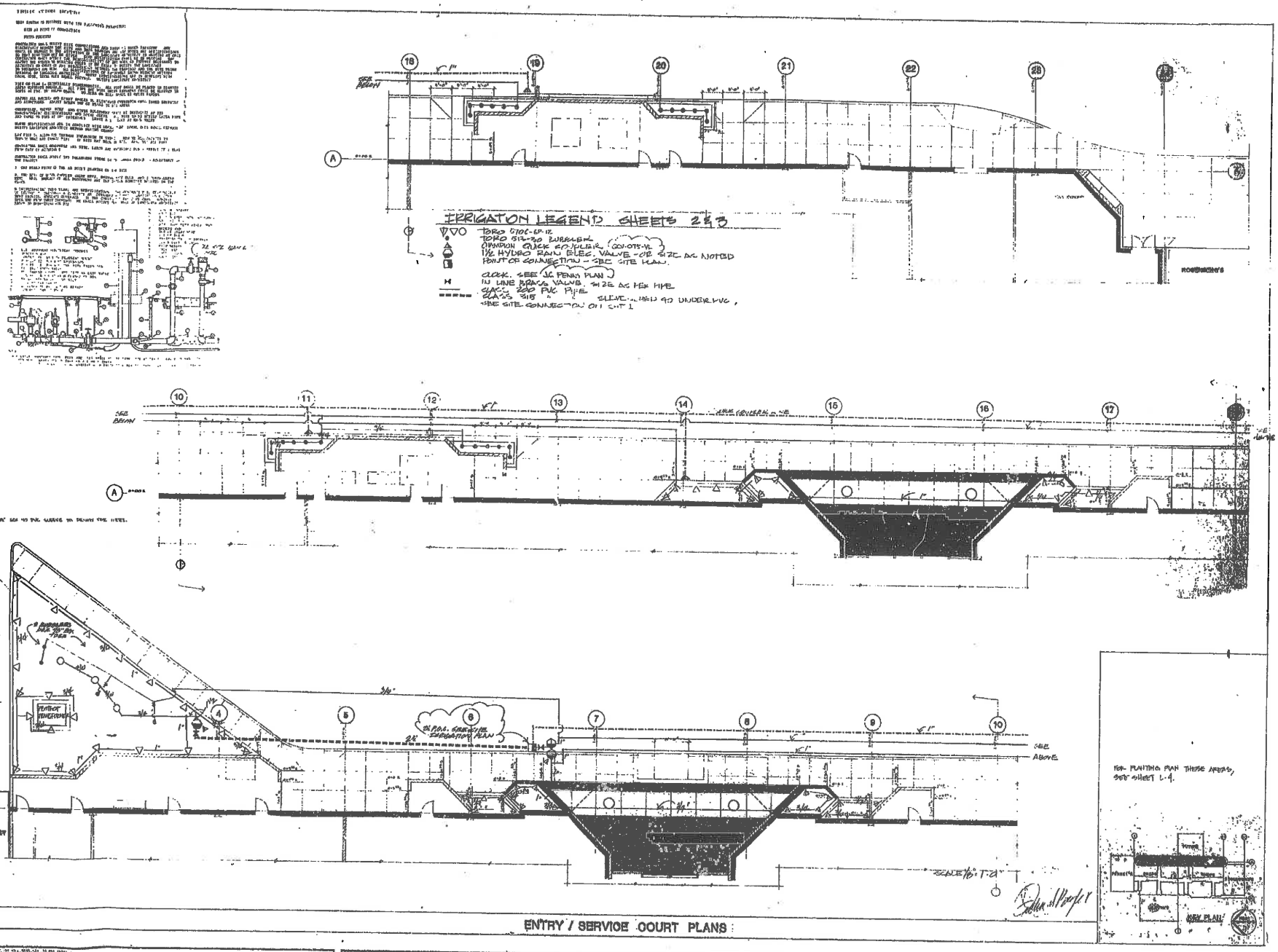
L1
2



MILLARD ARCHULETA
EDDY • PAYNTER ASSOCIATES
ARCHITECTURE | ENGINEERING | PLANNING | INTERIOR DESIGN

J.C. PENNEY'S IRRIGATION PLAN
COUNTY FAIR MALL
WOODLAND, CALIFORNIA

LI
3

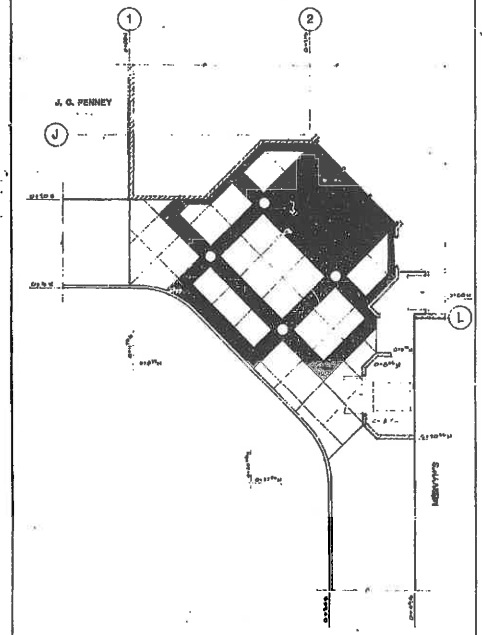


MILLARD ARCHULETA
EDDY • PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN
5405 STOCKDALE HIGHWAY BAKERSFIELD CALIFORNIA 93309 (805) 831-4106

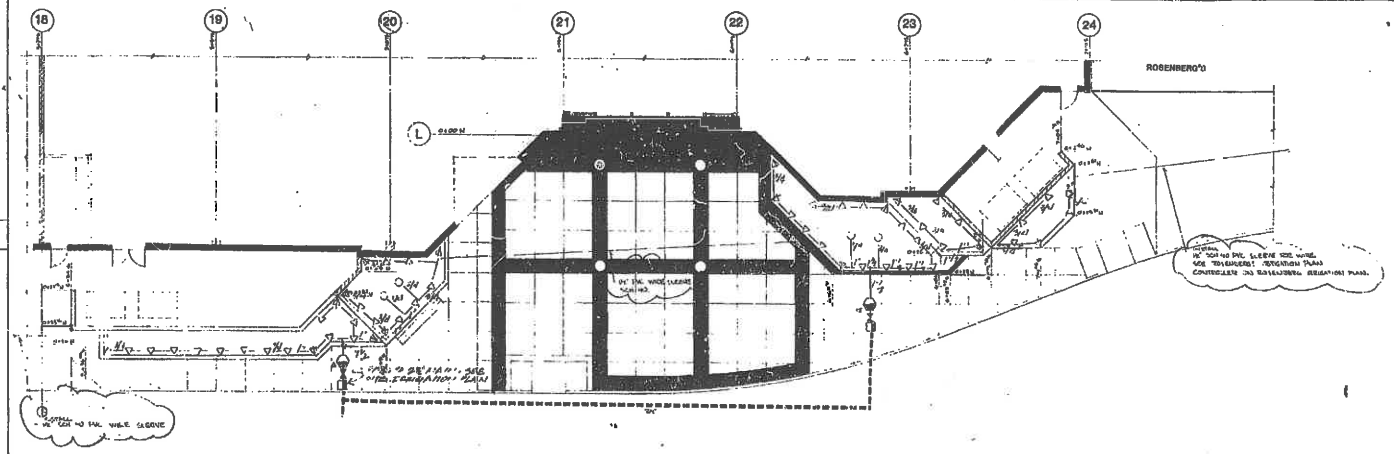
DRAWN BY RKILER
DATE 21 DEC 83
JOB NO
CHECKED BY RW/LK

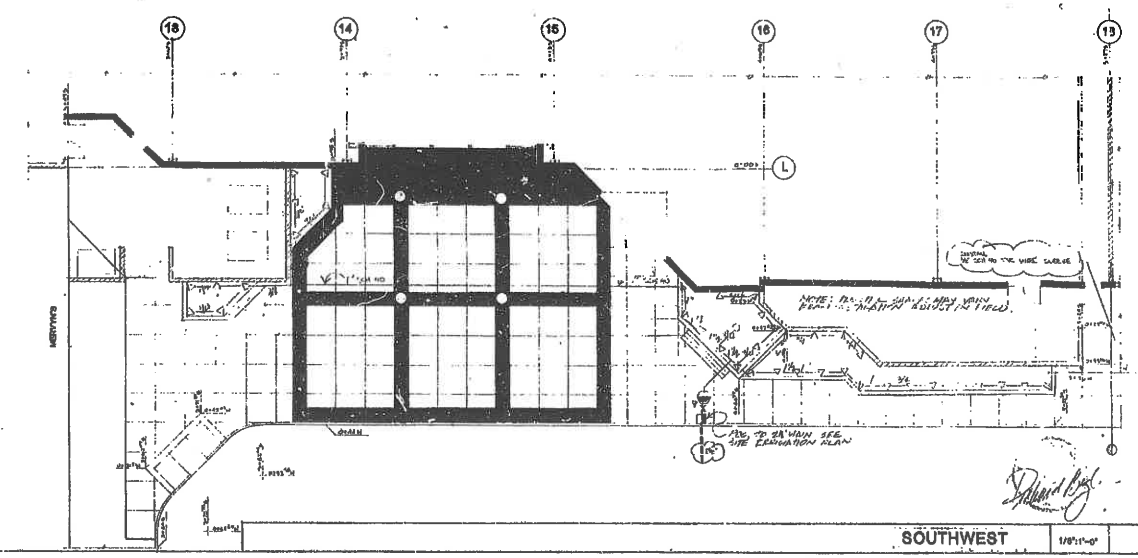
BUILDING IRRIGATION EAST
COUNTY FAIR MALL
WOODLAND, CALIFORNIA

L1
4



NORTHWEST 1/8"=1'-0"

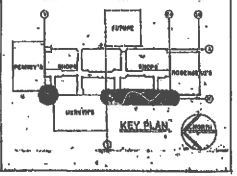




SOUTHWEST 1/8"=1'-0"

SEE LEGEND ON BIDG ELEVATION-EAST PLAN

FOR PLANTING PLAN THESE AREAS, SEE SHEET L-5

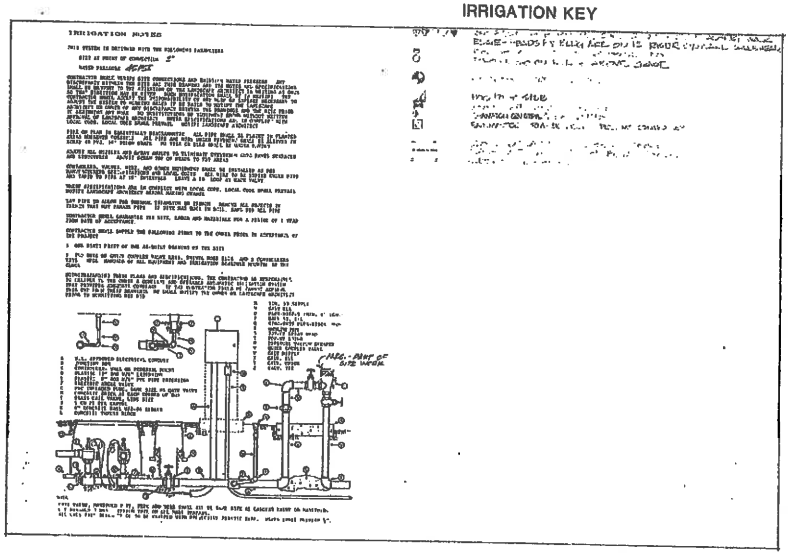


MILLARD ARCHULETA
EDDY · PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN

BUILDING PLANTER – WEST
COUNTY FAIR MALL
WOODLAND, CALIFORNIA

L1
5

IRRIGATION KEY



FOR ROSENBERG'S AREA PLANTING PLAN, SEE SHEET L-4

Richard A. Bigler ASLA Nat'l

MILLARD ARCHULETA
EDDY • PAYNTER ASSOCIATES

ROSENBERG'S
County Fair Mall Woodland, California

NORTH

L1
6

STATE OF CALIFORNIA
MINI-MEMO
STD 100-B (REV. 9-70)

TO: RON PINEGAR

SUBJECT: 113 MEDIAN PLANTING

DATE 11-13-86

MESSAGE

RON: I REVIEWED these plans & can SEE NOTHING WRONG PERTAINING to plants or irrigation. I assume someone will now be requesting an encroachment permit? (FROM Caltrans)
Sorry I missed you at our meeting - Hope your Leg is better;

RETURN TO | SIGNED Tom O'Donnell | ADDRESS | PHONE 916 741-4436

REPLY

SIGNED ▶ | ADDRESS | DATE

SEND PARTS 1 AND 3 INTACT — PART 3 WILL BE RETURNED WITH REPLY

85 93594

SECTION 02221

SPECIAL PROVISIONS FOR THE LANDSCAPING

1.1 GENERAL DESCRIPTION

The Landscaping shall be constructed to the lines and grades shown on the plans. The elements drawn shall be the total amount of materials to be supplied and delivered by the contractor. The work shall include, clearing and grubbing, grading, conc., and asphalt work if called for, redwood headerboards and other structure as shown in the details. Work shall also include, cultivation, soil amendments, seeding or sodding, and planting of plants with all elements shown are called for. Maintenance, mowing, weeding and fertilization and final clean up as specified.

1.2 GUARANTEES

All shrubs, ground covers, and lawn areas shall be guaranteed as to growth and health for a period of ninety days, all trees for period of one year after acceptance by owner. Plants that have shown to have 30% defoliation shall be replaced at contractors expense.

All soil erosion and slippage shall be repaired by the contractor at his expense. All street gutters and sidewalks shall be kept clean and clean at all times. At final clean up all areas shall be clean. Contractor shall guard against any act that may endanger the public at all times.

All constructed elements that show chipping, scratches, or cracks shall be replaced or repaired to a new and workmanlike manner. All elements shall appear new and of the best of their kind and class.

1.3 NOMENCLATURE

The term "Architect" shall include: Landscape Architect, Engineer, Architect or person in charge of the project, or owners authorized representative.

1.4 LIST OF MATERIAL FOR APPROVAL

Two copies of a complete material list must be furnished to the Architect for approval. Included in the list shall be the manufacturer's name and number covering all materials to be used.

1.5 SCOPE OF WORK

The work shall include all labor, material, equipment and appliances to complete all the landscape work, as indicated on the drawings and herein specified. Planting shall not commence until irrigation system is complete and approved by the Architect.

1.6 VERIFICATION OF DIMENSIONS AND QUANTITIES

All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities and immediately inform the Engineer of any discrepancy between the information on the drawings and actual conditions. This must be done prior to submission of the bids so that a ruling can be secured. If there are no such inquiries or answers, it shall be presumed that the Contractor is fully aware of all his responsibilities.

Plant totals on the Plant List are for convenience only, and not guaranteed. Contractor shall be responsible for verification of all quantities.

1.7 CONSTRUCTIONS BELOW GROUND

Prior to excavation for planting or the driving or placing of stakes, locate all electric cables, conduits and other utility lines so that precautions may be taken not to disturb or damage such improvements. In the event of a conflict between such lines and plant locations, promptly notify the Architect, who shall arrange for relocation of one or the other. Failure to follow this procedure places the responsibility and expense upon the Contractor for making any and all repairs under this heading.

