

Gold Ridge Fire Protection District- Warehouse and Station Remodel

4500 Hessel Rd, Sebastopol, CA 4510 Hessel Rd, Sebastopol, CA February 12, 2025

Request for Proposals

Progressive Design-Build Construction Services



Gold Ridge Fire Protection District- Warehouse and Station Remodel

I. INTRODUCTION

Gold Ridge Fire Protection District ("Owner") is soliciting proposals from qualified Design-Build Teams ("DBTs") for the new Warehouse and Fire Station 81 Remodel ("Project") in Sebastopol, California. This Request for Proposals ("RFP") establishes the requirements for submittal of Proposals (defined below) from Design-Build Teams.

All interested DBTs must submit Proposals using all required forms and in the format required by this RFP. This RFP is not an offer to enter into a contract but merely a solicitation of entities interested in submitting a Proposal to the Owner for the Project.

The Owner reserves the right to find any RFP that is incomplete or otherwise fails to respond to all requirements of this RFP non-responsive, and to give it no further consideration. The Owner also reserves the right to request clarification and/or additional information from any DBT.

Except as provided herein, communication with the officials, representatives, members, or employees of the Owner regarding the substance of the RFP, or any RFP-related matter is prohibited.

Neither this RFP nor the identification of qualified DBTs for any purpose creates any obligation whatsoever, either express or implied, for the Owner to award any contract.

II. PROJECT DESCRIPTION

The Owner is commissioning the construction of a new facility, and the remodeling of an existing building located at 4500 and 4510 Hessel Road, Sebastopol, CA. The Owner desires to use the two-phase progressive design-build approach. The primary goal is to provide additional storage space for the Fire Department and to upgrade and expand the existing Fire Station 81.

Phase 1 includes a new 5,000 sf., 20' tall, single story administrative warehouse building that will include conditioned and unconditioned storage spaces as well as 4 offices. The building will allow the District to increase the number of administrative employees from three to seven and to continue hosting events and training programs with the existing fire station. The proposed warehouse has been approved by Sonoma County to allow construction for this structure per Use Permit File No. 7492 dates June 7, 2024, as **Exhibit E1-E4** and shall be the basis of the design. The final design of the Warehouse shall meet the parameters and requirements contained within the Use Permit.

Phase 2 includes the upgrade and remodel of the existing Fire station 81. Final programming will be required to be performed with the Owner, however the primary focus is to provide 6 dorm rooms, reconfigure living and administrative space, while updating and addressing any building deficiencies related to current code and degradation. A facility conditions assessment, that included the visual inspection of the building envelope, the MEP systems, site observations, and a code analysis of the existing Fire Station was recently performed as **Exhibit G**. Further assessment will be required by the Design Builder through the development of the program.

Exhibit F provides a preliminary design and is intended for reference only. The final design will be developed to address the Owner's current and future operational needs, resolve deficiencies identified in the facility conditions assessment, and align with the targeted budget.

The Target Budget for design and construction of the Project is \$6,200,000.



Request for Proposals are desired from cohesive DBTs of General Contractors, Architects of Record and Subconsultants, including but not limited to:

- Structural, Electrical, and Mechanical Designers,
- Civil Engineers

Completion of the design and securing approval from the Authority Having Jurisdiction ("AHJ") are required steps. However, prior to the selection of the DBT, the Owner has no specific preference for construction methodology—whether modular, prefabricated, or traditional site-built structures are used. We encourage DBTs to select the construction approach that best aligns with their proposed project strategy. DBTs are expected to include teams of design-build subcontractors in their Proposals, along with Modular, Component, or Prefabricated ("MCP") designers and suppliers as applicable. It is advisable for DBTs to highlight the experience of their team members, leveraging this expertise to strengthen their overall qualifications and project approach.

The DBT is required to hold a California Contractor's License, Class B, which is current, valid and in good standing with the California Contractors State License Board and is required to be registered with the Department of Industrial Relations ("DIR") pursuant to Labor Code section 1725.5. The Architect and Principal Engineers are required to be licensed and in good standing in the State of California and have experience working with local codes and jurisdiction of the project to include Sonoma County and California State Water Resources Control Board and Municipal Storm Water Management Plan/Program (MS4).

Kitchell CEM has been retained to prepare the Request for Proposals and other documents upon which the selection is based. To maintain impartiality, Kitchell CEM is not eligible to participate in any DBT submitting a proposal for this project.

III. CONTRACT DOCUMENTS

As part of the Proposal submission process, DBTs must thoroughly review the proposed Progressive Design-Build Agreement specified in **Exhibit A1-A2** of this RFP (hereinafter referred to as the "Contract"). To be considered responsive to this RFP, each DBT must explicitly acknowledge their willingness to enter into the Contract as provided. Any exceptions to the terms, proposed revisions, or clarifications to the Contract must be clearly identified by section, thoroughly detailed, and justified within the Proposal. This includes specifying the exact section and language of the Contract in question, the nature of the exception or revision, the rationale behind it, and the potential impact on the execution of the Project.

DBTs must submit a separate addendum or attachment within their Proposal that compiles all such exceptions or revisions. Failure to disclose any requested changes at this stage will be deemed a waiver of the right to propose revisions later. It is essential that all contractual concerns are fully addressed within the RFP response to ensure a transparent and efficient evaluation and selection process. This ensures that contract negotiations proceed smoothly and without delays upon selection.

This RFP, upon selection and contract execution, will be superseded by the Contract and its associated contractual documents.

Prevailing Wage. All laborers and mechanics employed on the project must be paid wages at rates not less than those prevailing on similar projects in the area, as determined by the Department of Labor in accordance with the grant requirements and applicable law.



Bond and Insurance.

Insurance requirements will be set forth in the Contract. Certain insurance, such as, but without limitation, professional errors and omissions insurance must be submitted before the start of the Design through Agency Approvals Phase Services for the Project.

IV. REFERENCE DOCUMENTS

The following list of documents are included as follows:

Exhibit A1 Progressive Design-Build Construction Agreement

Exhibit A2 General Conditions of the Contract

Exhibit B Target GMP Form

Exhibit C Design Build General Conditions Matrix

Exhibit D Cost Responsibility Matrix

Exhibit E1 GoldRidgeFireProtectionDistrict DesignReview Application

Exhibit E2 GoldRidgeFireProtectionDistrict_DesignReview_Application_Resubmittal

Exhibit E3 PLP23-0022 Approval Letter

Exhibit E4 PLP23-0022 Conditions of Approval

Exhibit F 070723-Gold Ridge Fire District-Hessel Rd-Progress Set

Exhibit G 250206 Gold Ridge FPD Station 81 Final Report

Exhibit H Geotechnical Report

Exhibit I 22342-Topo

Exhibit J1 Station 81 Septic Permit Info

Exhibit J2 4500 HESSEL APPROVED CONSTRUCTION PLANS SEP23-0264

Exhibit K Station 81 Hazardous Material Assessment



V. SCOPE OF DESIGN-BUILDER'S WORK

The DBT will be responsible for all aspects of design, permitting, agency review and approval including, without limitation, compliance with Sonoma County, and other relevant agencies, as well as the construction and agency certification of the Project. The scope of work shall include, without limitation, the following services:

- a. Validating the Owner's space requirements, spatial and adjacency preferences, technical materials, system requirements, and preferences as outlined in the Owner's provided documents. This includes developing specific implementation plans for the security and technology requirements based on the Owner's specifications. The DBT shall verify compliance with all applicable codes, ordinances, and requirements of agencies having jurisdiction, confirm the existing utility provisions, topography, and adjacent improvements, and provide recommendations for the preparation of final geotechnical and geohazard reports. Additionally, the DBT shall manage all work activities, from design through permitting and agency approvals, to the completion of construction and close-out, including obtaining final certification from the Authority Having Jurisdiction (AHJ). The Owner shall be responsible for paying all agency fees.
- b. The DBT shall provide complete design and engineering services necessary to finalize the design and secure all required agency approvals for the Project. These services include evaluating the site, reviewing design criteria documents and other Project-related information, preparing a preliminary schedule, coordinating and obtaining all necessary planning permits, preparing design development documents, attending design review meetings, resolving review comments to the satisfaction of the Owner, preparing construction documents, and securing all necessary agency approvals for a certified Project.
- c. The DBT shall coordinate with all utility companies and relevant agencies, obtaining necessary applications and approvals for utility design and construction. The Owner will pay any utility permits and connection fees.
- d. The DBT shall coordinate with Sonoma County to address requirements for design and construction, including, but not limited to, driveways, sidewalks, and required health clinic-related pavement markings and signage.
- e. The DBT shall provide all necessary construction services to complete the Project. These services include the execution of subcontracts, providing on-site logistics and support (including, but not limited to, temporary construction office trailers and equipment), supervising and directing the work, ensuring the safety of the site, coordinating subcontractor work efficiently, updating the construction schedule on a monthly basis, coordinating equipment start-up and acceptance testing, training staff as required, preparing record construction documents, and closing out the Project. Further clarifications can be found in **Exhibit A2** General Conditions of Contract, **Exhibit C** Design Build General Conditions Matrix and **Exhibit D** Cost Responsibility Matrix,
- f. Timeline and Milestones: The DBT shall ensure that all milestones, including design approvals, permitting, and construction phases, are completed in a timely manner to achieve final Project completion and certification no later than Phase 1: March 2026 and Phase 2: October 2026 or as determined by the timeline and milestones included in the DBT's proposal. The delivery dates will be a factor in the scoring of DBTs proposals. Failure to meet this deadline will subject the DBT to liquidated damages as specified in the Contract.



VI. STANDARD OF CARE AND COORDINATION

- a. Standard of Care. The DBT, including its officers, employees, agents, subcontractors, and design professionals, shall perform all services and work with the highest standard of care, consistent with practices observed by professionals specializing in projects of similar type, scope, and complexity, particularly in the healthcare infrastructure sector. All work shall be performed in strict compliance with the Design-Build Contract, as well as all applicable local, state, and federal laws, regulations, and ordinances.
- b. Coordination. The DBT shall be responsible for coordinating all aspects of the work required under the Contract, ensuring seamless integration of design, permitting, construction, and certification activities. The DBT shall be fully accountable to the Owner for the performance of any design professionals, subcontractors, or consultants employed for the Project. The DBT must ensure that all agreements with subcontractors and consultants reflect the terms and obligations of the Design-Build Contract.

VII. CRITICAL DATES

A. Submittal Due Dates:

DBTs shall submit RFP in the format specified in below, which shall include the Target GMP (TGMP) form attached hereto as **Exhibit B.** Each shall be submitted in a sealed envelope or box identifying the DBT's name and contact information, and the Project Name.

Completed RFPs are due no later than <u>March 18, 2025</u> at <u>2:00p.m</u>. Proposals submitted after this time will not be accepted.

Completed hard copy RFPs shall be delivered to:

Gold Ridge Fire Protection District Road Attn: Leslie McCormick 4500 Hessel Road Sebastopol, CA 95472

B. Tentative Selection Process Schedule:

The procurement is expected to progress according to the following timeline, but the Owner reserves the right to change key dates and actions as the need arises:

February 12, 2025 RFP to Design Build Teams

February 25, 2025 @ 9:00 AM On-Site Pre-Proposal Meeting- Not Mandatory

March 4, 2025 @ 2:00 PM Deadline to submit RFP questions via email

March 11, 2025 @ 2:00 PM Questions and answers related to RFP released via Addenda

March 18, 2025 @ 2:00 PM Deadline to submit Request for Proposal

March 25, 2025 Interviews if necessary



April 1, 2025 Notice of Intent to Award

April 15, 2025 Notice to Proceed for Design/Build Agreement

July 30, 2025 Target Construction Phase 1 GMP

September 30, 2025 Target Construction Phase 2 GMP

March, 2026 Phase 1 Project Complete

October, 2026 Phase 2 Project Complete

VIII. ADDITIONAL INFORMATION

A. Communication Regarding the RFP:

All communications regarding this RFP, the Project, or any RFP must be conducted via email and directed exclusively to the Owner's Representative:

Brian Anastacio Kitchell CEM banastacio@kitchell.com

Please ensure that all emails include the subject line: Gold Ridge Fire Protection District – Warehouse and Station Remodel.

Except during the interview, or negotiation phases as outlined herein, any communication regarding the RFP, the Project, or any RFP with any employees, representatives, or consultants of the Owner or the Gold Ridge Fire Protection District is strictly prohibited. Unauthorized interactions with other employees, representatives, or consultants from the Owner or the Gold Ridge Fire Protection District may lead to disqualification of the DBT from the RFP process and could result in the termination of further consideration or engagement with such DBT.

B. Investigation of DBT's Proposals:

The Owner reserves the right to investigate the proposals and review any information provided by all firms under consideration. This process is to verify any part of the information supplied by the DBTs or to assess any DBT's responsibilities. DBT proposals will be evaluated based on the submitted RFP and any other pertinent information available to the Owner. Additionally, the Owner may, at its discretion, request additional information at any time if deemed necessary to confirm the firm's competence, the number of qualified employees, organizational structure, and financial resources sufficient to perform the required services for the Owner. It is important to note that this right to investigate does not impose an obligation on the Owner to conduct such investigations in every instance.

C. Project Approach

The Project will be delivered utilizing a progressive design-build contracting method. The qualified DBTs will submit pricing information including the cost for design services, as well as the hourly billing rates for the design team,



DBT, and its key subcontractors (e.g., design-build trades). Additionally, the DBT will provide a budget for the DBT's general conditions and general requirements as detailed in **Exhibit B** Target GMP Form, based on the qualified proposer's Project schedule.

We envision that the Project will proceed through an incremental or subphase approach, allowing design and construction activities to be carried out simultaneously as each increment (or subphase) is being designed, permitted, and construction is commenced. This approach ensures a flexible and efficient progression of work, accommodating adjustments and refinements as the Project advances.

The Work is divided into the following phases: (a) Pre-Construction Design Phase; (b) Construction Phase 1 (Warehouse); (c) Construction Phase 2 (Station Remodel). Each phase may consist of subphases, which may proceed incrementally or simultaneously, as directed by the Owner. The transition between phases will be contingent upon the completion and approval of design documents and the establishment of a Guaranteed Maximum Price through a GMP Amendment.

Preconstruction Design Phase- Proposal GMP- (Preconstruction for Warehouse and Station remodel)
Construction Phase 1- Warehouse Construction GMP
Construction Phase 2- Station remodel construction GMP

Final pricing for the cost of the trade work ("Direct Costs") will not be determined until design has progressed to an agreed level for each subphase. This phased pricing ensures accurate cost estimation and alignment with the Project's evolving requirements.

D. Reservation of the Owner's Rights:

The Owner expressly reserves the unqualified right to undertake any of the following if advantageous to the Owner, at the Owner's sole discretion:

- 1. Accept or reject any or all of the submitted RFPs;
- 2. Waive or decline to waive any and all defects as to form, content, informalities, minor technical inconsistencies and/or irregularities in any RFP or the RFP process;
- 3. Terminate the RFP process at any time;
- 4. Modify and/or suspend any and all aspects of the RFP;
- 5. Re-issue the RFP:
- 6. Extend the time frame for submission of the RFPs to the parties known to Owner to have received a copy of the RFP. Any deadlines, if extended, will be done by the issuing of Addenda. It is solely an Applicant's obligation to check for any and all Addenda and the contents thereof;
- 7. Accept amendments (if requested by the Owner) to proposals after expiration of the deadline for receipt of proposals:
- 8. Request clarification of information submitted, or to request additional information, from any or all submitting Applicants;
- 9. Hold all proposals for a period of ninety (90) days after the deadline for receipt of proposals;
- 10. Decline to enter into a contract with any Applicant after the RFP process; and
- 11. Conduct personal interviews of any or all Applicants during the RFP process before making selection or recasting of the Finalists in this RFP process.

The Owner reserves the right to deem any proposal that is incomplete, not in the required format, or fails to meet all requirements of this RFP as non-responsive, and to exclude it from further consideration without notice. The Owner reserves the right to waive any immaterial deviation from the requirements of this RFP. The Owner may request clarification or additional information from any DBT at any time.



The issuance of this RFP and the identification of qualified DBTs create no obligation, either express or implied, for the Owner to award or approve any contract. Being a short-listed DBT signifies merely the Owner's intent to receive RFPs; it is not a commitment to finalize an agreement. Accordingly, DBTs acknowledge that they cannot claim to have detrimentally relied on the Owner for any expenses or liabilities incurred during the response to this RFP. Each Applicant assumes all risks and/or consequences of an incorrect delivery or an untimely delivery of a RFP.

E. Addenda:

In its discretion, the Owner may, at any time, issue one or more addenda to this RFP revising or clarifying requirements of this RFP or the Project, which may include extending the date that RFPs are due and/or responding to questions about this RFP. DBTs are responsible for verifying that they have obtained all addenda. Each DBT must, in its RFP, acknowledge each addendum that has been issued. In no event shall the Owner be responsible for any failure of a DBT to verify that it has received all addenda.

F. Cost of Responding to the RFP:

Each DBT is responsible for any and all costs that it incurs in connection with responding to this RFP, including, without limitation, costs associated with preparation and submission of a RFP and/or Proposal and expenses associated with responding to further inquiries from the Owner. The Owner will not reimburse any DBT for any such costs or expenses under any circumstances. No stipend or payment will be provided to any DBTs, regardless of the outcome.

G. Privacy and Confidential Information:

The Owner will open and review responses privately to assure confidentiality and to avoid disclosure of the contents to competing DBTs prior to and during the review and evaluation process. However, upon notification of intent to award the Design-Build Contract, portions of the contents of the RFP may become subject to release pursuant to any applicable public records act or grantor requirements.

IX. SELECTION PROCESS

In selecting the successful DBT from the final DBTs, the Owner reserves the right in its sole discretion to request additional interviews. Factors the Owner may consider in determining which Proposal provides the best value to the Owner may include, without limitation:

- a. Plan, approach, and schedule to obtaining AHJ approval and completing construction, including approach and timing to bring on sub consultants and subcontractors
- b. Qualifications, expertise, and experience of key team members including Builder's project manager, Cost estimator, Architect's Designer, and Architect's Project Manager, if different
- c. Price of Preconstruction services, General Conditions Costs during Construction, Overhead and Profit Percentages for Construction Costs, and Costs of Bonds and Insurance

The proposal should be clear, concise, complete, well organized and demonstrate both DBT's qualifications and its ability to follow instructions. Proposals will be scored by the Selection Committee based on the evaluation criteria outlined in the RFP Content and Format. The Owner will identify and notify the selected Design-Builder

Provide one (1) signed original proposal (marked "original") and four (4) copies, each in a three-ring binder, and two



(2) pdf files in electronic form, each on a separate flash drive. In the event of any discrepancy between the hard copy and the pdf copies of the proposal, the hard copy will control.