Remove rock or other underground obstructions, except utility lines or portions of project construction, to depths necessary to permit proper installation of lawns and planting, unless other locations for planting are ordered.

1.8 SITE CLEARING

Site shall be cleared of all weeds, trash and debris prior to grading. All objectionable material [illegible] be removed from the site and disposed of at Contractor's expense. Water for dust control, compaction, etc., shall be furnished at the expense of the owner.

2.1 ROUGH GRADING, IF CALLED FOR ON PLAN

It shall be the responsibility of the Contractor to satisfy himself as to the total quantity of cut and fill required to attain finish grades as represented by contours and spot elevations shown on the grading plan, if plans call for rough grading by Landscape Contractor.

All fill material shall be compacted to 95% relative under concrete walks, pads, and all structural areas. All fill material for lawn and ground cover shall be compacted to 85% compaction. Contractor shall be responsible to bring site to grades indicated. Moisture content of soil shall be maintained so that soil is kept loose and friable and easy to work and cultivate and not form clods, or dust. It is imperative that the finished work reflect a natural park-like appearance. The Contractor shall expect changes in work and close coordination with the Architect. The Contractor shall have on site during establishing flow lines, and Engineer's Aid, capable of establishing flow lines, grades and other relative work. He shall work in close coordination with the Site Engineer, and shall be available for changes in scope of work. The Engineer shall be notified after rough grading and prior to finish grading for direction in fine grading operation. All grades shall flow away from all structures.

2.2 FINISH GRADING BY LANDSCAPE CONTRACTOR

Finish grading shall consist of the following:

1. Bring planting areas to uniform grade by floating or hand raking.
2. Direct surface drainage by modeling surface to facilitate the natural runoff of the water. Grade low spots and pockets to drain properly.
3. Establish finish grade of all lawn areas, 1" below grade of adjacent pavement of any kind.
4. Soil areas adjacent to building area shall slope away from building at the rate of 2% with no pockets of standing water.
5. Finish grade shall be neat and clean in appearance with uniform, even slopes. Contractor shall be responsible for costs of all compaction tests, if called for.
6. Finish grading shall also include the cultivation of soil amendments called for in section, soil preparation. Soil amendments shall be cultivated into a depth of 6" prior to establishing finished grade.

2.3 SOIL AMENDMENTS & WEED CONTROL

All seed and ground cover areas shall have the following soil amendments cultivated into the top of soil:

[illegible] over the whole site, or 3 yds. per 1000 sq. ft. Commercial fertilizer 16-6-8 at the rate of 300 lbs. per acre.

After cultivation, the Contractor shall water the site until first weed crop is established, then cultivate again to kill the weed crop. After second cultivation seed and planting beds may be established and seeding and planting may be completed.

2.4 PLANTS TO BE FURNISHED AND PLANTING INSTRUCTIONS

Work shall consist of providing and installing all elements shown in the planting plan and details related thereto. Contractor shall not use the keys shown in the legend as the final numbers of plants to be provided, but, the plants as drawn on the plan. Contractor shall provide a plant list to the Landscape Architect 2 weeks prior to planting for approval of suggested changes in the list. Contractor shall protect all underground appurtenances and repair or replace any damage thereto. Plants arriving at the site shall be watered immediately and kept moist until planting. All underground appurtenances shall be located prior to digging and cultivation.

2.5 PLANTS TO BE FURNISHED

All plants furnished shall meet the requirements of the American Association of Nurserymen and shall be the best of their kind and size. Sizes as listed in the respective containers shall not be too strong, or too weak. The Landscape Architect reserves the right to reject any of the plants he deems unsuitable. All plants shall have normally well developed branch systems and vigorous root systems and not pot bound. No plants are to be pruned or topped prior to delivery.

2.6 PLANT SPACING, HOLES AND BACKFILL

Plants shall be spaced evenly as shown on the plans. Holes are to be dug to 2 times the size of the root ball. When holes are excavated, each hole shall be filled with water. Holes that do not drain are to be drilled with auger until water does drain in a 4 hour period. Plant holes are to be in a wet friable condition prior to planting with hidden obstructions removed. SEE DETAILS SHT L-6

Plants are to be damp prior to canning. Cut cans so as not to injure the plant with can cutter. Plant to be immediately planted as soon as it is opened, backfilled and plant hole filled with water. Plant ball shall be 1" above existing grade. All air pockets to be filled and watering well to be established 1'-0" out from plant stem or trunk. Remove water basins from trees in lawn areas prior to planting lawn.

Backfill for plants shall consist of the following:

1. ⅓ native soil
2. ⅓ forest humus (or equal)
3. Camellias & Azaleas to have 2 cubic ft. camellia mix per plant.
4. Agriform plant tabs as follows:
   - 1 gal can .... 1 tab
   - 5 gal can .... 3 tabs
   - 15 gal can .... 6 tabs
   - 24" box .... 8 tabs

SEE DETAIL SHT L-6

Plant tabs to be 6" under root ball.

2.7 NURSERY PLANT TIES & TREE STAKES

All trees shall have nursery stakes and ties removed. [illegible] Ties to be loose enough as to not injure cambium layer of tree. Tree stakes to be located on the windward side of the tree, 18" deep. SEE DETAIL SHT L-6

Nursery ties on shrubs, vines, and smaller to be removed, and new plastic ties installed in a loose manner so new plant growth will not girdle the branch or stem during first year growth.

2.8 GROUND COVER PLANTING & TOPDRESSING

Ground cover areas shall be watered and damp to a depth of 4" prior to planting. Ground covers shall be grown in flats and damp prior to planting. Plants shall be planted to a depth to cover all roots to the spacing called for on plan. Plant firmly, each dirt in place around roots from flats, remove air pockets.

After planting, entire ground cover area shall be top dressed with 2" mulch on type shredded bark and immediately watered to wash off leaves. Top dressing shall not cover plants so as to not damp from watering operation.

2.9 NITROGEN STABILIZED SAWDUST OR TOPDRESSINGS

The above listed topdressings called for shall be applied in such a manner as to not engulf the stems, branches, or trunks of plants which may cause rotting of the plants cambium layers in any way. Plant trunks shall be 2" high above grade to prevent this. Any plants so damaged shall be removed or replaced at Contractor's expense.

3.0 LAWN PLANTING OR SOD PLACEMENT

Upon completion of soil preparation and weed control the Contractor shall finalize grades and insure site to drain free. Work may be done by hand or mechanical means so soil is loose to receive the seed. On completion of the seeding the entire area shall receive a ¼" layer of forest humus. Area shall then be rolled with a minimum weight of 200 lbs. roller to seal surface.

Area of seed shall be kept moist, wet, but not glistening wet, holding puddles or runoff that may cause erosion. Any areas so damaged shall be repaired at once. Areas that dry out shall also be re-seeded at once.

Sod, if called for, shall be rolled out directly at time of delivery and shall be of the type suitable for the area of planting. Sod shall also be watered immediately and maintained to insure proper growth.

Seed mix shall be as follows:

Mix to be used:

Tirade Kentucky Blue	25%
Merit Kentucky Blue	25%
Derby Brand Perennial Ryegrass	25%
Pennant Brand Perennial Ryegrass	25%
	100%

Stover Seed Co. - (213) 887-7296, or approved equal. Seed at the rate of 6 lbs. per 1000 sq. ft. Seed shall be of commercial source and 98% weed free.

3.1 PROTECTION, WEED CONTROL, MAINTENANCE AND INSPECTION

The Contractor shall carefully and continuously protect all areas included in the contract, including plant material, fences, supports, etc., until final acceptance of the work by the Architect. The Contractor shall erect barriers, night lighting, or any device necessary to protect the public health and safety. The Contractor shall accept any and all liabilities arising from accident or injury on the job, and after construction.

Plant maintenance work shall consist of watering, weeding, caring for plants, edging and mowing of lawn, fertilizing and performing the following plant establishment work:

1. The entire project shall be satisfactorily maintained for a period of thirty (30) calendar days. The maintenance period will begin when all items of work have been completed as specified in the foregoing articles and to the satisfaction of the Architect.
2. The Contractor shall maintain a sufficient number of men and adequate equipment to perform the work herein specified.

Water lawn and turf until acceptance of work. Water shall be applied to all lawn areas by means of the sprinkling system, and the areas shall be kept moist, but not glistening wet, until the first cutting of grass. After first cutting, water lawn to maintain a thriving condition. Any areas where the seeds fail to germinate and grow satisfactorily shall be immediately re-seeded.

Lawn shall be kept green and vigorously growing at all times. Maintenance period in weak areas shall be extended until adequate turf shows to the satisfaction of the Architect.

One application of fertilizer, ammonium sulphate at the rate of five (5) pounds per 1000 sq. ft. as directed on the twentieth (20) day is approved by the Architect, or the 30th day if temperatures rise above 90 degrees.

3.2 WEED CONTROL

The Contractor shall be responsible for all weeds on the site during and at completion of the project. [illegible] The site shall be 100% weed free prior to any acceptance of work.

Contractor shall call for observation at the following stages: Rough grading, fine grading, plant delivery, establishment period and final inspection. Contractor shall give Architect 72 hour notice.

1.3 CLEAN UP

Upon completion of work each day, the Contractor shall remove all rubbish, trash and debris resulting from the operations. Remove disused equipment and implements of service, leave entire area involved in a neat and acceptable condition, such as to meet the approval of the Owner.

At final observation the entire site shall be neat, clean with walkways, or roadways washed clean. All trash removed from site. Workmanship of all [illegible] of construction shall be of best quality as exhibited by a Master Contractor Association standards, city & state codes and governing agency requirements.

SECTION 02750

LANDSCAPE IRRIGATION

SPECIFICATIONS

1.0 GENERAL DESCRIPTION

Sprinkler systems shall be constructed to the sizes, grades and locations shown on the plans. Sprinkler lines shown on the plans are essentially diagrammatic. Locations of all sprinkler heads, shrub heads, etc. shall be established by the Contractor at the time of construction. Typical spacing of the sprinkler heads are shown on the plans and shall be exceeded only with the permission of the Owner's authorized representative.

Unless otherwise specified, the construction of sprinkler systems shall include the furnishing, installing and testing of mains, laterals, risers and fittings up to 100 psi for the mains and furnishing and installing of sprinkler heads, gate valves, control valves, automatic valves and automatic controllers, the removal and/or restoration of existing improvements, excavation and backfill, and all other work in accordance with plans and specifications. Sprinkler systems shall be complete, operative and provide full coverage of the area.

1.1 GENERAL CONDITIONS

EXAMINATION AND VERIFICATION OF DRAWINGS AND THE SITE

It shall be the Contracting Installer's responsibility to report to the Owner's authorized representative any deviation between mechanical drawings, equipment, performance, specifications and the site at bid time. Failure to do so prior to the installation of equipment, resulting in replacing and/or relocation of equipment, shall be done at the Contractor's expense. This shall also include the addition of extra heads, valves, and equipment necessary to achieve full coverage.

1.2 ORDINANCE AND REGULATION

All local, municipal and state laws and rules and regulations governing this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the sprinkler contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations of same. However, when these specifications call and/or describe materials, workmanship or construction of a better quality, higher standard or larger size, specifications and/or drawings shall take precedence over the requirements of said rules and regulations.

1.3 PERMITS

Any permits for the installation or construction of any of the work included under this contract, which are required by any of the legally constituted authorities having jurisdiction, shall be obtained and paid for by the Contractor, each at the proper time. He shall also arrange for any examinations required by these authorities.

1.4 PURPOSE OF SPECIFICATIONS

It is the intent of these specifications to accomplish the work of installing a sprinkler system which will operate in an efficient and satisfactory manner according to the undeniable standards established for the sprinkler industry. Notwithstanding in the fact that these specifications may be deficient in setting forth a complete detailed description of the work to be done and quality of equipment to be installed. Mfg. printed instructions shall also be a part of these specifications and shall prevail over these specifications.

1.5 PRECEDENCE OF DRAWINGS

All general and specific notes shown on the drawings and details herein shall take precedence over these specifications. All work designated on the drawings by notes shall be furnished and installed. The drawings to take precedence over these specifications should there be any conflictions, unless otherwise called for in the specifications.

1.6 NOMENCLATURE

The term Architect shall mean Landscape Architect, Engineer, Architect or Owner's Representative. Engineer shall mean Site Engineer responsible for site, grading and underground plans.

1.7 UNDERGROUND OBSTRUCTIONS

The Contractor shall verify all underground obstructions, and or, utilities, prior to trenching. Contractor shall avail himself of any "as built" drawings of site and existing proposed or completed site work. This shall also include verifying between proposed irrigation work and existing underground utilities arise; Contractor shall call for a ruling by Site Engineer prior to work. Failure to do so shall mean Landscape Contractor shall pay for any work to be re-done.

1.8 PROTECTION TO THE PUBLIC HEALTH & WELFARE

The Landscape Contractor in the course of his work shall make every effort to guard the public health, safety and welfare during construction. This shall include erection of barricades, night warning lights and all necessary devices required by existing governmental codes. The Contractor shall accept any and all liabilities arising from accident or injury on the job, and after construction. All equipment which protrudes above grade shall be installed against a structure or an appropriate barricade shall be erected to protect public safety.

1.9 CHANGES IN SCOPE OF WORK

Additions or deletions in the quantity of work as set forth in these specifications and accompanying drawings may be ordered by the Owner or his authorized representative after the contract price has been adjusted accordingly to the satisfaction of both the Contractor and the Owner and only have been accepted in writing by the Owner.

1.10 SUBCONTRACTORS

A complete list of all subcontractors proposed for any portion of the work must accompany each proposal. Subcontract shall be awarded only to those subcontractors considered satisfactory by the Owner or his representative.

1.11 NOTICE OF COMPLETION

The completion of this contract will be accepted and Notice of Completion recorded only when the entire contract is completed satisfactorily to the Owner's authorized representative.

1.12 RECORD DRAWINGS

Provide and keep up to date a complete "as built" record set of blue line, mylar prints accurately describing all deviations from the original drawings. Conform to Section 11, Project Record Documents. As builts to be delivered to Owner prior to final acceptance of work.

2.1 MATERIALS

Whenever any material is specified by name and/or number thereof, such specifications shall be deemed to be used for the purpose of facilitating a description of the materials and establishing quality, and shall be deemed and construed to be followed by the words "or approved equal". No substitution will be permitted which has not been submitted for prior approval by the Owner's authorized representative (10) days prior to bid date. No materials will be accepted after the awarding of the contract unless specified materials are not available during construction, or are necessary for the successful performance of work.

The Owner's authorized representative reserves the right to approve or disapprove such substitutions at their option. The representative of the Client reserves the right at any time to call for testing by an independent testing laboratory. In each case, the Contractor or respective manufacturer shall pay all testing costs for tests required.