X. RFP CONTENT AND FORMAT

All DBTs shall follow the order and format specified below. Please tab each section of the Proposal to correspond to the numbers shown below under "Body of Submittal."

A. Submittal Cover

Include the RFP's title and submittal due date, the name, address, e-mail address, fax number, and telephone number of DBT, including each member of the DBT.

B. Table of Contents

Include complete and clear listings of heading and pages to allow easy reference to key information.

C. Body of Submittal and Points

For purposes of the following, "associates" shall mean an entity's officers, directors, qualifying individual(s) for a contractor, and owners of more than 10% of the company.

The following sections should be included in the order listed:

- Cover Letter: A letter signed by an officer of DBT or signed by another person with authority to act on behalf of and bind DBT.
 - a. Provide name, phone number, email address, and facsimile number for the person who has the legal authority to bind the DBT to a contract. This person shall also be the person that signs the Cover Letter on behalf of the DBT.
 - b. Statement that the information required under this submission shall be certified under penalty of perjury by the design-build entity and its general partners or joint venture members.

0 points.

2. Project Team Organization / Key Personnel:

- a. Project Team. Identify at a minimum the following design consultants: Architect, Civil Engineer, Electrical Engineer, Fire Protection Engineer, Mechanical Engineer, Structural Engineer, and Title 24/Code Consultant.
- b. Organization Chart. Provide a Team Organizational Chart identifying all of the proposed Key Personnel within each team component (e.g., design consultants, preconstruction consultants, etc.) and how the team will be managed. Clearly define the duties of each Key Personnel for the Project.
- c. Qualifications of Key Personnel:
 - i. Provide resumes of <u>all</u> Key Personnel who would be performing Services for the Project. The Key Personnel must include, at minimum, the following individuals:



- 1. Design Manager
- 2. Project Manager
- 3. Project Architect
- 4. Project Design Engineer(s)
- 5. Construction Work Project Manager
- 6. Construction Work Superintendent
- 7. Quality Manager
- 8. Safety Manager
- ii. Resumes shall include:
 - 1. A description of training and experience of the Key Personnel in their respective areas of expertise.
 - 2. Current position/title proposed position/title, education, professional licensing, and work experience over the last ten (10) years.
 - 3. Experience on projects of similar size, scope, complexity, and budget.
 - 4. Professional certifications, training, and technical expertise.
- iii. Provide a matrix of proposed staffing and completed projects to illustrate where the Key Personnel have worked together on previous projects. Provide basic project information including owner contact information.

20 points.

- Substantive Responses: DBT's Proposal shall respond to and provide information regarding the following substantive areas.
 - a. Approach to Design. Indicate a clear understanding of the objectives and describe the DBT's approach to designing the facility consistent with the Owner's and objectives. Include any information that demonstrates how the DBT is uniquely qualified to perform the Work on the project.
 - b. Workplan. Describe DBT's approach and workplan for the Project. The approach shall include a narrative that addresses, at a minimum, the following:
 - i. How DBT will monitor design target values utilizing a Target Value Design approach to achieve the Target GMP.
 - ii. Describe how the DBT will work together to undertake the following tasks, and to maximize and achieve the Target GMP: design, design review, constructability review, estimating, value engineering, scheduling, and phasing, construction methods, materials, equipment and systems, and the recommendation of specific building systems and materials and/or methods.
 - c. Pre-GMP Quality Control Plan. Provide a project specific quality control plan that will be used during Pre-GMP Phase Work.
 - d. Project Management and Coordination with Owner.
 - i. Describe how the DBT will proactively manage design and design review in conjunction with Owner staff and Stakeholder staff.
 - ii. Identify how the DBT will facilitate and document the decision-making process, building consensus, maintaining the Contract Schedule, identifying risks, staying within the Target GMP and managing expectations.
 - e. Centralized Office. The DBT is required to establish and maintain a centralized office for the duration of the design process. Identify where the office will be, and the proposed format and locations of meetings (i.e., virtual conferences, in-person, big room concept, etc.).



- f. Post-GMP Phase Work Quality Control Plan. Provide a Project- specific quality control plan that will be used during the Post-GMP Phase Work, including, without limitation:
 - i. The methodology that will link the constructability, value engineering, and cost control management processes for a seamless flow from design to construction between the trades and as coordinated by the DBT.
 - ii. Processes to coordinate with Authorities Having Jurisdiction.
 - iii. Review and coordination of all submittals/shop drawings prior to submitting to the Owner for review.
 - iv. The process and Key Personnel that will be tasked with assessing the craftsmanship and workmanship by all trades and verify that all materials installed are per the approved submittals and shop drawings.
 - v. How mock-ups will be used to determine the level of craftsmanship and workmanship required to meet the Owner requirements for quality.
 - vi. Preconstruction Services conferences to verify that the Subcontractors are familiar with the scope of work and process required for the coordination of inspections, field testing, shop drawing approval, and submittal approval as related to their scope of work. Detail which building systems will be included in preconstruction conferences. Provide documented examples from previous projects.
 - vii. Processes to perform quality control prior to requesting inspections, material testing and special inspections.
- g. Project Risks. Identify Project risks, which are conditions or events that could negatively affect the Project scope, quality, schedule or cost. DBT shall evaluate the risk to include severity of impact, probability of occurrence and other factors as DBT deems appropriate and recommend ways to manage or mitigate each risk. DBT shall present the risk analysis in a risk matrix format.
- h. Design and Construction Schedule:
 - i. Provide a preliminary design and construction schedule showing proposed progress from the Notices to Proceed for Pre-GMP Phase Work and Post-GMP Work through to the Completion of the Project. Include all Phases and, components thereof (including contract milestones) from Schematic Design to Final Completion. The schedule must include specific time for review and/or approval from Authorities Having Jurisdiction and identify adequate time for the Owner to review submittals.
 - ii. Discuss the DBT's ability to prepare and meet achievable design and construction schedules for design-build projects, DBT's schedule management procedures, and how the DBT has successfully handled potential delays. Include a specific example or resolution of delay with a subcontractor. Specifically describe DBT's experience coordinating and obtaining approvals from Authorities Having Jurisdiction and describe how Design Build Entity will minimize delays to the Project arising from agency reviews.
 - iii. DBTs must provide a detailed project timeline that demonstrates how they will meet all key milestones, including final project completion by October 2026. Proposals with a clear, achievable timeline for meeting this hard deadline will score higher.
- i. Preconstruction Services / Subcontractor Procurement and GMP Negotiations.:
 - Describe the DBT's approach to Preconstruction Services. In the description, specifically describe the types and number of documents produced, the types of meetings held, and any approvals from Authorities Having Jurisdiction needed for the Project.
 - ii. After the Owner's approval of Design Development Documents, the DBT shall procure Subcontractors and propose a GMP as set forth in the Contract Documents. Describe the DBT's process for approaching negotiations of a final GMP and its process to provide transparent costs to the Owner.

40 points.



4. Target GMP Cost Analysis

DBTs will be assessed based on their understanding and approach to the targeted GMP. Emphasis will be placed on methods that demonstrate realistic projections and identify potential cost savings.

10 points.

5. Contract Acceptance, Comments, Safety Record

DBTs must explicitly confirm their acceptance of the Contract. Any exceptions, proposed revisions, or clarifications to the Contract must be clearly identified by section, thoroughly detailed, and justified within the Proposal. DBTs must also submit a separate addendum compiling all exceptions or revisions.

Any requests for revisions to provisions specified in Section III of this RFP, where the Owner indicated that it will not accept requests for material changes or that the Owner will not agree to specific provisions listed, will result in the disqualification of the DBT's Proposal.

Evidence that establishes that the DBT has the capacity to obtain all required payment and performance bonding, liability insurance, and errors and omissions insurance.

Information concerning workers' compensation experience history and a worker safety program.

DBT will provide their safety record and Experience Modification Rate. A proposer's safety record shall be deemed favorable if its experience modification rate for the most recent three-year period is an average of 1.00 or less, and its average total recordable injury or illness rate and average lost work rate for the most recent three-year period does not exceed the applicable statistical standards for its business category or if the proposer is a party to an alternative dispute resolution system as provided for in Section 3201.5 of the Labor Code.

10 points.

6. Price Component

DBT's will be evaluated based on Preconstruction Services, Construction fee, Professional Service Rates, General conditions and remaining funding for the construction of the project as listed in the **Exhibit B** Target GMP Form.

20 points.

7. Interview

Interviews will be conducted at the Owner's discretion. If the Owner chooses to hold interviews, the top three scorers will have the opportunity to earn up to an additional 20 points added to their subtotal score.

20 points (if applicable and at the discretion of the Owner).



Points Table

Description	Points Available
Cover Letter	0 PTS
Project Team Organization / Key Personnel	20 PTS
Substantive Responses	40 PTS
Target GMP Cost Analysis	10 PTS
Contract Acceptance, Comments, Safety Record	10 PTS
Price Component	20 PTS
Subtotal	100 PTS
Interview	20 PTS
Total Maximum Points	120 PTS

TOTAL Maximum Points: 120 Points

XI. LEGAL ACKNOWLEDGEMENTS AND WAIVER

In submitting a proposal, each DBT agrees to waive any and all claims it has or may have against the Owner, including the Owner's employees, officers, agents, representatives, and members of the Owner's governing body, arising out of or in connection with this RFP. This waiver covers all aspects of the RFP process, including but not limited to, the administration of the RFP, the evaluation of RFPs, the selection of the DBTs, any disclosure of information pertaining to the RFPs or evaluations, and the negotiation of contracts. The submission of a RFP constitutes the DBT's acceptance of the evaluation technique and process as described in this RFP.

END OF RFP

EXHIBIT A1

PROGRESSIVE DESIGN-BUILD CONSTRUCTION AGREEMENT
This Progressive Design-Build Construction Agreement ("Agreement") is made as, 2025 ("Effective Date"), by and between the following parties (each a "party" and collectively the "parties"), for services in connection with the Project identified below:
Owner:
Gold Ridge Fire Protection District 4500 Hessel Rd, Sebastopol, CA 95472 Telephone: 707-823-1084 Facsimile: 707-829-1175 Email: darrindecarli@goldridgefire.org Attn: Chief Darrin DeCarli
Design-Builder: [Name] [Address] Telephone: Facsimile: Email: Attn:
Project:
The Owner is commissioning the construction of a new facility, and the remodeling of an existing building located at 4500 and 4510 Hessel Road, Sebastopol, CA. The Owner desires to use the two-phase progressive design-build approach. The primary goal is to provide additional storage space for the Fire Department and to upgrade and expand the existing Fire Station 81.
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The Target Budget for design and construction of the project is \$6,200,000.
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Completion of the design and securing approval from the Authority Having Jurisdiction ("AHJ") are required steps. However, prior to the selection of the DBT, the Owner has no specific preference for construction methodology—whether modular, prefabricated, or traditional site-built structures are used. We encourage DBTs to select the construction approach that best aligns with their proposed project strategy. DBTs are expected to include teams of design-build subcontractors in their Proposals, along with Modular, Component, or Prefabricated ("MCP") designers and suppliers as applicable. It is advisable for DBTs to highlight the experience of their team members, leveraging this expertise to strengthen their overall qualifications and project approach.

The Design-Builder is required to hold a California Contractor's License, Class B, which is current, valid and in good standing with the California Contractors State License Board and is required to be registered with the Department of Industrial Relations ("DIR") pursuant to Labor Code section 1725.5. The Architect and Principal Engineers are required to be licensed and in good standing in the State of California and have experience working with local codes and jurisdiction of the project to include Sonoma County and California State Water Resources Control Board and Municipal Storm Water Management Plan/Program(MS4)

ARTICLE 1. BASIC DEFINITIONS

- 1.1. "Agreement" has the meaning given to it in the introductory paragraph on page 1.
- 1.2. "Contract Time" has the meaning given to it in in Section 6.3 of the Agreement.
- 1.3. "Contract Sum" has the meaning given to it in in Section 7.1 of the Agreement.
- 1.4. "Construction Documents" means the Construction Documents prepared and approved in accordance with Sections 5.3.2 or 5.4.1 of the Agreement.
- 1.5. "Design-Builder's Fee" has the meaning given to it in in Section 7.2 of the Agreement.
- 1.6. "Cost of the Work" has the meaning given to it in in Section 7.3 of the Agreement.
- 1.7. "Day" means calendar day(s) unless specified otherwise.
- 1.8. "Design-Builder" has the meaning given to it in the introductory paragraph on page 1.
- 1.9. "Design-Build Contract" means the Design-Build Documents, collectively.
- 1.10. "Design-Build Documents" has the meaning given to it in Section 3.1 of the Agreement.
- 1.11. "Design Professional" means any architects, engineers, and other designers (including employees, agents and representatives thereof), who has a contract with or is engaged by the Design-Builder, or with any other subconsultant, at any tier to perform the design of all or a portion of the Work or provide design, engineering or technical related services for the Work, and includes any party any of them are responsible or liable for at law or under the Design-Build Documents. There may be multiple Design Professionals for the Project, although the term Design Professional is referred to throughout the Design-Build Documents as if singular in number.
- 1.12. "Drawings" means the graphic and pictorial portions of the Design-Build Documents, in both digital and paper form, wherever located and whenever issued, which are approved for use during construction and

Owner Initial	
Design-Builder Initial	

show the design, location and dimensions of the Work and Project including plans, elevations, sections, diagrams and other details. Owner and Design-Builder acknowledge that as of the Effective Date the Drawings are not complete.

- 1.13. "General Conditions of the Contract" refer to this Exhibit A1-A2 of the Agreement.
- 1.14. "GMP Amendment" means an amendment to the Agreement, mutually executed by both the Owner and Design-Builder, setting forth their agreement, if any, to the terms and conditions applicable to the Work following the Pre-Construction Design Phase.
- 1.15. "Guaranteed Maximum Price" has the meaning given to it in Section 8.1.
- 1.16. "Modification" means any of the following:
 - 1.16.1. a written amendment to the Design-Build Contract identified as such and signed by both parties;
 - 1.16.2. a Change Order;
 - 1.16.3. a Construction Change Directive; or
 - 1.16.4. a Minor Change.
- 1.17. "*Project*" means the Pre-Construction Design Phase Work authorized in writing by the Owner and any Construction Phase Work authorized in writing by the Owner pursuant to a GMP Amendment or an early work agreement. The Project is described in the introductory paragraph on page 1-2.
- 1.18. "Specifications" means that portion of the Design-Build Documents, in both digital and paper form, wherever located and whenever issued, which are approved by Owner for use during construction and set forth the written requirements for materials, equipment, construction systems, standards and workmanship for the Work. Owner and Subcontractor acknowledge that as of the Effective Date the Specifications are not complete.
- 1.19. "Subcontractor" means any person or entity (including employees, agents and representatives thereof), other than the Design Professional, who has a contract with or is engaged by the Design-Builder, or with any other subcontractor, at any tier to construct or perform a portion of the Work or provide construction related services for the Work, and includes any party any of them are responsible or liable for at law or under the Design-Build Documents. There may be multiple Subcontractors for the Project, although the term Subcontractor is referred to throughout the Design-Build Documents as if singular in number.
- 1.20. "Work" means the totality of the obligations imposed upon Design-Builder by the Design-Build Documents, including, but not limited to, (a) the design, supply and performance by Design-Builder, directly and through Design Professional, Subcontractor, Vendor, or any of their agents or employees, or any other persons or entities for whom the Design-Builder is legally responsible, of all things including but not limited to all labor, materials, equipment, supervision, services, tasks, and any incidental and customary work necessary or reasonably inferable from the Design-Build Documents (including those prepared by Owner) as being required or necessary to fully complete the tasks and improvements described as Design-Builder's Work in the Design-Build Documents and (b) the management and coordination of Owner's consultants and contractors in accordance with the Design-Build Documents.
- 1.21. "Work Products" means any and all documents, records, correspondence, and other information, such as shop drawings, electronic data, plans, Drawings, sketches, illustrations, Specifications, descriptions, models, and any other information in any format or medium. This includes materials obtained, developed, prepared, furnished, delivered, or required to be delivered in connection with the Design-Build Documents. The term also covers information specifically developed or prepared by the Design-Builder, its Subcontractor, Design

Owner Initial	
Design-Builder Initial	

Professional, employees, or agents to discharge their duties in connection with the Project, whether tangible or intangible, and regardless of the form or medium in which it exists.

1.22. "Vendor" means any person or entity (including employees, agents and representatives thereof) which has a purchase order or other agreement to provide materials, supplies, equipment or related services for the Work or provide installation services at the Project site for the Work, through a contract, purchase order or other arrangement with Design-Builder or any Subcontractor at any tier, and includes any party any of them are responsible or liable for at law or under the Design-Build Documents. There may be multiple Vendors for the Project, although the term Vendor is referred to throughout the Design-Build Documents as if singular in number.