2.2 EXCAVATION, BACKFILL

Trenches for AC pipe, plastic and galvanized pipe shall be excavated either by hand or machine and shall be sufficient width to permit proper handling and installation of the pipe and fittings. The backfill shall be compacted and evened off with the adjacent soil level. Selected fill dirt or sand shall be used if soil conditions are rocky, or have debris. Do nothing over 2" shall be placed near the pipe, below it, or 6" above the pipe. Backfill shall be made early in the morning when the soil and pipe temperatures are the same. AC pipe to be a minimum depth of 24" on pressure pipe, PVC pipe to be 18" on pressure pipe and PVC laterals, no pressure, 12". Contractor shall prevent fill as required to prevent settling of trenches. Contractor to maintain all pipe in the same trench shall have a minimum clearance of 4" from each other. Final fill over trenches shall be compacted to a level grade with no depressions.

2.3 PIPELINES

Plastic pipe shall be as called for on plan and extruded from PVC 1120/1220 and shall meet commercial standards CS 256-63. All fittings shall be PVC schedule 40 by Lasco Industries or equal. Class and schedule of pipe shall be as called for in the plans. Strict accordance with Mfg. recommendations shall be used in the installation of the pipe. Generally, piping under concrete shall be by jacking, boring or hydraulic driving. Where any cutting or breaking of sidewalks and/or concrete work is necessary, it shall be removed and replaced by the contractor. Permission for such cutting and breaking shall be obtained by the Contractor. Where piping on the drawings is shown under paved areas, but running parallel and adjacent to planted areas, the intent of the drawing is to install the piping in the planted area. Shed 40 sleeves are to be used with all pipe and wire under walks or roadways. All galv. pipe to be shed 40. Connections to mainline supply shall be by Contractor according to existing code.

2.4 PLASTIC PIPE FITTINGS AND CONNECTIONS

All plastic pipe fittings to be installed shall be molded Geon type, and shall be suitable for solvent weld, or screwed connections. Fittings shall be by Lasco, or equal. When connection is plastic to metal, male adaptors shall be used. Hand tighten, plus one turn, and use teflon tape. Plastic, AC pipe shall be installed as per industry standards. After testing, and prior to putting on heads, flush the system of all debris.

2.5 WIRING

All wire to be installed under pipe, taped in bundles 8' - 0" O.C. All wiring, pull boxes, connections shall be UL approved as to material and installation. All work shall comply with existing codes and Mfg. recommendations. All wiring to be continuous, soldered and taped. Low voltage wire shall be color coded and all 110 volt electric boxes to be buried with location marker with locking device. All splices shall be done in valve boxes with all connections soldered, taped and coded with a catalytic epoxy waterproof sealing packet. Contractor shall call out any conflict in the recommendations. Wire shall be #14-1 or heavier.

2.6 SPRINKLER HEADS

Sprinkler heads shall be of the type and size as shown on the plan. Heads adjacent to existing walks, curbs, or other paved areas shall be set to grade. Head adjacent to curbs and walks shall be 2" away from such surfaces and 12" away from building walls or fencing. Heads to be adjusted so that no spray hits building, fences, walls, or walks. Install anti-drain check valves under all heads subject to low-head drainage.

2.7 GATE VALVES

All gate valves of 2" and smaller shall be all brass or bronze. All gate valves 2½" or larger shall be iron body, brass-trimmed, double disc wedge, all with non rising stems. Furnish operation nut and handle.

2.8 QUICK COUPLER VALVES

The quick coupling valves shall be universal brand of brass construction with IPS female pipe connections. The valve body shall be one or two piece construction with a rubber cover and lock top. Two (2) quick coupler keys, and two (2) hose ells shall be supplied at the end of the job, along with 2 lock top keys.

2.9 AUTOMATIC CONTROLLER

Automatic controller shall be as specified on the plan. Pedestal mount shall have conc. base. All installation to be in accordance with Mfg. recommendations. All electrical connection to the clock shall be the responsibility of the Contractor and shall be UL approved and meet all codes. All wiring from electrical source to clock shall be in U.L approved conduit.

2.10 ELECTRIC VALVES

Contractor shall furnish and install all valves of the type specified on the plans. Valves shall have a manual operation device. All work shall be as per Mfg. detailed instructions. Electrical connection to electric valves shall have a 12" wire loop to each valve in valve box.

2.11 VALVE BOXES

All valves, manual or automatic shall have a valve box, set flush with grade, unless otherwise called for. All boxes shall meet State and City codes. All lids shall have a lock. Unless otherwise called for boxes shall be plastic, standard rectangular size, Brooks, Carson or approved equal. Maximum of two valves per box.

2.12 BACKFLOW PREVENTION UNITS

Unless otherwise specified, the backflow prevention unit shall be as called for in the plans, or that is acceptable to City code, and installed as per Mfg. detailed instructions. It shall be placed at least 12" higher than the highest head. [illegible]

2.13 PUMP

If applicable, shall be as shown on the details or the sprinkler plans. All work on pump, control panel, electric supply shall be UL approved, meet code, and be as recommended by the Mfg.

2.14 WATER METER

If applicable and called for in the plans, shall be as specified, or a type that meets City code and installed as per code and recommendations. Contact local water company for requirements.

2.15 HOSE BIBS

Hose bibbs shall be of all brass construction of Class 150 WOG bibbs and shall be angle pattern for 3/4" or 1" hose connections. Hose bibbs shall have removable bonnet and stem assembly with "O" ring seal and have long stem threads to insure positive opening and closing. Valve disc shall be full floating with replaceable seat washers. Hose bibbs shall be designed to open and close with a special key to prevent vandalism and tampering by non-authorized personnel.

3.1 CLOSING IN OF WORK

Prior to the closing in of all the trenches and after flushing of lines, test all main lines to 100 PSI for a period of one hour. At the end of this test, heads shall be put in place, and a coverage test will be held to determine if any heads need adjustment. Contractor shall make whatever adjustments that are required. Then the final closing of the trenches can be done. The Owner's authorized representative will observe all tests, work, and connections prior to closing in work. If the Contractor closes the trenches prior to the above observation he shall be liable to open and expose all work. One-half cubic foot of aggregate shall be placed around every rotor head when installed. Final adjustments, etc. will be done.

3.2 OBSERVATION BY ARCHITECT

The Architect shall make periodic observation during the course of work. The Contractor shall call for observation during the main line test, coverage test, and final inspection of work. Contractor shall give Architect 72 hour notice. Observation by Architect does not imply direction or consent of Architect or imply directing the Contractor in the course of the Contractor's work.

3.3 ACCEPTANCE OF WORK

Prior to final acceptance of work Contractor shall deliver to the Owner a complete, reproducible, "as built" plan, (1) one set of manuals covering all materials in the irrigation system, (2) two keys to controller, (2) two quick coupler keys and ells for quick couplers and wrenches etc. that are part of the maintenance equipment of all parts of this system. Irrigation system shall be fully automatic, operable and provide coverage of planting areas.

3.4 ACCEPTANCE OF WORK & GUARANTEE

Work, material and workmanship shall be fully guaranteed for period of (1) year at no cost to the Owner. Manufacturer warrantees shall not relieve the Contractor of his responsibility for correcting work in a prompt orderly manner at no cost to the Owner.

SHRUB AND TREE PLANTING DETAIL

A. TREE STAKE, 2x2x8-0 TREATED LODGEPOLE PINE. DRIVE THROUGH THE ROOTBALL AND 12" INTO THE NATIVE SOIL ON THE WINDWARD SIDE
B. (2) HOSE TIES.
C. WATER BASIN. INSURE PLANT IS ABOVE GRADE
D. BACKFILL. 50% CLEAN NATIVE SOIL, 50% NITROLIZED FOREST HUMUS OR NITROLIZED SAWDUST.
E. POOTBALL, WITH CLEAN EVEN ROOT SYSTEM.

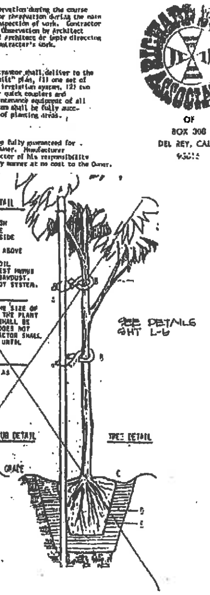
PLANTING AND WATERING

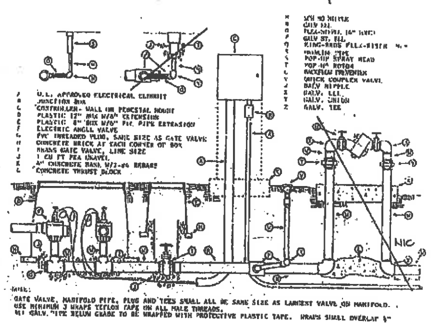
THE HOLE SHALL BE DUG TO TWICE THE SIZE OF THE ROOTBALL AND 12" DEEPER THAN THE PLANT WITH A SQUARE BOTTOM. THE HOLE SHALL BE FILLED WITH WATER. IF THE HOLE DOES NOT DRAIN FREE IN 8 HOURS, THE CONTRACTOR SHALL DRILL THE HOLE BY APPROVED MEANS UNTIL SUB DRAINAGE IS ACHIEVED.

AGRIFORM TABS

AGRIFORM PLANT TABS SHALL BE USED AS FOLLOWS:

1 PER 1 GAL PLANTS
3 PER 5 GAL PLANTS
6 PER 15 GAL PLANTS

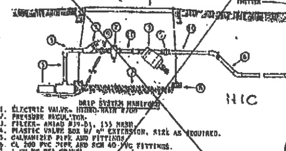




A. U.L. APPROVED ELECTRICAL CONDUIT JUNCTION BOX
B. CONTROLLER - WALL OR PEDESTAL MOUNT
C. PLASTIC 12" MIN W/6" EXTENSION
D. PLASTIC 8" BOX W/6" PVC PIPE EXTENSION
E. ELECTRIC ANGLE VALVE
F. PVC THREADED PLUG, SAME SIZE AS GATE VALVE
G. CONCRETE BRICK AT EACH CORNER OF BOX
H. BRASS GATE VALVE, LINE SIZE
I. 1 CU FT PEA GRAVEL
J. 4" CONCRETE BASE W/2-#4 REBARS
K. CONCRETE THRUST BLOCK

L. SCH 80 NIPPLE
M. GALV 90
N. GALV ST. ELL
O. KING-BROS FLEX-RISER
P. PRIMLIN [illegible]
Q. POP-UP SPRAY HEAD
R. POP-UP ROTOR
S. BACKFLOW PREVENTOR
T. QUICK COUPLER VALVE
U. GALV NIPPLE
V. GALV. ELL
W. GALV. UNION
X. GALV. TEE

NOTE:
GATE VALVE, MANIFOLD PIPE, PLUG AND TEES SHALL ALL BE SAME SIZE AS LARGEST VALVE ON MANIFOLD.
USE MINIMUM 3 WRAPS TEFLON TAPE ON ALL MALE THREADS.
ALL GALV. "ITE BELOW GRADE TO BE WRAPPED WITH PROTECTIVE PLASTIC TAPE. WRAPS SHALL OVERLAP ½"



DRIP SYSTEM MANIFOLD

1. ELECTRIC VALVE. HYDRO-RAIN #100
2. PRESSURE REGULATOR.
3. FILTER - AMIAD #19-D), 155 MESH
4. PLASTIC VALVE BOX W/ 6" EXTENSION. SIZE AS REQUIRED.
5. GALVANIZED PIPE AND FITTINGS
6. CL 200 PVC PIPE AND SCH 40 PVC FITTINGS.
7. 1 CU FT PEA GRAVEL.
8. CONCRETE BRICK AT EACH CORNER OF BOX.
9. SCH. 80 PVC NIPPLE
10. SCH. 80 PVC NIPPLE
NOTE: SLOPE SOIL AWAY FROM VALVE BOXES TO DRAIN AWAY WATER.

BY CITY (CALL [illegible] - CONTROL [illegible])
6. COORDINATE ACTIVITIES AND SAFETY PRECAUTIONS WITH CITY ([illegible]) AND CALTRANS ([illegible]) PRIOR TO WORK.
7. NO CHANGES TO THESE PLANS WITHOUT WRITTEN APPROVAL OF THE CITY OF WOODLAND.

APPROVED
[illegible] R.O.C.

Notes:

1. Approved by [illegible] on 11-13-80
2. Except for ends of planters (10 ft. typical) the "Remaining" areas may be converted to a rust colored exposed aggregate concrete. The same overall pattern of paved areas will be required.

SPECIFICATIONS

Richard A. Bigler ASLA NCF
LANDSCAPE ARCHITECT, 1168 GOLF COURSE ARCHITECT
P.O. BOX 308, DEL REY, CALIF. 93616 (209) 888-2882
BOX 308
DEL REY, CALIF.
93616

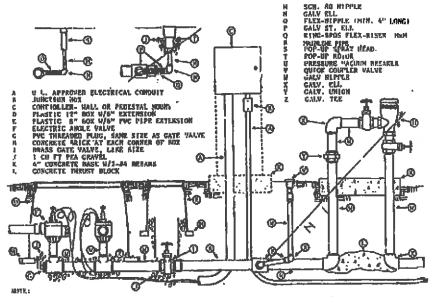
DRAWN	
CHECKED	
DATE	MAY 1986
SCALE	1"=20'
JOB NO.	
SHEET	L1
OF NINE SHEETS	

IRRIGATION KEY

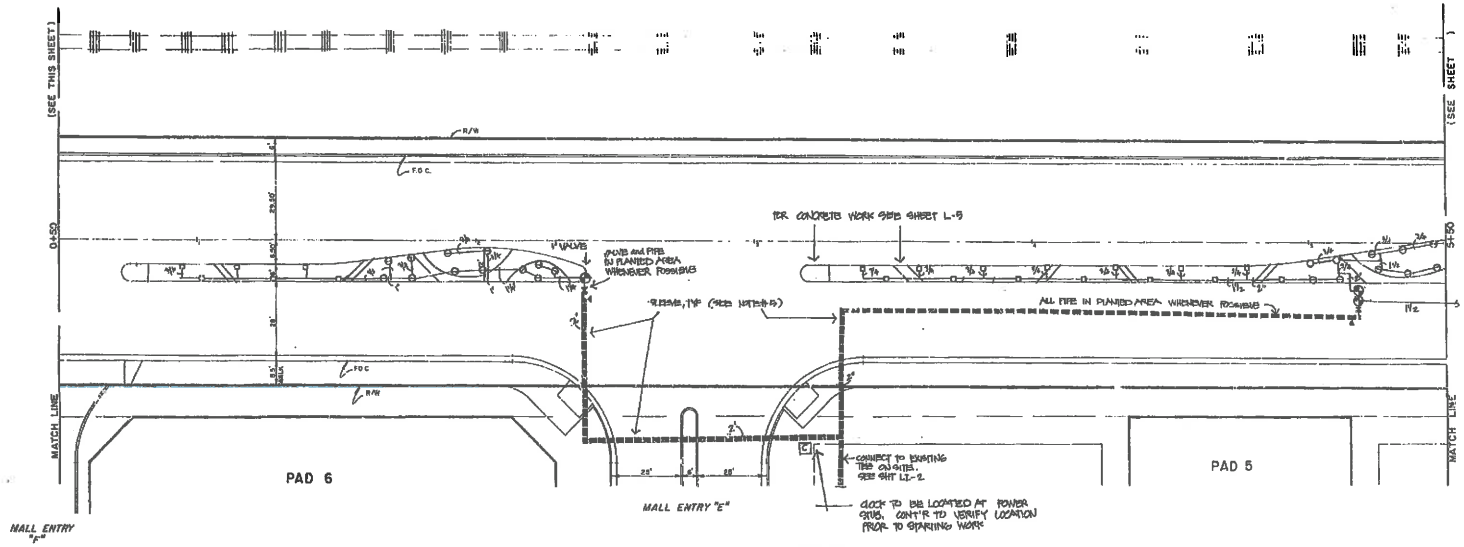
- □ PRO SPRAY - 4' POP
- ○○○ PRO SPRAY - 12' POP, HALF, QTR.
- RAINBIRD PF150-F 1½" VALVES UNLESS OTHERWISE NOTED - ALL VALVES ELECTRIC
- BRASS VALVE - LINE SIZE (GATE VALVE)
- RAINBIRD 44 DNC QUICK COUPLER
- MAINLINE - CLASS 315, BURY 24"
- LATERAL - CLASS 200, BURY 18"
- IRRITROL MC-4 CONTROLLER, PED MOUNT
  CONTRACTOR TO VERIFY ELEC. CONNECTION PRIOR TO WORK.