ARTICLE 2. INTENT, INTERPRETATION AND CORRELATION

- 2.1. Intent of the Design-Build Documents. The intent of the Design-Build Documents is for the Design-Builder to perform, supply, and complete the Work as described, including all incidental or reasonably inferable tasks necessary to achieve the successful completion of the Project. The Design-Builder's obligations include providing all necessary architectural design, engineering, scheduling, procurement, supervision, construction, and construction management services; managing and coordinating the Owner's Contractors and Vendors; and supplying all necessary labor, materials, equipment, and related services. The Design-Builder shall ensure compliance with the Project schedule, the Guaranteed Maximum Price requirements, and all applicable laws and regulations. The Design-Builder accepts the trust and responsibility for the Project's design and construction and agrees to deliver a completed Project with all systems operational.
- 2.2. [RESERVE]

ARTICLE 3. DESIGN-BUILD CONTRACT

- 3.1. The Design-Build Contract comprises the Design-Build Documents, collectively consisting of the following:
 - 3.1.1. **Exhibit A1** This Agreement,
 - 3.1.2. Exhibit A2 General Conditions of the Contract
 - 3.1.3. **Exhibit B** Target GMP Form
 - 3.1.4. **Exhibit C** Design Build General Conditions Matrix
 - 3.1.5. **Exhibit D** Cost Responsibility Matrix
 - 3.1.6. **Exhibit E1** GoldRidgeFireProtectionDistrict_DesignReview_Application
 - 3.1.7. Exhibit E2 GoldRidgeFireProtectionDistrict_DesignReview_Application_Resubmittal
 - 3.1.8. **Exhibit E3** PLP23-0022 Approval Letter
 - 3.1.9. Exhibit E4 PLP23-0022 Conditions of Approval
 - 3.1.10. **Exhibit F** 070723-Gold Ridge Fire District-Hessel Rd-Progress Set
 - 3.1.11. Exhibit G 250206_Gold Ridge FPD Station 81_Final Report
 - 3.1.12. **Exhibit H** Geotechnical Report
 - 3.1.13. **Exhibit I** 22342-Topo
 - 3.1.14. Exhibit J1 Station 81 Septic Permit Info
 - 3.1.15. Exhibit J2 4500 HESSEL APPROVED CONSTRUCTION PLANS SEP23-0264
 - 3.1.16. Exhibit K Station 81 Hazardous Material Assessment-FORTHCOMING
 - 3.1.17. All supplements, addenda, modifications, and amendments to any of the foregoing documents described in this Section 3.1, from time to time approved by the Owner (and Subcontractor, to the extent required by the terms of the Agreement) in writing, including, but not limited to, any Change Orders and Construction Change Directives, and such other documents expressly referred to in the

Owner Initial	
Design-Builder Initial	

foregoing documents as being a part of the Design-Build Documents.

- 3.2. Unless specifically enumerated in this Section 3.1 of the Agreement, the Design-Build Documents shall not include the advertisement or invitation to bid, instructions to bidders, other information furnished by the Owner in anticipation of receiving bids or proposals, the Design-Builder's proposal, or portions of addenda relating to bidding requirements.
- 3.3. The Design-Build Contract shall not be construed to create any legal or contractual relationship of any kind (a) between the Owner and any Design Professional, (b) between the Owner and any Subcontractor, or (c) between any persons or entities other than the Owner and Design-Builder.
- 3.4. In the event of any conflict or inconsistency among the terms of any of the Design-Build Documents, the terms of the first-referenced Design-Build Documents shall prevail to the extent of the inconsistency, in the same order as listed in Section 3.1 above, except: (1) the requirements of applicable laws, regulations, ordinances, and codes of any governmental authority having jurisdiction over the Project or the operation thereof upon completion shall take precedence over any conflicting or inconsistent provisions of the Design-Build Documents; (2) a Modification shall take precedence over that portion of any other Design-Build Documents which it modifies; (3) in the event of duplications or conflicts among the Design-Build Documents relating to the quality of the Work to be performed, the most complete and detailed method, including materials and equipment specified in the Design-Build Documents, shall be construed as the requirements; and (4) with respect to conflicts or inconsistencies between the Specifications and Drawings relating to the extent of the Work to be performed, all Work necessary for the execution of the Work (whether shown on the Drawings and not described in the Specifications, or described in the Specifications and not shown on the Drawings) and any Work which is reasonably inferable as being needed to complete the Work established by the Design-Build Documents shall be considered as a part of the Agreement and shall be performed by the Design-Builder in the same manner and with the same character and quality of materials as other portions of the Work without any increase in Contract Sum or extension of the Contract Time. A duplication of Work is not intended by the Design-Build Documents and any duplication specified shall not become a basis for extra cost to the Owner.
- 3.5. The Design-Builder represents and warrants that neither the Design-Builder, nor its employees, and other personnel under its direction or control, nor any of its principals or agents: (i) are currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any governmental entity; (ii) have been suspended, debarred, voluntarily excluded, or determined ineligible by any governmental entity within the past five (5) years; (iii) do not have a proposed debarment pending; and (iv) have not been indicted, convicted, or had a civil judgment rendered against them by a court of competent jurisdiction in any manner involving fraud or official misconduct within the past five (5) years. The Design-Builder shall promptly notify the Owner in writing of any changes to the representations and warranties set forth herein. Additionally, the Design-Builder shall promptly remove any individual(s) from the Project to ensure that the representations and warranties continue to be met. For the purposes of this certification, Principals means officers, directors, owners, partners, principal investigators, and persons having primary management or supervisory responsibilities within a business entity (e.g., general manager, head of a subsidiary, division, or business segment, and similar positions).

ARTICLE 4. OWNERSHIP OF INSTRUMENTS OF SERVICE

4.1. All Work Products prepared or furnished by the Design-Builder, its Design Professional, Subcontractor, employees, or agents in connection with the Design-Build Documents, including but not limited to Drawings, Specifications, and other documents and electronic data, are considered instruments of service. The Owner shall possess full ownership rights to all Work Products, excluding copyrights, encompassing Drawings, Specifications, and other documents and electronic data, prepared or furnished by the Design-

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Builder, its Design Professional, Subcontractor, employees, or agents for the Project.

- 4.2. The Owner retains the right to use, reproduce, and create derivative works of the Work Product related to the Project or Project site, irrespective of copyright transfer. The exclusive ownership of specific intellectual property rights shall be determined through mutual agreement in writing. Regardless of any exclusive ownership, the Owner shall have an irrevocable, non-exclusive, royalty-free right or license to use such intellectual property rights without restriction in connection with the Owner's use, development, management, disposition, or any other purpose related to the Project or Project site.
- 4.3. If the Design-Builder or its Design Professional transfers copyright to the Owner, they may reuse documents in their practice, only in separate constituent parts and not as a whole. The Design-Builder is responsible for obtaining rights from its Design Professional or anyone working by or through the Design-Builder, corresponding to those granted to the Owner in the Agreement. The Design-Builder shall provide evidence of securing such rights upon request.
- 4.4. To the extent that pre-existing materials, separate from the Design-Build Contract and not already owned by the Owner upon the Effective Date of the Agreement, are incorporated into the Work, the Design-Builder grants the Owner an irrevocable, non-exclusive, royalty-free right or license to use, execute, and reproduce the pre-existing material as an inseparable part of the instruments of service.
- 4.5. If the Owner creates derivative works of the Design Professional's instruments of service, the Owner shall remove or obliterate the original professional seals, trademarks, logos, and other indications identifying the Design Professional. If either party uses the Work Product on any other project or purpose, that party agrees to do so at its sole risk and without liability to the other party or anyone working by or through them. Notwithstanding the generality of the foregoing, this provision does not absolve the Design-Builder from liability in the event of its default under the Design-Build Contract.
- 4.6. Upon the Owner's request, the Design-Builder shall promptly make available to the Owner all Work Products completed or in progress at the time of such a request.
- 4.7. After completion of the Work or earlier termination, the Design-Builder shall assemble and deliver to the Owner within five (5) days of the Owner's written request all Work Products generated, prepared, reviewed, or compiled in connection with the Design-Build Contract. This includes, without limitation, all documents generated by the Design-Builder, copies of all documents exchanged with or copied to or from all other Project participants, and all closeout documents. The Design-Builder shall index and organize said Project records appropriately for easy use by the Owner.
- 4.8. Any use of the Work Product outside the scope of the Project or Project site requires prior written approval from the Design Professional, which shall not be unreasonably withheld or delayed. In the absence of such approval, the Owner shall indemnify and hold harmless the Design-Builder, its Design Professional, Subcontractor, employees, or agents from claims, damages, or liabilities arising solely from such use.

ARTICLE 5. SCOPE, RESPONSIBILITIES AND WORK OF DESIGN-BUILDER

- 5.1. Scope of Work. The Design-Builder shall perform the Work described in the Design-Build Documents, including all incidental or reasonably inferable tasks necessary to fulfill its obligations under the Design-Build Documents and achieve the successful completion of the Project. Unless otherwise specified in the Design-Build Contract, the Design-Builder shall perform the Work within the agreed Contract Sum and Contract Time. All materials shall be new and of good quality unless otherwise specified, and the Work shall meet the standards outlined in the Design-Build Contract.
- 5.2. Phased Work. The Work is divided into the following phases: (a) Pre-Construction Design Phase; (b)

Owner Initial	
Design-Builder Initial	

Construction Phase 1 (Warehouse); (c) Construction Phase 2 (Station Remodel). Each phase may consist of subphases, which may proceed incrementally or simultaneously, as directed by the Owner. The transition between phases will be contingent upon the completion and approval of design documents and the establishment of a Guaranteed Maximum Price through a GMP Amendment.

Preconstruction Design Phase- Proposal GMP- (Preconstruction for Warehouse and Station remodel)

Construction Phase 1- Warehouse Construction GMP

Construction Phase 2- Station remodel construction GMP

5.3. **Pre-Construction Design Phase**. The Pre-Construction Design Phase consists of the following subphases, as directed by the Owner in writing, at the sole discretion of the Owner. The Owner may authorize the Design-Builder to proceed on one or more subphases sequentially or simultaneously in consultation with the Design-Builder (collectively the "Pre-Construction Design Phase").