1. ALL PIPING SHOWN DIAGRAMMATICALLY. WHENEVER POSSIBLE RUN PIPE UNDER PLANTED AREA. INSTALL VALVES IN PLANTED AREA. MAINLINES UNDER PAVEMENT TO CALTRANS OR CITY SPEC.
2. INSTALL CHECK VALVES UNDER ALL HEADS SUBJECT TO LOW-HEAD DRAINAGE
3. ADJUST HEADS TO ELIMINATE ALL OVERTHROW ONTO PAVEMENT.
4. NO TEES OR ELLS UNDER STREET
5. SLEEVE ALL PIPE UNDER STREET IN 4" GALV. PIPE
6. NO MATERIAL LARGER THAN ¾" TO BE ADJACENT TO PIPE IN TRENCH. ALL TRENCHES TO BE BACKFILLED AND COMPACTED TO LEVEL GRADES. CONTRACTOR TO GUARANTEE NO SETTLING AT TRENCHES
7. CONTRACTOR TO GUARANTEE 100% COVERAGE, EVEN IF ADDL. HEADS ARE REQUIRED
8. ADJUST HEAD LOCATIONS IN FIELD TO PROVIDE MAXIMUM COVERAGE WITHOUT OVERTHROW.
9. PROVIDE 2 VALVE KEYS TO CITY BEFORE FINAL INSPECTION.
10. RUN ONE EXTRA WIRE THROUGH ANY CONDUIT THAT CROSSES UNDER THE ROAD.

IRRIGATION DETAIL



NOTE:
GATE VALVE, MANIFOLD PIPE, PUMP AND TEES SHALL ALL BE SAME SIZE AS LARGEST VALVE ON MANIFOLD.
ALL MALE THREADS TO BE WRAPPED WITH TEFLON TAPE OR ALL MALE THREADS.
ALL GALV PIPE BELOW GRADE TO BE WRAPPED WITH PROTECTIVE PLASTIC TAPE. WRAPS SHALL OVERLAP ½".
CONTRACTOR TO BE LOCATED & STAKED OUT ALL AREA GRADE/FILL BACKFILLED AS PLAN. CONT'R TO VERIFY LOCATION. IF POSSIBLE PLACE HEADS BEHIND AREA.



MALL ENTRY "F"

STATE HIGHWAY 113

STA. 0+50 TO STA. 5+50

Richard A. Bigler ASLA NGF
LANDSCAPE ARCHITECT 1166 – GOLF COURSE ARCHITECT
P.O. BOX 908, DEL REY, CALIF. 93616 (209) 888-2883

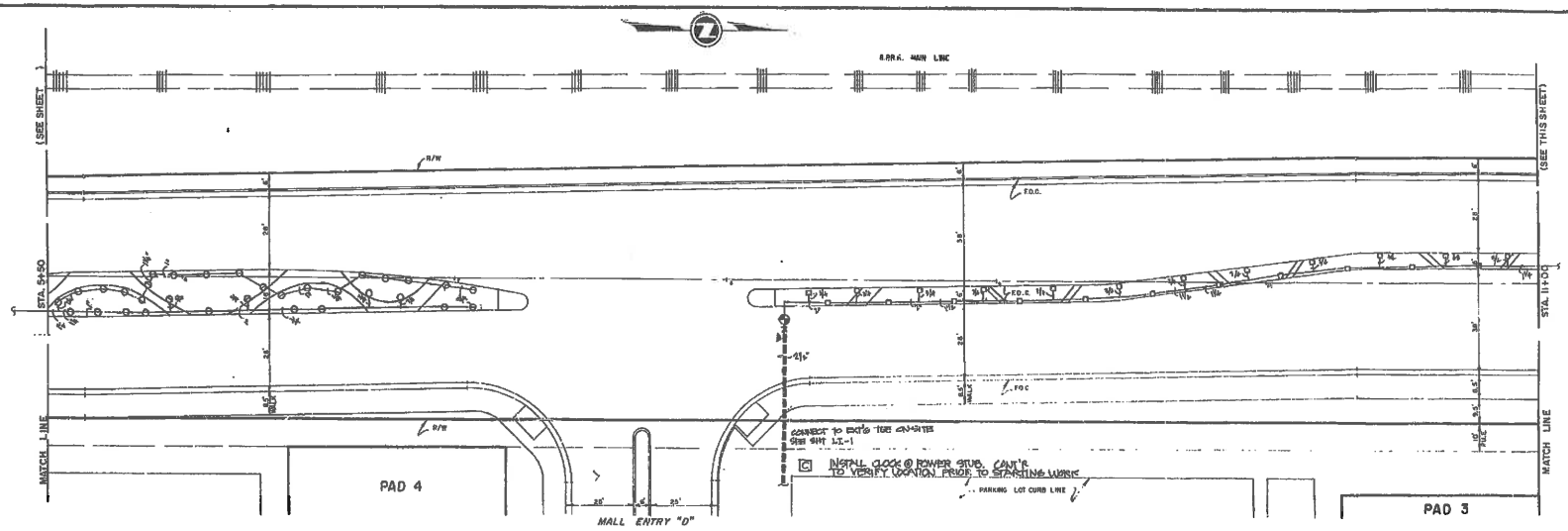
DESIGNED BY T.G.HORGAN DRAWN BY K.L.LOTH CHECKED BY T.G.HORGAN	REV.	DATE	DESCRIPTION	BY	APP'D.	BENCH MARK: ELEVATION ____ DATUM ____ DESCRIPTION:	LAUGENOUR AND MEIKLE R.C.E. 8,466

APPROVED:
CITY ENGINEER
DATE: ____

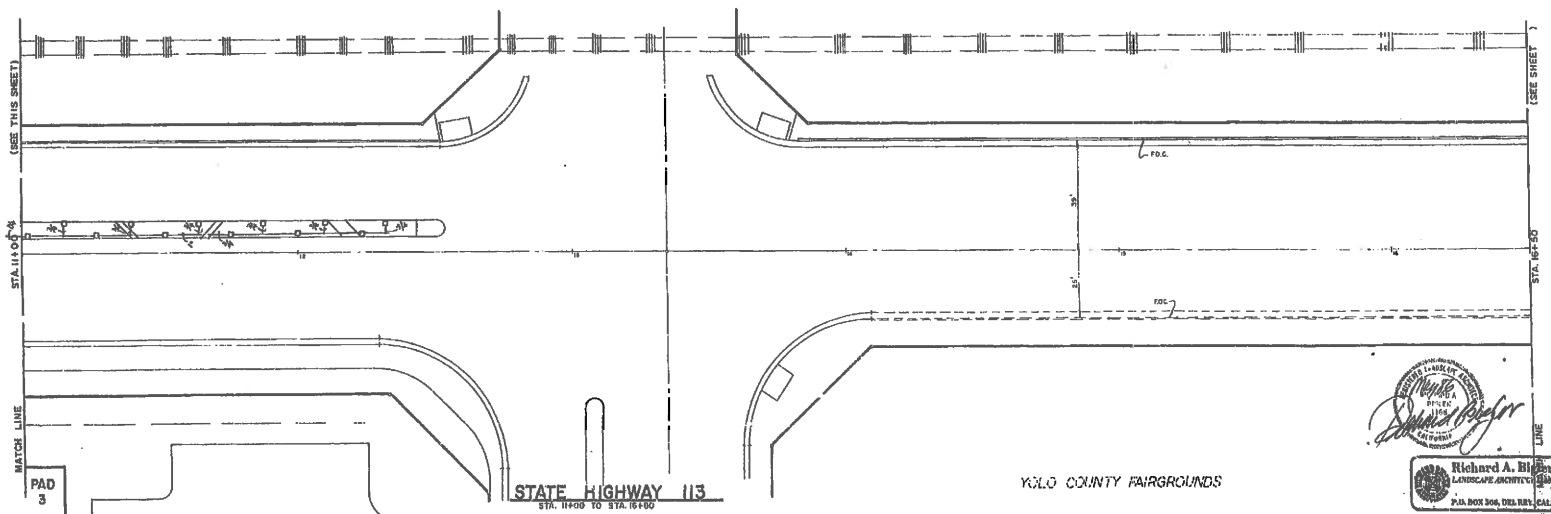
LAUGENOUR AND MEIKLE
CIVIL ENGINEERS
608 COURT STREET
P.O. BOX 828
WOODLAND, CALIFORNIA 95695
PHONE (916) 662-1755

CITY OF WOODLAND, CALIFORNIA
COUNTY FAIR MALL ASSESSMENT DISTRICT
STATE HIGHWAY 113
STA. -(5+00) TO 2+50 & STA. 0+50 TO 5+50

SCALE	SHEET
1" = 20'	L2
DATE: MARCH 19, 1986	OF
JOB NO. 489-2	9



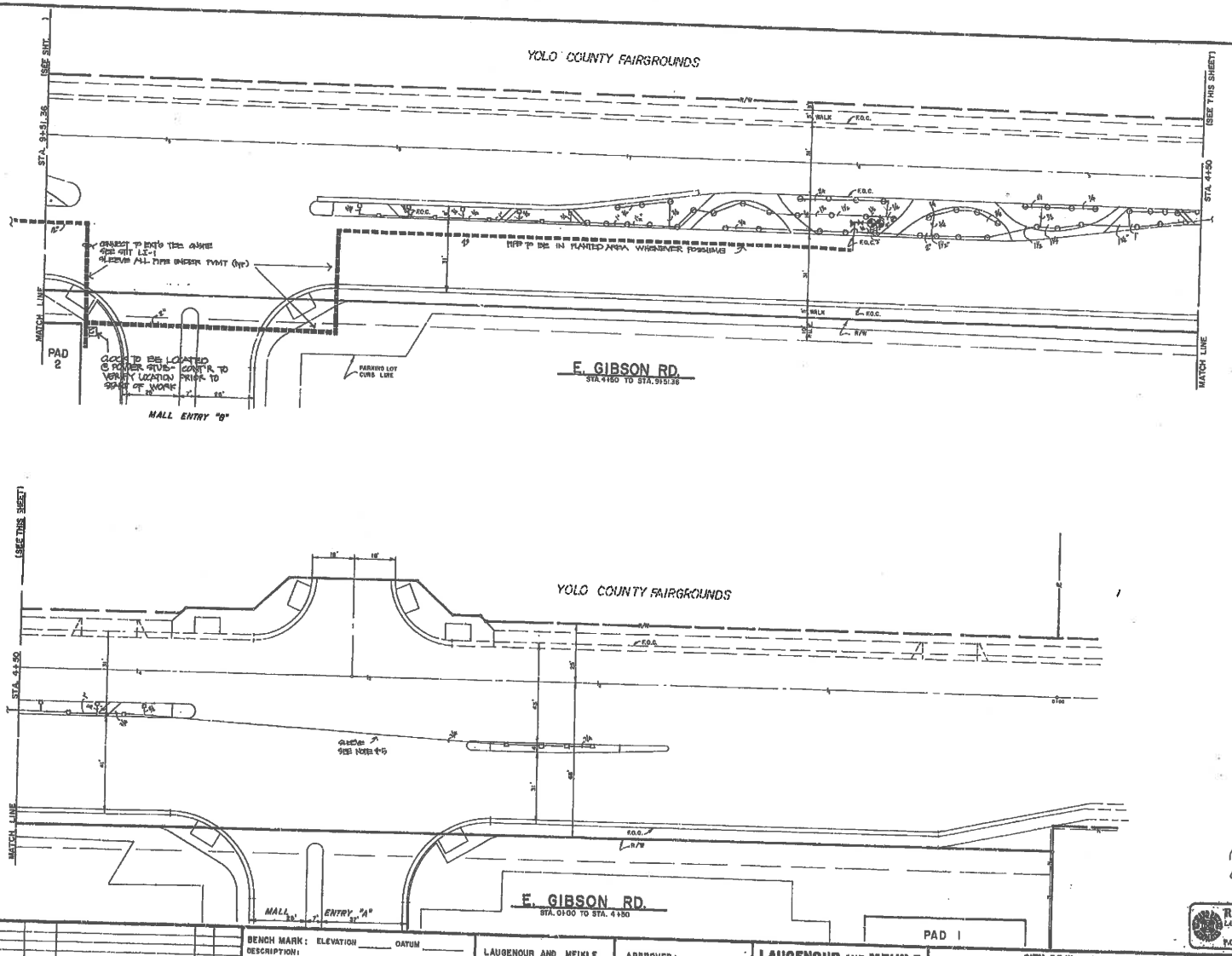
STATE HIGHWAY 113
STA. 5+50 TO STA. 11+00



STATE HIGHWAY 113
STA. 11+00 TO STA. 16+50

Richard A. Bigler ASLA NGF
LANDSCAPE ARCHITECT — GOLF COURSE ARCHITECT
P.O. BOX 306, DEL REY, CALIF. 93616

DESIGNED BY T.G. HORGAN DRAWN BY K.L. LOTH CHECKED BY T.G. HORGAN	REV.	DATE	DESCRIPTION	BY	APP'D.	BENCH MARK: ELEVATION ____ DATUM ____ DESCRIPTION:	LAUGENOUR AND MEIKLE R.C.E. 8,468	APPROVED: CITY ENGINEER DATE:	LAUGENOUR AND MEIKLE CIVIL ENGINEERS 608 COURT STREET P.O. BOX 828 WOODLAND, CALIFORNIA 95695 PHONE (916) 662-1755	CITY OF WOODLAND, CALIFORNIA COUNTY FAIR MALL ASSESSMENT DISTRICT STATE HIGHWAY 113 STA. 5+50 TO 11+00 & STA. 11+00 TO 16+50	SCALE 1" = 20' DATE: MARCH 19, 1986 JOB NO. 489-2	SHEET L-3 OF 9



Richard A. Bigler ASLA NCE
LANDSCAPE ARCHITECT No. 1108 — GOLF COURSE ARCHITECT
P.O. BOX 808, BEL AIR, CALIF. 90077 (213) 472-1404

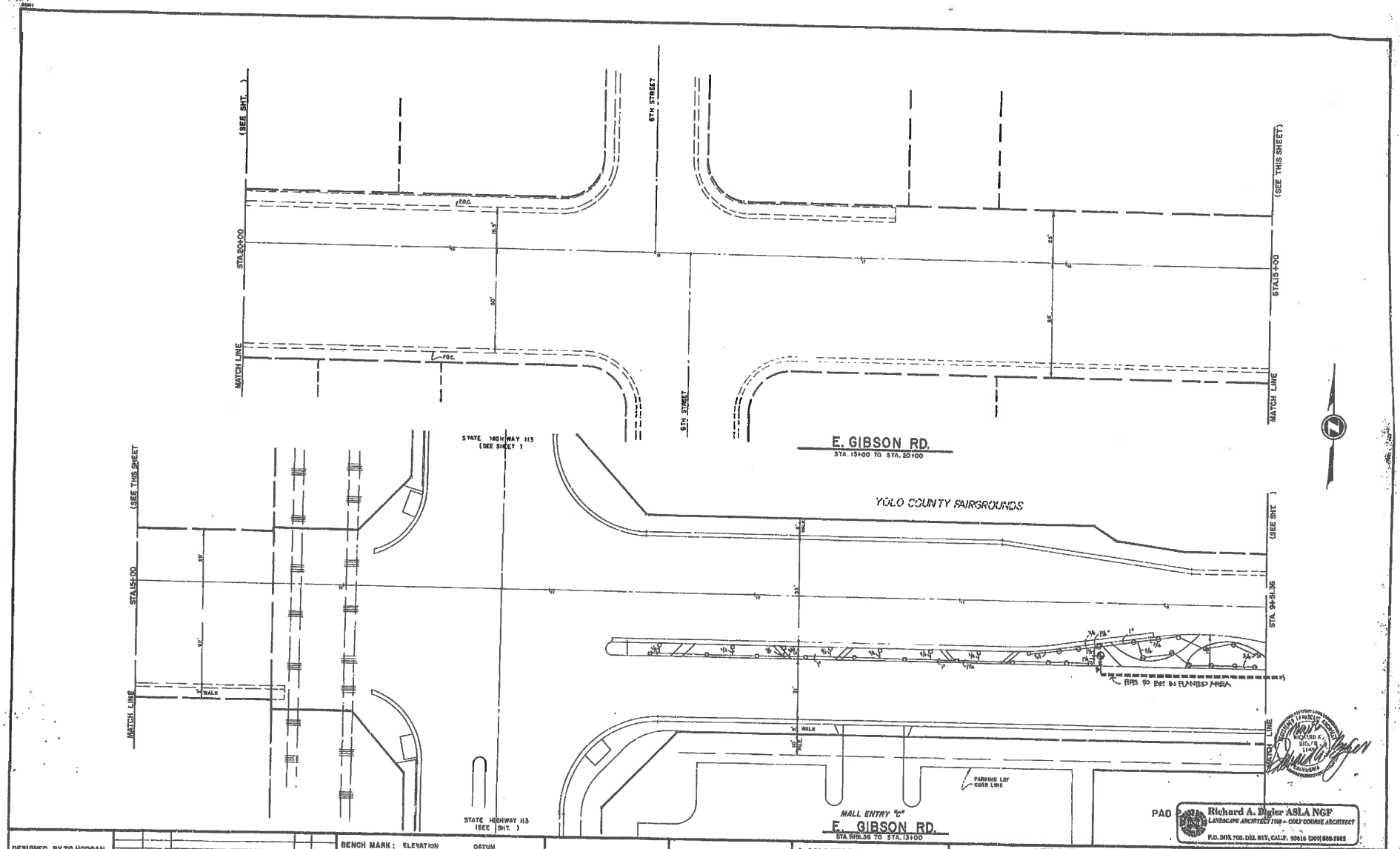
DESIGNED BY T.G.HORGAN DRAWN BY K.L.LOTH CHECKED BY T.G.HORGAN	REV.	DATE	DESCRIPTION	BY	APP'D.	BENCH MARK: ELEVATION ____ DATUM ____ DESCRIPTION:	LAUGENOUR AND MEIKLE R.C.E. 6,468

APPROVED: _____ CITY ENGINEER
DATE: _____

LAUGENOUR AND MEIKLE
CIVIL ENGINEERS
608 COURT STREET
P. O. BOX 828
WOODLAND, CALIFORNIA 95695
PHONE (916) 662-1755

CITY OF WOODLAND, CALIFORNIA
COUNTY FAIR MALL ASSESSMENT DISTRICT
E. GIBSON RD.
STA. 0+00 TO 4+50 & STA. 4+00 TO 9+51.36

SCALE	1" = 20'
DATE	MARCH 15, 1966
JOB NO.	489-2
SHEET	L4
OF	9



DESIGNED BY T.G.HORGAN
DRAWN BY K.L.LOTH
CHECKED BY T.G.HORGAN

REV.	DATE	DESCRIPTION	BY	APP'D.

BENCH MARK: ELEVATION _____ DATUM _____
DESCRIPTION:

LAUGENOUR AND MEIKLE

R.C.E. 8,468

APPROVED:

CITY ENGINEER

DATE:

LAUGENOUR AND MEIKLE
CIVIL ENGINEERS
608 COURT STREET
P.O. BOX 628
WOODLAND, CALIFORNIA 95695
PHONE (916) 662-1755

CITY OF WOODLAND, CALIFORNIA
COUNTY FAIR MALL ASSESSMENT DISTRICT
E. GIBSON RD.
STA. 94+51.36 TO 15+00 & STA. 15+00 TO 20+00

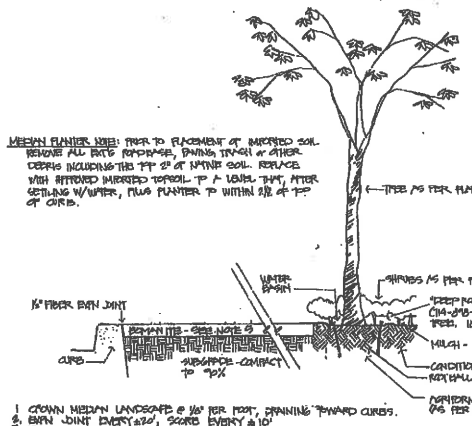
SCALE 1"=20'
DATE : MARCH 19, 1986
JOB No. 469-2
SHEET L-5 OF 9

PLANT KEY

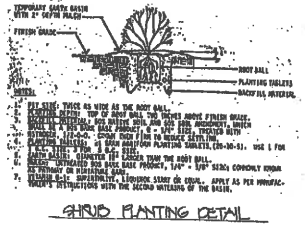
	15 gal	CERCUS SUPER.
	15 gal	LAGERSTROEMIA INDICA
	5 gal	BERBERIS THUNBERGII 'CRIMSON PYGMY'
	1 gal	TRACHELOSPERMUM JASMINOIDES - 8' o.c.
	1 gal	RAPHIOLEPIS INDICA 'MAJOR CRIMSON' - 3' o.c.

1. CONTRACTOR TO FILL INDICATED AREAS WITH PLANTS INDICATED @ SPACING NOTED ABOVE. PLANT LOCATION DOTS (·) ARE APPROXIMATE - SPACE TO FILL EACH AREA.
2. ALL PAVED AREAS TO MEET THE MEDIAN STANDARDS OF THE CITY OF WOODLAND
3. CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN - QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY.
4. 2" OF REDWOOD WALK-ON BARK TO BE APPLIED TO ALL PLANTED AREAS @ COMPLETION OF PLANTING.
5. ROMANITE - INSTALL AS PER MFR. SPECIFICATION FOR MILD CLIMATE. COLOR TO MATCH PLANTERS ON EXTERIOR OF MALL. COLOR TO BE MIXED INTO CONCRETE BEFORE POURING. 4'-0" RIVERSTONE PATTERN

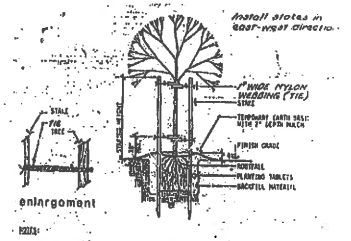
PLANTING DETAIL



1. CROWN MEDIAN LANDSCAPE @ ½" PER FOOT, DRAINING TOWARD CURBS.
2. EXPANSION JOINT EVERY ±20', SCORED EVERY ±10'
3. PLANT PLANTS SO THAT SOIL LEVEL ON STEM IN CONTAINER IS 1" HIGHER THAN SOIL LEVEL OF MEDIAN AREA AFTER PLANTING



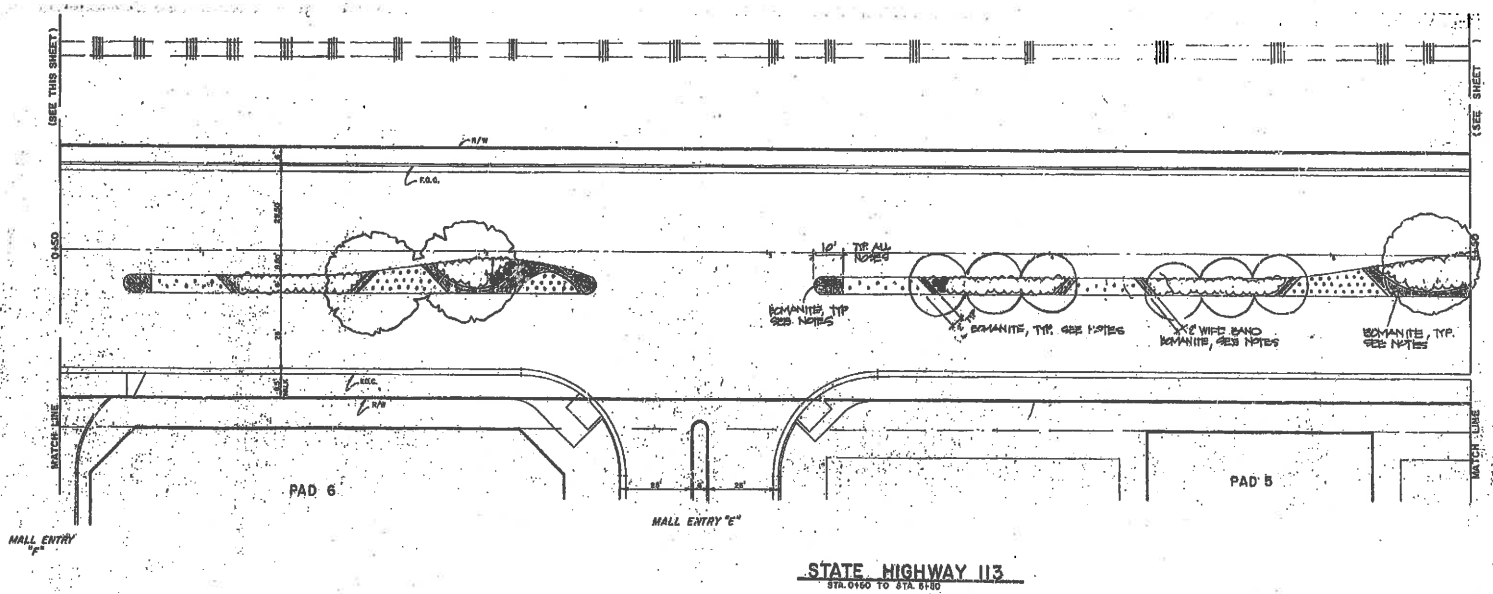
SHRUB PLANTING DETAIL



NOTES:

1. PIT SIZE: THREE AS WIDE AS ROOT BALL WIDTH FROM EACH SIDE MEASURED IN CENTER OF PIT BOTTOM.
2. PLANTING DEPTH: TOP OF ROOT BALL TWO INCHES ABOVE FINISH GRADE.
3. BACKFILL MATERIAL: 50% NATIVE SOIL AND 50% AGRIMIX, UNLESS SOIL AS A TEST REPORT RECOMMENDS OTHERWISE.
4. FERTILIZER TABLETS: 6-1/4" SIZE, PLACED WHEN BACKFILL IS 1/3-2/3 FROM TOP TO REMOVE AIR POCKETS.
5. PLANTING TABLETS (1) GROW ABSORBENT PLANTING TABLETS (20-10-5). USE 3 FOR 5 GAL. TREE, 2 FOR 1 GAL. SHRUB, 1 FOR 5 GAL. SHRUB.
6. WATER BASINS: DIAMETER 12" GREATER THAN THE ROOT BALL. NOT TO LEAVE.
7. MULCH: REDWOOD SOIL BARK BASE PRODUCT, 1/4" - 1/8" SIZES COMMONLY KNOWN AS FATHOM OR REDWOOD CHIP.
8. STAKING: SUPPORTIVE, LIQUIDOUS STAKE OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS WITH ONE SECOND WRAPPING OF THE TIE(S).
9. TIES: 3" x 3" x 8" LONG, DOUBLE OR LOOSELY PERC HOLES 3 INCH DIAMETER OR 3 CUTS EQUALLY NORTHWESTERN SPACED EQUALLY WITH TIE FROM TARGETED POINT.
10. WATERING: SUPPLY TEST TO DEPTH TRENCH VERTICAL, UNLOADED POSITION WHEN SECURE WITH CABLE TIES.
11. [illegible]
12. [illegible]
13. STAKING MAY NOT BE REQUIRED ON ALL TYPES OF TREES AS DETERMINED BY LANDSCAPE ARCHITECT.

TREE PLANTING DETAIL



STATE HIGHWAY 113

STA. 0+50 TO STA. 5+50

DESIGNED BY T.G.MORGAN
DRAWN BY K.I.LOTH
CHECKED BY T.G.MORGAN

REV.	DATE	DESCRIPTION	BY	APP'D.