5.3.1. Preliminary Evaluation

- 5.3.1.1. The Design-Builder is responsible for conducting a thorough assessment and validation of the Project's requirements before developing construction documents, including but not limited to:
- 5.3.1.2. Review and validate previous studies, programming requirements, documents, concept development, analysis, and site reconnaissance to support preliminary evaluation efforts.
- 5.3.1.3. Perform site visits and additional analyses as necessary to gather updated and comprehensive information about the site and Project.
- 5.3.1.4. Identify any existing conditions or constraints that could impact the Project, such as soil conditions, environmental factors, existing infrastructure, and local zoning regulations.
- 5.3.1.5. Schedule and conduct meetings with the Owner and any other necessary individuals or entities to discuss and review the Design-Builder's preliminary evaluation of the Project and to provide any and all preliminary assessments required to design the Project, in consultation with the Owner. The Design-Builder shall not complete any technical analysis or evaluation without written approval from the Owner, which shall not be unreasonably withheld.

5.3.2. Construction Document Development

- 5.3.2.1. Preparation and submission of Construction Documents for Owner's approval will consist of subphases, which may proceed incrementally or simultaneously, as directed by the Owner in writing. This incremental approach allows the design and construction to proceed simultaneously as each subphase (or increment) is being designed, permitted, and construction is commenced. The subphases may be divided to include the following increments as mutually agreed upon between the parties:
 - 5.3.2.1.1. Increment 1: Site work.
 - 5.3.2.1.2. Increment 2: Structural components.
 - 5.3.2.1.3. Increment 3: Interior components.
- 5.3.2.2. Upon the Owner's written consent to proceed, the Design-Builder shall prepare and submit for the Owner's written approval Construction Documents, sufficient to construct the Project, including but not limited to Drawings and Specifications. Deviations, if any, from the programming requirements or any other materials previously provided must be disclosed in writing and are subject to the approval of the Owner.

Owner Initial	
Design-Builder Initial	

- 5.3.2.3. The Design-Builder shall work collaboratively with the Owner to progressively develop and refine the Project design. Regular design review meetings shall be conducted to ensure alignment with Project goals and requirements.
- 5.3.2.4. The Design-Builder is responsible for the development and review of the Construction Documents including Drawings, Specifications, and any required supplementals pursuant to the written direction of the Owner.
- 5.3.2.5. The Design-Builder shall submit the Construction Documents for Owner's review mutually agreed upon design stages. Each submittal shall include, but is not limited to, the following:
- 5.3.2.6. The Design-Builder shall prepare and provide outline specifications or sufficient drawing notes describing construction materials.
- 5.3.2.7. The Design-Builder shall prepare and provide a comprehensive written estimate of the cost to design and construct the Project based upon the current Construction Documents. This written estimate must include a breakdown of costs by trade categories, allowances, contingencies, and the Design-Builder's Percentage Fee. This includes preliminary estimates during the early design stages and more refined estimates as the design progresses to ensure budget alignment and informed decision-making by the Owner.
- 5.3.2.8. Before the completion of each design stage of the Construction Documents, the Owner, Design-Builder, and Design-Builder's Design Professional meet for an internal review of the Construction Documents, the Design-Builder's schedule, and any critical issues relating to scope, quality, or budget. In addition to delivering to the Owner copies of the Construction Documents for the Work, including but not limited to Drawings and Specifications, the Design-Builder and Design Professional will make reasonable efforts to demonstrate to the Owner the scope and quality aspects of the design.
- 5.3.2.9. The Design-Builder shall provide updated schedules, including proposed design milestones; dates for receiving additional information from, or for work to be completed by, the Owner; anticipated date for the Design-Builder's GMP Proposal; and dates of periodic design review sessions with the Owner.
- 5.3.2.10. The Construction Documents must establish the quality levels of materials required. The Construction Documents must be consistent with the Design-Build Documents, and must include all items necessary for the proper execution and completion of the Work and reasonably inferable from the Design-Build Documents, including but not limited to the Work, as being necessary to produce the indicated results.
- 5.3.2.11. The Owner will provide its written approval of the Construction Documents, including any revisions thereto made during the internal review. However, review or approval by the Owner or its agents of design and Construction Documents shall not relieve the Design-Builder to the extent of its liability for any damages resulting from or arising out of professional errors or omissions in the design and Construction Documents, except where the Owner explicitly and expressly directs such defective or deficient design and Design-Builder delivers to the Owner its written objection thereto. Upon the Owner's written approval of Construction Documents, the Design-Builder, with the assistance of the Owner, shall prepare and file documents required to obtain necessary approvals of governmental authorities having jurisdiction over the Project.

Owner Initial	
Design-Builder Initial	

- 5.3.2.12. The Design-Builder shall obtain from each of the Design-Builder's Design Professionals and furnish to the Owner certifications with respect to the documents and services provided by such professionals, stating that, to the best of the professional's knowledge, information, and belief, the documents or services to which such certifications relate (i) are consistent with the Work set forth in the Design-Build Documents, except to the extent specifically identified in such certificate; (ii) comply with applicable professional practice standards; and (iii) comply with applicable laws, ordinances, codes, rules, and regulations governing the design of the Project in effect at the time of the applicable permit, and additionally, the certification shall confirm that the Owner and its consultants are entitled to rely upon the accuracy of the representations and statements contained in such certifications.
- 5.3.2.13. In the sole discretion of the Owner, the Owner may elect to accept the Construction Documents as the Design-Builder's final submittal for the Project or the Owner may issue a written notice to proceed under any subphase of this Article 5.

5.3.3. Design-Builder's GMP Proposal.

- 5.3.3.1. Upon the Owner's issuance of a written consent to proceed after Construction Documents for increment 1 are completed and submitted for planning application, the Design-Builder must submit a GMP Proposal to Owner for the completion of the design and construction for Phase 1 then 2 of the Project. The Design-Builder's GMP Proposal shall include the following:
- 5.3.3.2. Basis of Proposal. A list of Construction Documents and other information, including the Design-Builder's clarifications, assumptions, and deviations, upon which the Design-Builder's GMP Proposal is based.
- 5.3.3.3. Guaranteed Maximum Price. The proposed Guaranteed Maximum Price for the completion of design and construction of the Project, including a written statement of the estimated Cost of the Work organized by trade categories, allowances, contingency, Design-Builder's Percentage Fee as set forth in this Agreement, and other items that comprise the Guaranteed Maximum Price in such detail and with such substantiation as the Owner may reasonably require.
- 5.3.3.4. Assumptions and Exclusions. If applicable, an enumeration of any assumptions and exclusions, and a statement of their basis.
- 5.3.3.5. Key Personnel, Subcontractors, and Vendors. A list of Design-Builder's key personnel, Subcontractors, and Vendors.
- 5.3.3.6. The scheduled Substantial Completion Date and Final Completion Date upon which the GMP Proposal is based, to the extent said dates have not already been established under Section 6.2.2 hereof, and a schedule upon which the scheduled Substantial Completion Date is based and a Project schedule for the Work as defined in the GMP Proposal and as further defined in the GMP Amendment.
- 5.3.3.7. Proposal Expiration Date. The date on which the Design-Builder's GMP Proposal expires, which must be at least ninety (90) days after submission of the GMP Proposal to the Owner.
- 5.3.3.8. Self-Performed Work. The Design-Builder's proposal, if any, for self-performed work and work to be performed by Subcontractors without a competitive process, pursuant to the General Conditions of the Contract.

Owner Initial	
Design-Builder Initial	

- 5.3.3.9. Comprehensive Proposal. The GMP Proposal and all supporting documents shall identify and describe all items, assumptions, costs, schedules, and other matters necessary for the proper execution and completion of the Project. The GMP Proposal and the supporting documents are complementary, and in the event of an irreconcilable conflict between or among them, the interpretation that provides for the higher quality or quantity of material and/or workmanship shall prevail over all other interpretations.
- 5.3.3.10. Representation of Performance. The submission of any GMP Proposal shall be a representation on the part of the Design-Builder that it will provide every item, system, or element of performance that is identified, shown, or specified in the corresponding GMP Proposal or the support documents, along with those necessary or ancillary materials or services that are reasonably inferable completion of the Project. The GMP Proposal shall allow for reasonable expected changes and refinements in the applicable Project scope, Design documents, and Construction Documents through completion of the Construction Documents, except for material changes in the applicable Project scope. Upon the Owner's written acceptance of any GMP Proposal, the Design-Builder shall not be entitled to any increase in the Guaranteed Maximum Price due to the continued refinement of the Design documents and the Construction Documents or the absence or addition of any detail or specification that may be required in order to complete the applicable Work as described in and reasonably inferable from the GMP Proposal or the supporting documents used to establish the GMP Proposal.
- 5.3.3.11 The GMP Proposal shall adopt and incorporate all the terms and conditions of the Design-Build Contract. Any proposed deviation from the terms and conditions of the Design-Build Contract must be clearly identified to the Owner and specifically accepted by the Owner in writing. In the event of a conflict between any term of the GMP Proposal not clearly identified and approved by the Owner and the terms of the Design-Build Contract, the terms of the Design-Build Contract shall control.
- 5.3.3.12 Upon the Owner's receipt of the Design-Builder's GMP Proposal, the Owner and the Design-Builder agree to negotiate in good faith regarding the terms and conditions of the GMP Amendment, including but not limited to the amount of the adjustment to the Guaranteed Maximum Price. Without limiting the Owner's right to terminate the Design-Build Contract, if the Owner and the Design-Builder are unable to agree on the terms and conditions of the GMP Amendment, the Owner shall have the right to one or more of the following actions:
 - 5.3.3.12.1 Terminate negotiations for the GMP Amendment. 5.3.3.12.2 Terminate the Design-Build Contract for convenience. 5.3.3.12.3 Direct Design-Builder to prepare Construction Documents for 100% design under Section 5.3.2 of this Agreement. Continue the Design-Build Contract for the remaining Pre-Construction Design 5.3.3.12.4 Phase, or other continuation of the Work under the Design-Build Contract, in the Owner's sole discretion. 5.3.3.12.5 If the Owner terminates the Design-Build Contract or any portion thereof, then the Owner may obtain an assignment of some or all of the Design-Builder's subcontracts and purchase orders (including but not limited to agreements with Design Professionals). The amount of time allotted for negotiations and the timing

of any termination will be determined in the Owner's sole discretion.