BENCH MARK: ELEVATION _____ DATUM _____
DESCRIPTION:

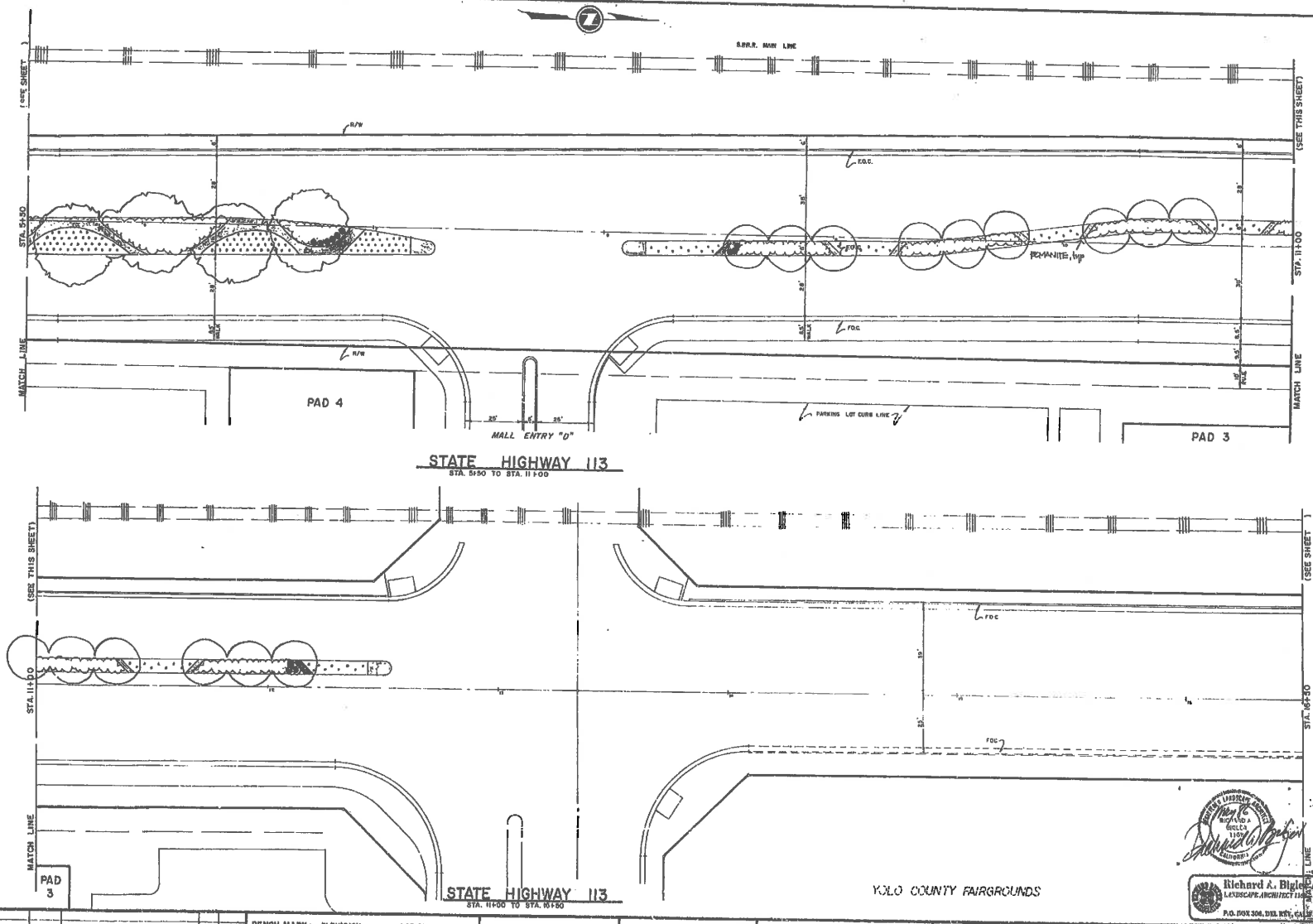
LAUGENOUR AND MEIKLE
R.C.E. 8,468

APPROVED:
CITY ENGINEER
DATE: _____

LAUGENOUR AND MEIKLE
CIVIL ENGINEERS
606 COURT STREET
P.O. BOX 628
WOODLAND, CALIFORNIA 95695
PHONE (916) 662-1738

CITY OF WOODLAND, CALIFORNIA
COUNTY FAIR MALL ASSESSMENT DISTRICT
STATE HIGHWAY 113
STA. -(5+00) TO 0+50 & STA. 0+50 TO 5+50

SCALE: 1" = 20'
DATE: MARCH 10, 1986
JOB NO. 489-2
SHEET 6 OF 9



Richard A. Bigler ASLA NGF
LANDSCAPE ARCHITECT GOLF COURSE ARCHITECT
P.O. BOX 306, DEL REY, CALIF. 93616

DESIGNED BY T.C. HORGAN DRAWN BY K.L. LOTH CHECKED BY T.G. HORGAN	REV.	DATE	DESCRIPTION	BY	APP'D.

BENCH MARK: ELEVATION _____ DATUM _____
DESCRIPTION:

LAUGENOUR AND MEIKLE
R.C.E. 8,468

APPROVED:
CITY ENGINEER
DATE:

LAUGENOUR AND MEIKLE
CIVIL ENGINEERS
608 COURT STREET
P.O. BOX 828
WOODLAND, CALIFORNIA 95695
PHONE (916) 662-1755

CITY OF WOODLAND, CALIFORNIA
COUNTY FAIR MALL ASSESSMENT DISTRICT
STATE HIGHWAY 113
STA. 5+50 TO 11+00 & STA. 11+00 TO 16+50

SCALE 1" = 20'
DATE: MARCH 19, 1986
JOB NO. 489-2

SHEET L 7 OF 9

SECTION 02801

SPECIAL PROVISIONS FOR THE LANDSCAPING

1.1 GENERAL DESCRIPTION

The landscaping shall be constructed to the lines and grades shown on the plans. The elements drawn shall be the total amount of materials to be supplied and delivered by the contractor. The work shall include: clearing and grubbing, grading, conc. and asphalt work if called for, redwood headerboards and other structures as shown in the details. Work shall also include cultivation, soil amendments, seeding or sodding, and planting of plants with all elements shown and called for. Maintenance, staking, weeding and fertilization and final clean up as specified.

1.2 GUARANTEES

All shrubs, ground covers, and lawn areas shall be guaranteed as to growth and health for a period of ninety days, all trees for a period of all year after acceptance by owner. Plants that have shown to have 30% defoliation shall be replaced at contractors expense.

All soil erosion and slippage shall be repaired by the contractor at his expense. All street gutters and sidewalks shall be kept clear and clean at all times. At final clean up all areas shall be clean. Contractor shall guard against any act that may endanger the public at all times.

All constructed elements that show chipping, scratches, or stress shall be replaced or repaired to a new and workmanlike manner. All elements shall appear new and of the best of their kind and class.

1.3 NOMENCLATURE

The term "Architect" shall include: Landscape Architect, Engineer, Architect or person in charge of the project, or owners authorized representative.

1.4 LIST OF MATERIAL FOR APPROVAL

Two copies of a complete material list must be furnished to the Architect for approval. Included in the list shall be the manufacturer's name and number covering all materials to be used.

1.5 SCOPE OF WORK

The work shall include all labor, material, equipment and appliances to complete all the landscape work, as indicated on the drawings and herein specified. Planting shall not commence until irrigation system is complete and approved by the Architect.

1.6 VERIFICATION OF DIMENSIONS AND QUANTITIES

All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities; and immediately inform the Engineer of any discrepancy between the information on the drawings and actual conditions. This must be done prior to submission of the bids so that a ruling can be received. If there are no such inquiries or answers, it shall be assumed that the Contractor is fully aware of all his responsibilities.

Plant totals on the Plant List are for convenience only, and not guaranteed. Contractor shall be responsible for verification of all quantities.

1.7 OBSTRUCTIONS BELOW GROUND

Prior to excavation for planting or the driving or placing of stakes, locate all electric cables, conduits and other utility lines so that precautions may be taken not to disturb or damage such improvements. In the event of a conflict between such lines and plant locations, promptly notify the Architect, who shall arrange for relocation of one or the other. Failure to follow this procedure places the responsibility and expense upon the Contractor for making any and all repairs under this heading.

Remove rock or other underground obstructions, except utility lines or portions of project construction, to depths necessary to permit proper installation of lawns and planting, unless major locations for planting are ordered.

1.8 SITE CLEARING

Site shall be cleared of all weeds, trash and debris prior to grading. All objectionable material shall be removed from the site and disposed of at Contractor's expense. Water for dust control, compaction, etc. shall be furnished at the expense of the owner.

1.9 ROUGH GRADING, IF CALLED FOR ON PLAN N.I.C.

It shall be the responsibility of the Contractor to satisfy himself as to the total quantity of cut and fill required to attain finish grades as represented by contours and spot elevations shown on the grading plan, if plans call for rough grading by Landscape Contractor.

All fill material shall be compacted to 95% relative under concrete walks, pads, and all structural areas. All fill material for lawn and ground cover shall be compacted to 85% compaction. Contractor shall be responsible to bring site to grades indicated. Existing topsoil shall be maintained so that soil is kept loose and friable and easy to work and cultivate and not form clods or clay. It is imperative that the finished work reflect a natural, pleasing appearance. The Contractor shall expect changes in work and close coordination with the Architect. The Contractor shall have an site during establishing flow lines, grades and surface drainage. He shall work in close coordination with the Site Engineer and shall be available for changes in scope of work. Site Engineer shall be notified at the rough grading and prior to finish grading for direction in fine grading operation. All grades shall flow away from all structures.

2.0 FINISH GRADING BY LANDSCAPE CONTRACTOR

Finish grading shall consist of the following:

1. Bring planting areas to uniform grade by floating or hand raking.
2. Direct surface drainage by molding surface to facilitate the natural runoff of the water.
3. Grade low spots and pockets to drain properly.
4. Establish finish grade of all lawn areas, 1" below grade of adjacent pavement of any kind.
5. Soil areas adjacent to building area shall slope away from building at the rate of 2% with no pockets of standing water.
6. Finish grade shall be neat and clean in appearance with uniform, even slopes. Contractor shall be responsible for costs of all compaction tests, if called for.
7. Finish grading shall also include the cultivation of soil amendments called for in section, soil preparation. Soil amendments shall be cultivated into a depth of 6" prior to establishing finished grade.

2.1 SOIL AMENDMENTS & WEED CONTROL

All seed and ground cover areas shall have the following soil amendments cultivated into the top of soil:

3 yds of Fred Mark ... Mix over the whole site, or 7 yds. per 1000 sq. ft. Commercial fertilizer 11-8-4 at the rate of 100 lbs. per acre.

After cultivation, the Contractor shall water the site until first weed crop is established, then cultivate again to kill the weed crop. After second cultivation seed and planting beds may be established and seeding and planting may be completed.

2.4 PLANTS TO BE FURNISHED AND PLANTING INSTRUCTIONS

Work shall consist of providing and installing all elements shown in the planting plan and details related thereto. Contractor shall furnish the plants shown in the legend as the final numbers of plants to be installed, but, the plants as drawn on the plan. Contractor shall provide a plant list to the Landscape Architect 2 weeks prior to ordering for approval of suggested changes to the list. Contractor shall verify all underground appurtenances and repair if damaged during planting. Plants arriving on the site shall be kept adequately watered until planting. All underground utilities shall be located prior to digging and cultivation.

2.5 PLANTS TO BE FURNISHED

All plants furnished shall meet the requirements of the American Society of Nurserymen and shall be the best of their kind and class. Plants planted in the respective containers shall not be too small or too old. The Landscape Architect reserves the right to reject any of the plants he deems unsuitable. All plants shall have normally well developed branch systems and vigorous root systems and not pot bound. No plants are to be pruned or topped prior to delivery.

2.6 PLANT SPACING, HOLES AND BACKFILL

Plants shall be spaced evenly as shown on the plans. Holes are to be dug to 3 times the size of the root ball. When holes are complete, each hole shall be filled with water. Holes that do not drain are to be drilled with auger until water does drain in a 4 hour period. Plant holes are to be in a wet friable condition prior to planting with hidden obstructions removed.

Plants are to be damp prior to covering. Cut cans so as not to injure the plant with can cutter. Plant to be immediately planted as soon as it is opened, backfilled and plant hole filled with water. Plant ball shall be 1" above existing grade. All air pockets to be filled and watering well be established 1'-0" out from plant stem or trunk. Remove water basins from trees in lawn areas prior to planting lawn.

Backfill for plants shall consist of the following:

1.) native soil
2.) forest humus (or equal)
3. Camellias & Azaleas to have 1 cubic ft. camellia mix per plant.
4. Agriform plant tabs as follows:
   1 gal can..........1 tab
   5 gal can..........3 tabs
   15 gal can..........6 tabs
   24" box..........12 tabs

Plant tabs to be 6" under root ball.

2.7 NURSERY PLANT TIES & TREE STAKES

All trees shall have nursery stakes and ties removed. Contractor shall provide (1) 2" x 2" x 8' - 0" long treated lodgepole tree stake per tree, with (2) hose type ties. Ties to be loose enough as to not injure cambium layer of tree. Tree stakes to be located on the windward side of the tree, 18" deep.

Nursery ties on shrubs, vines, and espalier to be removed, and new plastic ties installed in a loose manner so new plant growth will not girdle the branch or stem during first year growth.

2.8 GROUND COVER PLANTING & TOPDRESSING

Ground cover areas shall be watered and damp to a depth of 6" prior to planting. Ground covers shall be grown in flats and damp prior to planting. Plants shall be planted to a depth to cover all roots in the spacing called for on plan. Plant firmly, with dirt in place or rid roots from flats, remove air pockets.

After planting, entire ground cover area shall be top dressed with 1" walk on type shredded sawdust and immediately watered to wash off leaves. Top dressing shall not cover plants as to rot stems from watering operation.

2.9 REDWOOD CHIPS SAWDUST OR TOPDRESSINGS

The above listed topdressings called for shall be applied in such a manner as to not engulf the stems, branches, or trunks of plants which may cause rotting of the plants cambium layers in any way. Plants trunks shall be 2" high above grade to prevent this. Any plants so damaged shall be removed or replaced at Contractor's expense.

2.10 LAWN PLANTING OR SOD PLACEMENT N.I.C.

Upon completion of soil preparation and weed control the Contractor shall finalize grades and insure site to drain free. Work may be done by rake or mechanical means so soil is loose to receive the seed. On completion of the seeding the entire area shall receive a 1/4" layer of forest humus. Area shall then be rolled with a minimum weight of 200 lbs. roller to seal surface.

Area of seed shall be kept moist, wet, but not glistening wet, avoiding puddles or runoff that may cause erosion. Any areas so damaged shall be repaired at once. Areas that dry out shall also be re-seeded at once.

Sod, if called for, shall be rolled out directly on time of delivery and shall be of the type suitable for the area of planting. Sod shall also be watered immediately and maintained to insure proper growth.

Seed mix shall be as follows:

Mix to be used:

Parade Kentucky Blue.......................25%
Merit Kentucky Blue.......................25%
Derby Brand Perennial Ryegrass.........25%
Pennant Brand Perennial Ryegrass.........25%
100%

Stover Seed Co. - (213) 887-7291, or approved equal
Seed at the rate of 6 lbs. per 1000 sq. ft.
Seed shall be of commercial source and 99% weed free

3.1 PROTECTION, WEED CONTROL, MAINTENANCE AND INSPECTION

The Contractor shall carefully and continuously protect all areas included in the contract, including plant material, fences, supports, etc., until final acceptance of the work by the Architect. The Contractor shall erect barriers, night lighting, or any device necessary to protect the public health and safety. The Contractor shall accept any and all liabilities arising from accident or injury on the job, and after construction.

Plant maintenance work shall consist of watering, weeding, caring for plants, edging and mowing of lawn, fertilizing and performing the following plant establishment work:

1. The entire project shall be satisfactorily maintained for a period of thirty (30) calendar days. The maintenance period will begin when all items of work have been completed as specified in the foregoing articles and to the satisfaction of the Architect.

2. The Contractor shall maintain a sufficient number of men and adequate equipment to perform the work herein specified.

Water lawn and turf until acceptance of work. Water shall be applied to all lawn areas by means of the sprinkling system, and the areas shall be kept moist, but not glistening wet, until the first cutting of grass. After first cutting, water lawn to maintain a thriving condition. Any areas where the seeds fail to germinate and grow satisfactorily shall be immediately re-seeded.

Lawn shall be kept green and vigorously growing at all times. Maintenance period in such areas shall be extended until adequate turf shows to the satisfaction of the Architect.

One application of fertilizers, ammonium sulphate at the rate of five (5) pounds per 1000 sq. ft. as directed on the twentieth (20) day as approved by the Architect, or the 30th day if temperatures rise above 90 degrees.

3.2 WEED CONTROL

The Contractor shall be responsible for all weeds on the site during and at completion of the project. [redacted]. The site shall be 100% weed free prior to any acceptance of work.

Contractor shall call for observation at the following stages: Rough grading, fine grading, plant delivery, establishment period and final inspection. Contractor shall give Architect 72 hour notice

1.3 CLEAN UP

Upon completion of work each day, the Contractor shall remove all rubbish, trash and debris resulting from the operations, remove disused equipment and implements of service; leave entire area involved in a neat and acceptable condition, such as to meet the approval of the owner.

At final observation the entire site shall be neat, clean with walkways, or roadways washed clean. All trash removed from site. Workmanship of all items of construction shall be of best quality as exhibited by Landscape Contractor Association standards, City & State codes and governing agency requirements.

SECTION 02750

LANDSCAPE IRRIGATION

SPECIFICATIONS

1.0 GENERAL DESCRIPTION

Sprinkler systems shall be constructed to the sites, grades and locations shown on the plans. Sprinkler lines shown on the plans are essentially diagrammatic. Locations of all sprinkler heads, shrub heads, etc. shall be established by the Contractor at the time of construction. Typical spacing of the sprinkler heads are shown on the plans and shall be exceeded only with the permission of the Owner's authorized representative.

Unless otherwise specified, the construction of sprinkler systems shall include the furnishing, installing and testing of mains, laterals, risers and fittings up to 100 psi for one hour and furnishing and installing of sprinkler heads, gate valves, control valves, automatic valves and automatic controllers, the removal and/or restoration of existing improvements, excavation and backfill, and all other work in accordance with plans and specifications. Sprinkler systems shall be complete, operative and provide full coverage of the area.

1.1 GENERAL CONDITIONS

EXAMINATION AND VERIFICATION OF DRAWINGS AND THE SITE

It shall be the Contracting Installer's responsibility to report to the Owner's authorized Representative any deviation between mechanical drawings, equipment, performance, specifications and the site at bid time. Failure to do so prior to the installation of equipment, resulting in replacing and/or relocation of equipment, shall be done at the Contractor's expense. This shall also include the addition of extra heads, valves, and equipment necessary to achieve full coverage.

1.2 ORDINANCE AND REGULATION

All local, municipal and state laws and rules and regulations governing this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the sprinkler contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations of same. However, when these specifications call and/or describe materials, workmanship or construction of a better quality, higher standard or larger size, specifications and/or drawings shall take precedence over the requirements of said rules and regulations.

1.3 PERMITS

Any permits for the installation or construction of any of the work included under this contract, which are required by and of the legally constituted authorities having jurisdiction, shall be obtained and paid for by the Contractor, each at the proper time. He shall also arrange for any examinations required by these authorities.

1.4 PURPOSE OF SPECIFICATIONS

It is the intent of these specifications to accomplish the work of installing a sprinkler system which will operate in an efficient and satisfactory manner according to the workmanlike standards established for the sprinkler industry. Notwithstanding to the fact that these specifications may be deficient in setting forth a complete detailed description of the work to be done and quality of equipment to be installed, Mfg. printed instructions shall also be a part of these specifications and shall prevail over these specification.

1.5 PRECEDENCE OF DRAWINGS

All general and specific notes shown on the drawings and details herein shall take precedence over these specifications. All work designated on the drawings by notes shall be furnished and installed. The drawings to take precedence over these specifications should there be any conflict, unless otherwise called for in the specifications.

NOMENCLATURE

The term Architect shall mean Landscape Architect, Engineer, Architect or Owner's Representative. Engineer shall mean Site Engineer responsible for site, grading and underground plans.

1.7 UNDERGROUND OBSTRUCTIONS

The Contractor shall verify all underground obstructions, and or, utilities, prior to trenching. Contractor shall avail himself of any "as built" drawings of site and existing proposed or completed site work. This shall also include verifying between proposed irrigation work and existing underground utilities arise, Contractor shall call for a ruling by Site Engineer prior to work. Failure to do so shall mean Landscape Contractor shall pay for any work to be re-done.

1.8 PROTECTION TO THE PUBLIC HEALTH & WELFARE

The Landscape Contractor in the course of his work shall make every effort to guard the public health, safety and welfare during construction. This shall include erection of barricades, night warning lights and all necessary devices required by existing governmental codes. The Contractor shall accept any and all liabilities arising from accident or injury on the job, and after construction. All equipment which protrudes above grade shall be installed against a structure or an appropriate barricade shall be erected to protect public safety.

1.9 CHANGES IN SCOPE OF WORK

Additions or deletions in the quantity of work as set forth in these specifications and accompanying drawings may be ordered by the Owner or his authorized representative after the contract price has been adjusted accordingly to the satisfaction of both the Contractor and the Owner and they have been accepted in writing by the Owner.

1.10 SUBCONTRACTORS

A complete list of all subcontractors proposed for any portion of the work must accompany each proposal. Subcontract shall be awarded only to those subcontractors considered satisfactory by the Owner or his representative.

1.11 NOTICE OF COMPLETION

The completion of this contract will be accepted and Notice of Completion recorded only when the entire contract is completed satisfactorily to the Owner's authorized representative.

1.12 RECORD DRAWINGS

Provide and keep up to date a complete "as built" record set of blue line oxalid prints accurately describing all deviations from the original drawings. Conform to Section 1L, Project Record Documents. As builts to be delivered to Owner prior to final acceptance of work.

2.1 MATERIALS

Whenever any material is specified by name and/or number thereof such specifications shall be deemed to be used for the purpose of facilitating a description of the materials and establishing quality, and shall be deemed and construed to be followed by the words, "or approved equal." No substitution will be permitted which has not been submitted for prior approval by the Owner's authorized representative, five (5) days prior to bid date. No sub-stitute will be approved after the awarding of the contract unless specified materials are not available during construction, or are necessary for the successful performance of work.

The Owner's authorized representative reserves the right to approve or disapprove such substitutions at their option. The representative of the Client reserves the right at any time to call for testing by an independent testing laboratory. In each case, the Contractor or respective manufacturer shall pay all testing costs for tests required.

2.2 EXCAVATION, BACKFILL

Trenches for AC pipe, plastic and galvanized pipe shall be excavated either by hand or machine and shall be sufficient width to permit proper handling and installation of the pipe and fittings. The backfill shall be compacted and evened off with the adjacent soil level. Selected fill dirt or sand shall be used if soil conditions are rocky, or have debris. No material over 2" shall be allowed near the pipe, below it, or 4" above the pipe. Backfill shall be made early in the morning when the soil and pipe temperatures are the same. AC pipe to be a minimum depth of 24" on pressure pipe, PVC pipe to be 18" on pressure pipe and PVC laterals, non pressure, 12". Contractor shall compact fill as required to prevent settling of trenches. Contractor to maintain All pipe in the same trench shall have a minimum clearance of 4" from each other. Final fill over trenches shall be compacted to a level grade with no depressions.

2.3 PIPELINES

Plastic pipe shall be as called for on plan and extruded from PVC 1120/1220 and shall meet commercial standards CS 256-63. All fittings shall be PVC schedule 40 by Lasco Industries or equal. Class and schedule of pipe shall be as called for in the plans. Strict accordance with Mfg. recommendations shall be used in the installation of the pipe. Generally, piping under concrete shall be by jacking, boring or hydraulic driving. Where any cutting or breaking of sidewalks and/or concrete work is necessary, it shall be removed and replaced by the Contractor. Permission for such cutting and breaking shall be obtained by the Contractor. Where piping on the drawings is shown under paved areas, but, running parallel and adjacent to planted areas, the intent of the drawing is to install the piping in the planted area. Sched 40 sleeves are to be used with all pipe and wire under walks or roadways. All galv. pipe to be sched 40. Connections to mainline supply shall be by Contractor according to existing code.

2.4 PLASTIC PIPE FITTINGS AND CONNECTIONS

All plastic pipe fittings to be installed shall be molded Gsun Type, and shall be suitable for solvent weld, or screwed connections. Fittings shall be by Lasco, or equal. When connection is plastic to metal, male adaptors shall be used. Hand tighten, plus one turn, and use Teflon Tape. Plastic, AC pipe shall be installed as per industry standards. After testing, and prior to putting on heads, flush the system of all debri.

2.5 WIRING

All wire to be installed under pipe, taped in bundles 8' - 0" O.C. All wiring, pull boxes, connections shall be UL approved as to material and installation. All work shall comply with existing codes and Mfg. recommendations. All wiring to be continuous, soldered and taped. Low voltage wire shall be color coded and all 110 volt electric boxes to be buried with location marker with locking device. All splices shall be done in valve boxes with all connections soldered, taped and coded with a catalytic epoxy water proof sealing packet. Contractor shall call out any conflict in the recommendations. Wire shall be #14-1 or heavier.

2.6 SPRINKLER HEADS

Sprinkler heads shall be of the type and size as shown on the plan. Heads adjacent to existing walks, curbs, or other paved areas shall be set to grade. Head adjacent to curbs and walks shall be 2" away from such surfaces and 12" away from building walls or fencing. Heads to be adjusted so that no spray hits building, fences, walls, or walks. Install anti-drain check valves under all heads subject to low-head drainage.

2.7 GATE VALVES

All gate valves of 2" and smaller shall be all brass or bronze. All gate valves 2½" or larger shall be iron body, brass-trimmed, double disc wedge, all with non rising stem. Furnish operation nut and handle.

2.8 QUICK COUPLER VALVES

The quick coupling valves shall be universal key-type of brass construction with IPS female pipe connections. The valve body shall be one or two piece construction with a rubber cover and lock top. Two (2) quick coupler keys, and two (2) hose ells shall be supplied at the end of the job, along with 2 locking keys.

2.9 AUTOMATIC CONTROLLER

Automatic Controller shall be as specified on the plan. Pedestal mount shall have conc. base. All installation to be in accordance with Mfg. recommendations. All electrical connections to the clock shall be the responsibility of the Contractor and shall be UL approved and meet all codes. All wiring from electrical source to clock shall be in U.L. approved conduit.

2.10 ELECTRIC VALVES

Contractor shall furnish and install all valves of the type specified on the plans. Valves shall have a manual operation device. All work shall be as per Mfg. detailed instructions. Electrical connection to electric valves shall have a 12" wire loop to each valve in valve box.

2.11 VALVE BOXES

All valves, manual or automatic shall have a valve box, set flush with grade, unless otherwise called for. All boxes shall meet State and City codes. All lids shall have a lock. Unless otherwise called for boxes shall be plastic, standard rectangular size, Brooks, Carson or approved equal. Maximum of two valves per box.

2.12 BACKFLOW PREVENTION UNITS

Unless otherwise specified, the backflow prevention unit shall be as called for in the plans, or what is acceptable to City code, and installed as per Mfg. detailed instructions. It shall be placed at least 12" higher than the highest head.

2.13 PUMP N.I.C.

If applicable, shall be as shown on the details or the sprinkler plans. All wiring to pump, control panel, electric supply shall be UL approved, meet code, and be as recommended by the Mfg.

2.14 WATER METER

If applicable and called for in the plans, shall be as specified, or a type that meets City code and installed as per code and recommendations. Contact local water company for requirements.

2.15 HOSE BIBS N.I.C.

Hose bibbs shall be of all brass construction of Class 150 WOG brass and shall be angle pattern for 3/4" or 1" hose connections. Hose bibbs shall have renewable bonnet and stem assembly with ring seal and have long stem thread to insure positive opening and closing. Valve disc shall be full floating with replaceable seat washers. Hose bibbs shall be designed to open and close with a special key to prevent vandalism and tampering by non-authorized personnel.

3.1 CLOSING IN OF WORK

Prior to the closing in of all the trenches and after flushing of lines, test all main lines to 100 PSI for a period of one hour. At the end of this test, heads shall be put in place, and a coverage test will be held to determine if any heads need adjustment. Contractor shall make whatever adjustments that are required. Then the final closing of the trenches can be done. The Owner's authorized representative will observe all tests, work, and connections prior to closing in work. If the Contractor closes the trenches prior to the above observation he shall be liable to open and expose all work. One-half cubic foot of aggregate shall be placed around every outer head when installed. Final adjustments, etc. will be done.

3.2 OBSERVATION BY ARCHITECT

The Architect shall make periodic observation during the course of work. The Contractor shall call for observation during the main line test, coverage test, and final inspection of work. Contractor shall give Architect 72 hour notice. Observation by Architect does not imply direction or consent of Architect or imply directing the Contractor in the course of the Contractor's work.

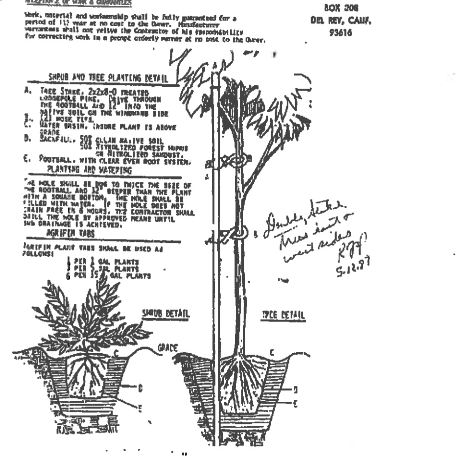
3.3 ACCEPTANCE OF WORK

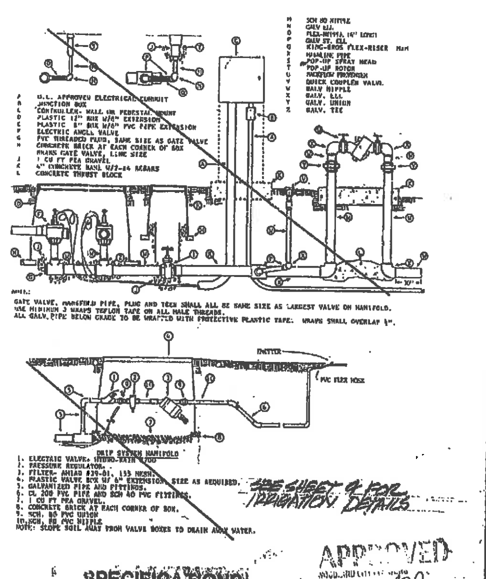
Prior to final acceptance of work Contractor shall deliver to the Owner a complete, reproducible, "as built" plan, (1) one set of manuals covering all materials in the irrigation system, (2) two keys to controller, (2) two quills for quick couplers and wrenches etc. that are part of the maintenance equipment of all parts of this system. Irrigation system shall be fully automatic, operable and provide coverage of planting areas.