5.3.3.13 If the Owner and the Design-Builder agree on the terms and conditions of the GMP Amendment, the Owner and Design-Builder shall execute the GMP Amendment to include a break out of costs, schedule and scope of work.

Owner Initial	
Design-Builder Initial	

- 5.3.3.14 Conversion to Lump Sum. After the establishment of a GMP Amendment, the Owner shall have the right to convert the Guaranteed Maximum Price to a Lump Sum contract upon notice to the Design-Builder.
- 5.3.3.15 If the Owner is able to allocate more funding for the construction of the project, Design Builder fees shall be negotiated.
- 5.3.3.16 Upon agreement of the guaranteed maximum price for the project, the Owner, at its sole and absolute discretion, may amend its contract with the design build entity to contract for the remaining design, preconstruction, and construction activities sufficient to complete and close out the project, consistent with the guaranteed maximum price. In the event that there are unforeseen site conditions, the local agency may amend its contract with the design build entity accordingly and consistent with the guaranteed maximum price, to enable the entity to complete the remaining design, preconstruction, and construction activities sufficient to complete and close out the project.
- 5.3.3.17 If the cost for completing all remaining design, preconstruction, and construction activities sufficient to complete and close out the project exceed the guaranteed maximum price, the costs exceeding the guaranteed maximum price shall be the responsibility of the design-build entity. If the cost for these activities are less than the guaranteed maximum price, the design-build entity shall not be entitled to the difference between the cost and the guaranteed maximum price unless there is a prior written agreement concerning the sharing of these funds. For purposes of this section, cost shall include the design-build entity's direct costs, general conditions, overhead, and fee.
- 5.3.4 **General Responsibilities During Pre-Construction Design Phase**. Throughout the Pre-Construction Design Phase, the Design-Builder will advise the Owner on proposed site use and improvements, designs, and selection of materials. The Design-Builder must also provide the Owner with recommendations, consistent with the Work, on constructability; availability of materials and labor; time requirements for procurement, design options, installation and construction; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions.

5.3.5 Constructability Program.

- 5.3.5.11 Implement and conduct a constructability program to identify and document Project cost and schedule savings opportunities. The constructability program shall follow accepted industry practices and be in accordance with the requirements of the Design-Build Documents. Whenever the term "value engineering" is used in conjunction with the Agreement or the Project, it has its commonly accepted meaning within the construction industry and does not imply the practice of professional engineering without a license. If any value engineering activities constitute the professional practice of engineering, then such activities shall be performed by an engineer licensed in California.
- 5.3.5.12 Provide and implement a system for tracking questions, resolutions, decisions, directions and other information on matters that arise during the development of the Drawings and Specifications for the Project. This decision tracking system shall be in a format approved by the Owner and updated at least monthly during the Preconstruction Phase.
- 5.3.5.13 The Design-Builder shall promptly recommend to the Owner the appropriate investigations, surveys, tests, analyses, and reports necessary for the proper execution of the Work.

Owner Initial	
Design-Builder Initial	

- 5.3.5.14 The Design-Builder shall prepare and submit applications or other documents necessary for or incident to the issuance of all variances or approvals required in connection with the design or construction of the Project from all local, state, or federal government authorities having jurisdiction over the Project.
- 5.3.5.15 The Design-Builder acknowledges that it has been retained by the Owner to perform certain services and Work prior to the commencement of construction of the Project. The purpose is to assist the Owner in developing and delineating the scope and nature of the Work on the Project, as well as assessing the cost and feasibility of performing and constructing the Work within the time and budget limitations of the Project. The Design-Builder acknowledges that the Owner has retained and hired the Design-Builder based on the representation that the Design-Builder has particular expertise and experience in the design, construction, commissioning, and turnover of projects similar to the Project, and in the performance of the Work and other services required in the Design-Build Contract.

5.4. Construction Phase.

5.4.1 Construction Documents.

- 5.4.1.1. Upon execution of the GMP Amendment, the Design-Builder shall prepare and submit to the Owner for the Owner's written approval Construction Documents sufficient to construct all Increments of the Project, including but not limited to Drawings and Specifications. Deviations, if any, from the owner's programming requirements, previously prepared Construction Documents, and/or scope of Work must be disclosed in writing and are subject to the approval of the Owner.
- 5.4.1.2. The Construction Documents must establish the quality levels of materials required. The Construction Documents must be consistent with the Design-Build Documents, including but not limited to the scope of Work, previously prepared Construction Documents, and Preliminary Evaluation, unless otherwise disclosed in writing, and must include all items necessary for the proper execution and completion of the Work and reasonably inferable from the Design-Build Documents, including but not limited to the scope of Work, as being necessary to produce the indicated results.
- 5.4.1.3. The Design-Builder shall submit completed Construction Documents to the Owner for the Owner's approval. Unless the Owner and Design-Builder execute a Change Order or the Owner issues a Change Directive specifically identifying any particular deviation and Owner's agreement with such deviation, the Design-Builder must correct any deviation and resubmit the Construction Documents. The Construction Documents shall not modify the Design-Build Documents, including but not limited to the scope of Work, previously prepared Construction Documents, or Preliminary Evaluation. Execution of the GMP Amendment will not constitute the Owner's acceptance of a deviation unless the deviation is specifically identified and described as such in the GMP Amendment. The failure of the Owner to discover any such deviations will not relieve the Design-Builder of the obligation to perform the Work in accordance with the Design-Build Documents.
- 5.4.1.4. The Owner, Design-Builder, and Design-Builder's Design Professional will meet a minimum of twice a month until the completion of the Construction Documents for the Work to review scope, quality, budget, and other issues.

Owner Initial	
Design-Builder Initial	

- 5.4.1.5. Before completion of the Construction Documents for the Work, the Owner, Design-Builder, and Design-Builder's Design Professional will perform an internal review of the Construction Documents, the Design-Builder's schedule, and any critical issues relating to scope, quality, or budget. In addition to delivering to the Owner copies of the Construction Documents for the Work, including but not limited to Drawings and Specifications, Design-Builder and Designer will make reasonable efforts to demonstrate to the Owner the scope and quality aspects of the design.
- 5.4.1.6. At the completion of the Owner's, Design-Builder's, and Design-Builder's Design Professional Construction Documents review, the Owner will provide its written approval of the Construction Documents, including any revisions thereto made during the internal review. However, review or approval by the Owner or its agents of design and Construction Documents shall not relieve Design-Builder to the extent of its liability for any damages resulting from or arising out of professional errors or omissions in the design and Construction Documents, except where the Owner explicitly and expressly directs such defective or deficient design and Design-Builder delivers to the Owner its written objection thereto. Upon the Owner's written approval of Construction Documents, the Design-Builder, with the assistance of the Owner, shall prepare and file documents required to obtain necessary approvals of governmental authorities having jurisdiction over the Project.
- 5.4.1.7. The Design-Builder shall obtain from each of the Design-Builder's Design Professional and furnish to the Owner certifications with respect to the documents and services provided by such professionals (a) that, to the best of their knowledge, information, and belief, the documents or services to which such certifications relate (i) are consistent with the Work set forth in the Design-Build Documents, except to the extent specifically identified in such certificate, (ii) comply with applicable professional practice standards, and (iii) comply with applicable laws, ordinances, codes, rules, and regulations governing the design of the Project in effect at the time of the applicable permit; and (b) that the Owner and its consultants are entitled to rely upon the accuracy of the representations and statements contained in such certifications.

5.4.2. Construction Responsibilities.

- 5.4.2.1. Except as permitted in Section 5.4.2.2 below, construction shall not commence prior to execution of the GMP Amendment and Owner's approval of the Construction Documents required for each increment of the Work. In addition, the Design-Builder shall perform no portion of the Work for which the Design-Build Documents require the Owner's review of submittals, such as Shop Drawings, Product Data, and Samples, until the Owner has approved each submittal.
- 5.4.2.2. If the Owner and Design-Builder agree in a Change Order or the Owner issues a Change Directive, construction may proceed prior to the execution of the GMP Amendment. However, such Change Order or Change Directive shall not waive the Owner's right to reject the Design-Builder's GMP Proposal or otherwise limit Owner's rights and remedies under the Design-Build Contract.
- 5.4.2.3. The construction Work must be in accordance with approved submittals, including but not limited to the Construction Documents, except that the Design-Builder will not be relieved of responsibility for deviations from requirements of the Design-Build Documents by the Owner's review and approval of design and Construction Documents or other submittals such as Shop Drawings, Product Data, Samples, or other submittals, unless the Design-Builder has

specifically informed the Owner in writing of such deviation at the time of submittal and (1) the Owner has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Change Directive has been issued explicitly and expressly authorizing the deviation. The Owner's review and approval of design and Construction Documents or other submittals such as Shop Drawings, Product Data, Samples, or other submittals does not relieve the Design-Builder of responsibility for errors or omissions in those approved documents and submittals.