3.4 ACCEPTANCE OF WORK & GUARANTEES

Work, material and workmanship shall be fully guaranteed for a period of (1) year at no cost to the Owner. Manufacturer warrantees shall not relieve the Contractor of his responsibility for correcting work in a prompt orderly manner at no cost to the Owner.

COPYRIGHT
OF
BOX 308
DEL REY, CALIF.
93616





SEE SHEET 4 FOR IRRIGATION DETAILS

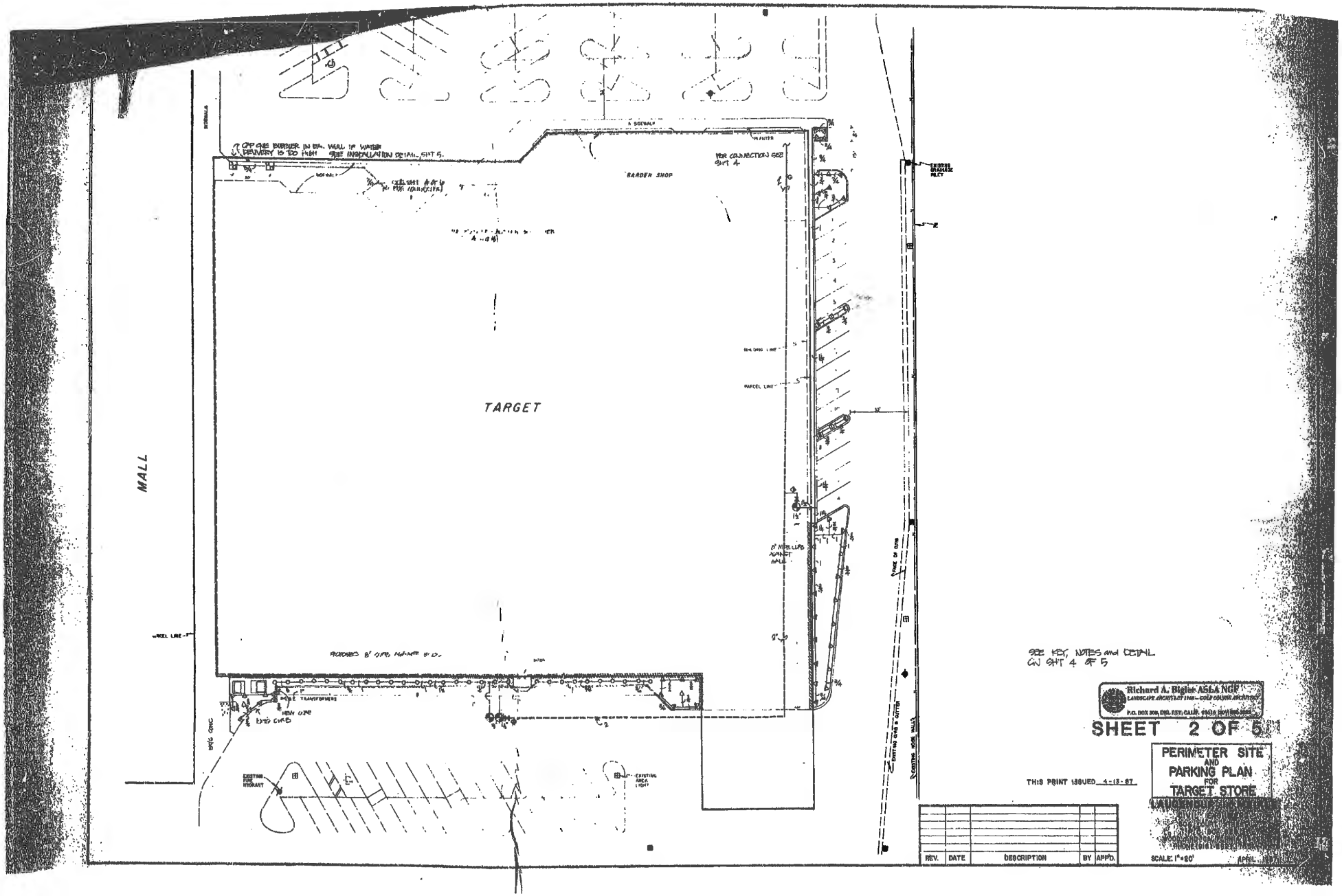
APPROVED

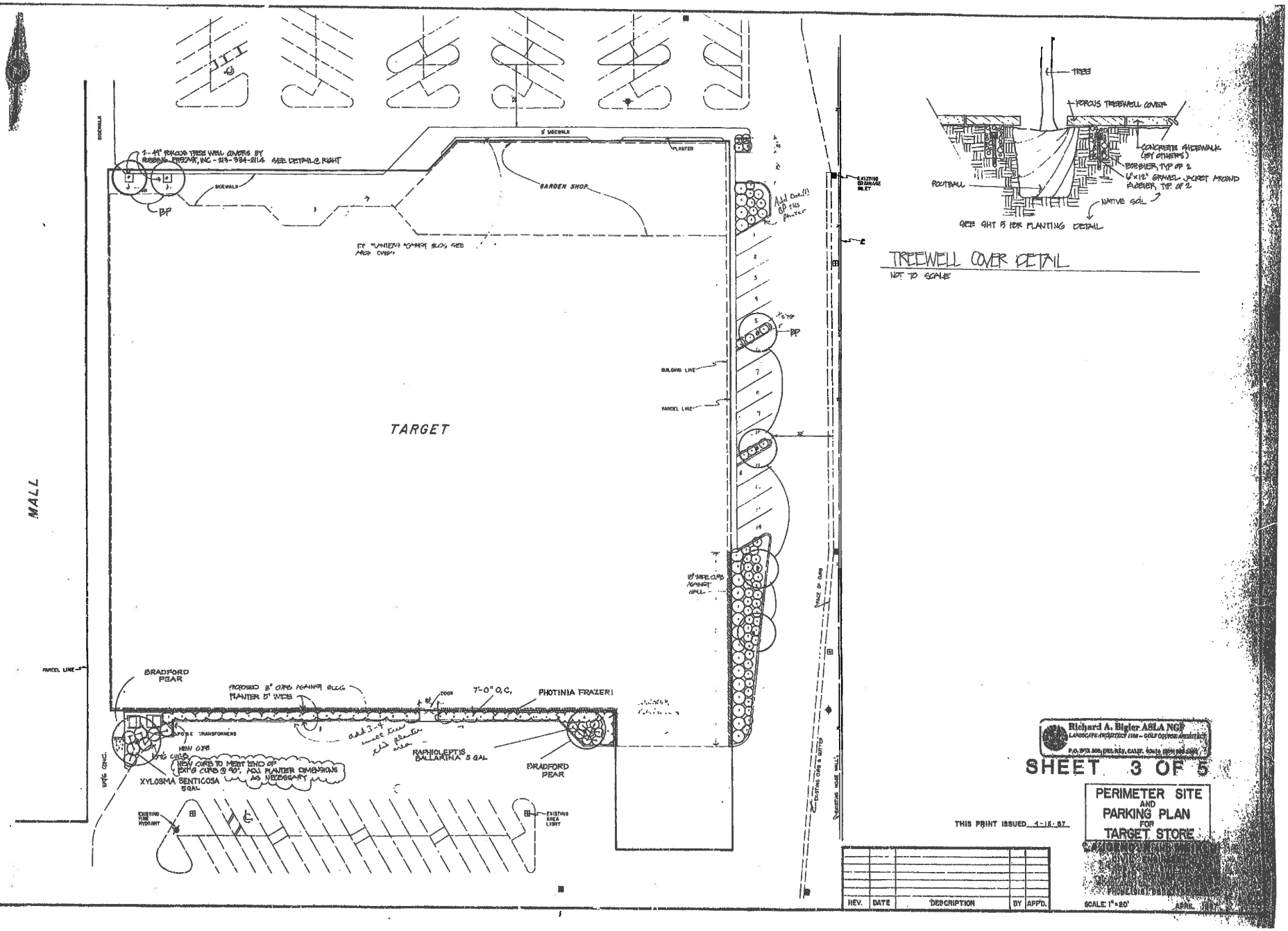
SPECIFICATIONS
SHEET 5 OF 5

Richard A. Bigler ASLA NGF
LANDSCAPE ARCHITECT, 1168 · GOLF COURSE ARCHITECT
P.O. BOX 308, DEL REY, CALIF. 93616 (209) 888-2882

REVISIONS

DRAWN
CHECKED
DATE
SCALE AS NOTED
SHEET


TARGET
MALL
GARDEN SHOP
SEE KEY, NOTES and DETAIL ON SHT 4 OF 5
SHEET 2 OF 5
PERIMETER SITE AND PARKING PLAN FOR TARGET STORE
THIS PRINT ISSUED 4-13-87
REV. DATE DESCRIPTION BY APP'D.
SCALE: 1"=80'
APRIL



TREEWELL COVER DETAIL

NOT TO SCALE

Richard A. Bigler ASLA NCP

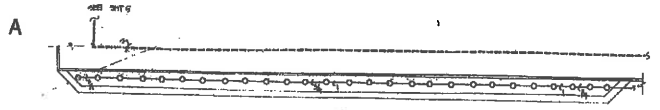
SHEET 3 OF 5

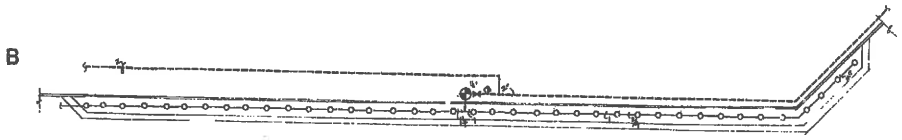
PERIMETER SITE AND PARKING PLAN FOR TARGET STORE

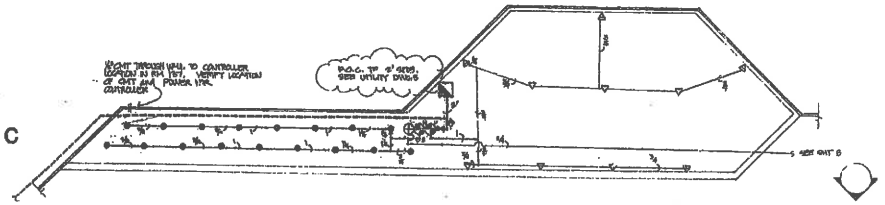
THIS PRINT ISSUED 4-15-87

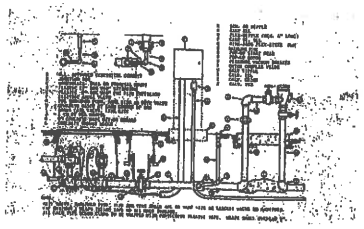
REV.	DATE	DESCRIPTION	BY	APP'D.

SCALE: 1"=20'









IRRIGATION DETAIL

KEY

- ○ RBO 12-30-50 FLOW BUBBLER, SWCH 4" ABOVE GRADE
- ● RBO 50-150-150 STEAM BUBBLER, SWCH 4" ABOVE GRADE
- RBO PRS-15, 700-15 DIP SWCH
- RBO 700F-12"
- RBO GAS VALVE, SIZE NOTED, ELECTRIC
- RBO GV GROUND GATE VALVE
- RAINBIRD WALL MT QUICK COUPLER
- RBFCO 700 BACKFLOW PREVENTER, 1½"
- RAINBIRD RCC-A CONTROLLER
- CL 200 PVC LATERAL, 12" DEEP
- CL 200 PVC MAINLINE, 18" DEEP

1. ALL PIPING SHOWN DIAGRAMMATICALLY. FIT PIPE IN PLANTER AREA WHENEVER POSSIBLE.
2. ELIMINATE ALL OVERTHROW INTO BUILDINGS AND PAVED SURFACES
3. NO TEES OR ELLS UNDER PAVEMENT

ADDL. EQUIPMENT

⊕ RAINBIRD 700-MV VALVE

SHEET 4 OF 6

Richard A. Bigler ASLA NCP
LANDSCAPE ARCHITECT (10) - GOLF COURSE ARCHITECT
P.O. BOX 366, MT. VIEW, CALIF. 94042 (650) 964-8484

TARGET

SCI ARCHITECTS INC. ARCHITECTS ENGINEERS PLANNERS

DATE ISSUED	REVISIONS
Drawing By:	
Checked By:	

TARGET STORE: WOODLAND
EAST GIBSON ROAD & HIGHWAY 113
WOODLAND, CALIFORNIA

STORE	PROTOTYPE
T-277	P2-86
PROJECT CODE	DRAWN/CHECKED
1291	R L L

TITLE: PLANTER IRRIGATION PLAN

SHEET

Legislation Details (With Text)

File #:	16-648	Version: 1	Name:		
Type:	Staff Report		Status:	Agenda Ready	
File created:	7/22/2016		In control:	Planning Commission	
On agenda:	8/4/2016		Final action:		
Title:	SUBJECT:	Long Range Calendar			
	Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	A - PLANNING COMMISSION LONG RANGE CALENDAR 7.26.pdf				

Date	Ver.	Action By	Action	Result

City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
DATE: August 4, 2016
SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Staff Contact

Debbie Flemmer, Admin. Secretary - (530) 661-5818, debbie.flemmer@cityofwoodland.org

BACKGROUND:

This calendar is being provided for planning purposes only and is intended to keep the Commission apprised of upcoming agenda items and better plan for upcoming Planning Commission items.

ATTACHMENTS:
Attachment A - Planning Commission Long Range Calendar Prepared July 27, 2016.

PLANNING COMMISSION LONG RANGE CALENDAR
Items subject to removal and/or rescheduling

Prepared July 27, 2016

August 4, 2016	**Notice**
Human Bean CUP Drive Through	**10-Day**

August 18, 2016	**Notice**
YCTD Short Range Transit Plan Presentation	
Santa Anita Parcel Map	**10-day**

August (24), 2016	**Special Meeting**
General Plan Joint CC/PC Workshop on the General Plan	

September 1, 2016	**Notice**
General Plan Comment Meeting on the General Plan and Draft EIR	
Vote for Chair and Vice Chair of the Planning Commission	

September 15, 2016	**Notice**
Oyang ?	
Country Oaks TM Extension	
Public Art Ordinance Update	

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

Project Applications Short Range
Country Oaks TM (Time Extension due to affordable housing) (Sept/Oct)

Project Applications Long Range:
Oyang N GPA/SP/TM/DA
Oyang S GPA/SP/TM/DA
Specific Plan 1A

SUBCOMMITTEES
General Plan
Zoning Subcommittee
Public Art
Design Liaison

CITY COUNCIL
August 23 - Prudler
General Plan Update – Second meeting of each month
August 23 – Resolution to approve findings for an extension of Housing Element Program 2.A.2.
August (24) Joint CC/PC Workshop
September 13, 2016 General Plan Comment Meeting
Affordable Housing Workshop #2 (tbd – Sept/Oct?)

PLANNING COMMISSION LONG RANGE CALENDAR
Items subject to removal and/or rescheduling

HISTORIC PRESERVATION

Heritage Home Awards - September

WORKSHOPS

General Plan

August 8, 2016 Community Open House
August 15 – GPSC (implementation)
August (24 tbd) Joint CC/PC Workshop
September 1, 2016 – Public comment meeting on the General Plan and Draft EIR