- 5.4.2.4. The Design-Builder shall keep the Owner informed of the progress and quality of the Work.
- 5.4.2.5. The Design-Builder is responsible for the design, supervision, and direction of the Work, using the Design-Builder's best skill and attention. If the Design-Build Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Design-Builder must evaluate the jobsite safety of such means, methods, techniques, sequences, or procedures and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Design-Builder determines that such means, methods, techniques, sequences, or procedures may not be safe, the Design-Builder must give timely written notice to the Owner and may not proceed with that portion of the Work without further written instructions from the Owner.
- 5.4.2.6. The Design-Builder is responsible for inspection of any portions of Work already performed to determine that such portions are in proper condition to receive subsequent work.
- 5.4.2.7. Constructability Program. All activities related to constructability, decision tracking, and approvals shall continue to ensure alignment with the Project's objectives and compliance with all relevant requirements. Refer to the provisions under Section 5.4.1 for any ongoing or continuous activities required during the Construction Phase.
- 5.4.2.8. Unless otherwise provided in the Design-Build Documents, the Design-Builder must provide and pay for supervision, labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services, necessary for proper execution and completion of the Work, whether temporary or permanent, and whether or not incorporated or to be incorporated in the Work.
- 5.4.2.9. The Design-Builder shall include in the Guaranteed Maximum Price, as set forth in the GMP Amendment, all allowances, if any, stated in the Design-Build Documents. Items covered by allowances must be supplied for amounts and by persons or entities as the Owner may direct, but the Design-Builder will not be required to employ persons or entities to whom the Design-Builder has reasonable objection.
- 5.4.2.10 The Owner reserves the right to perform construction or operations or services related to the Project, and to furnish materials and equipment for the Project, with the Owner's own forces; and to award separate contracts in connection with other portions of the Project, or other construction or operations on the site. If the Design-Builder claims that delay or additional cost is involved because of such action by the Owner, the Design-Builder must make a claim as provided in the General Conditions of the Contract.
- 5.5 **Standard of Care**. The Design-Builder, its officers, agents, employees, Design Professional, Subcontractor, and any persons or entities for whom the Design-Builder is legally responsible, shall provide all services and perform the Work in a manner consistent with that degree of care and skill ordinarily

exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. This standard aligns with the prevailing practices observed by professionals specializing in similar services for projects of the type, scope, and complexity of the Project. The Work shall be conducted in strict adherence to the Design-Build Contract, as well as all applicable local, state, and federal laws and regulations. The Owner's review, approval, or payment for any Work under the Design-Build Contract shall not be construed as assent that the Design-Builder has complied, nor shall it relieve the Design-Builder from ongoing compliance with the Design-Build Documents, the applicable standard of care, or applicable statutes, regulations, rules, guidelines, and requirements.

- 5.6 Coordination. The Design-Builder is responsible for performing and coordinating all Work required under the Design-Build Documents, including the Work performed by its Design Professional or Subcontractor. The Design-Builder shall be accountable to the Owner for the Work provided by any Design Professional or Subcontractor to the same extent as if the Design-Builder had performed the Work directly. The Design-Builder shall ensure that all agreements between Design-Builder and its Design Professional or Subcontractor are consistent with the terms of the Design-Build Contract.
- 5.7 The Design-Builder shall schedule and attend regular meetings with the Owner as required for the timely and proper completion of the Project. The Design-Builder shall engage in collaborative consultations with the Owner, covering site development, improvements, and the selection of materials, pavement systems, parking lot infrastructure, and equipment. The Design-Builder is responsible for providing recommendations based on a thorough analysis, considering aspects such as construction feasibility, strategies to mitigate the impact of labor and material shortages, timeframes for procurement, installation, and Project completion, as well as considerations related to design and construction costs. This includes providing estimates for alternative designs or materials, budget assessments, and identification of potential cost-saving measures.
- 5.8 The Design-Builder shall provide the Owner with technical, professional, and other services, along with information, suggestions, evaluations, and assessments, as requested or required by the Owner in connection with delineating and specifying the Work for the Project.
- 5.9 The Design-Builder shall thoroughly evaluate the Project concept, criteria, program, schedule, and budget. This involves assessing the quality and soundness of the schedule and budget, identifying and evaluating alternatives for improved cost-effectiveness and reduced construction time, and recommending alternative materials, systems, and methods. The Design-Builder shall assist the Owner in planning for the construction of the Project, meeting with the Owner and the Owner's consultant as requested to discuss and review the program, schedule, and budget, including any suggested revisions. The Design-Builder hereby represents and warrants to the Owner that: (a) the Design-Builder will diligently prepare, or cause to be prepared, the design, including the Drawings and Specifications, and will deliver a Project that meets or exceeds all Project criteria, (b) responsibilities will be appropriately identified and assigned, (c) the Design-Builder shall, at its sole cost and expense, remedy any errors, omissions, inconsistencies, or conflicts in the Design-Build Documents, and (d) the entire Project shall comply with applicable laws, rules, regulations, ordinances, and codes of any governmental authority having jurisdiction over the Project or its operation upon completion.
- 5.10The Design-Builder shall coordinate and integrate the activities of the Design-Builder, Owner, and all other parties involved in the design, construction, or commissioning of the Project. This includes meeting and consulting with the Owner, consultants, and contractors to review Drawings, Specifications, and other Design-Build Documents as they are being prepared for the Project. The Design-Builder will make recommendations to the Owner regarding alternative solutions whenever design details may impact constructability, costs, or the schedule of the Project.

5.11The Design-Builder shall, in a timely manner, (a) prepare for review with the Owner detailed estimates of the Cost of Work for the Project, (b) advise the Owner regarding any circumstances that may indicate that the Cost of Work may exceed the budget as established by the Owner, and (c) make recommendations to the Owner regarding alternative designs or changes in construction means or methods which may save cost with respect to the completion of the Project.

ARTICLE 6. CONTRACT TIME

6.1. **Date of Commencement**. The Date of Commencement of the Work for the Pre-Construction Design Phase and Construction Phase shall be the date set forth in the Notice to Proceed issued by the Owner. The Work shall commence within five (5) days of Design-Builder's receipt of Owner's Notice to Proceed.

6.2. Completion Date.

- 6.2.1. Completion Date for Pre-Construction Design Phase. The Design-Builder shall complete the Work under the Pre-Construction Design Phase for Phase 1 within 100 days of the Effective Date of this Agreement and 160 days for Phase 2. The completion date is essential to the timely execution of the overall Project. The completion date is essential to the timely execution of the overall Project. Design-Builder may request extensions for delays resulting from conditions beyond its reasonable control, in accordance with the time extension provisions outlined in Article 1 of the General Conditions of the Contract, Exhibit A2.
- 6.2.2. Substantial Completion. The Design-Builder shall achieve Substantial Completion of the entire Work for Phase 1 not later than February 27, 2026 and September 30, 2026 for Phase 2, subject to mutually agreed adjustments between the Design-Builder and Owner following completion of the Pre-Construction Design Phase. Absent a written amendment to the Agreement, the deadlines set forth herein shall remain in effect. Design-Builder may request extension for delays resulting from conditions beyond its reasonable control, including delays caused by permitting agencies, in accordance with the time extension provisions outlined in Article 1 of the General Conditions of the Contract, Exhibit A2. Any extension granted shall be subject to Owner's review and approval, which shall not be unreasonably withheld.
- 6.2.3. **Final Completion**. The term "Final Completion" means the date which is no later than March 31, 2026 for Phase 1 and October 31, 2026 for Phase 2, subject to mutually agreed adjustments between the Design-Builder and Owner following completion of the Pre-Construction Design Phase. Absent a written amendment to the Agreement, the deadlines set forth herein shall remain in effect. Design-Builder may request extension for delays resulting from conditions beyond its reasonable control, in accordance with the time extension provisions outlined in Article 1 of the General Conditions of the Contract, **Exhibit A2**. Any extension granted shall be subject to Owner's review and approval, which shall not be unreasonably withheld.
- 6.3. Contract Time. The term "Contract Time" means:
 - 6.3.1. With respect to the Pre-Construction Design Phase, the period between the Date of Commencement established by the Notice to Proceed and the date of completion for the Pre-Construction Design Phase set forth in Section 6.2.1.
 - 6.3.2. With respect to Substantial Completion, the period between the Date of Commencement established by the Notice to Proceed and the date of Substantial Completion set forth in Section 6.2.2.
 - 6.3.3. With respect to Final Completion of the Work, the period between the date of Substantial Completion set forth in Section 6.2.2 and the date of Final Completion as defined in Section 6.2.3.
- 6.4. **Time is of the Essence**. Owner and Design-Builder mutually agree that time is of the essence with respect

Owner Initial	
Design-Builder Initial	

to the dates and times set forth in the Design-Build Contract.

- 6.5. **Liquidated Damages**. It is expressly understood that if Final Completion is not achieved within the Contract Time, Owner will suffer damages from the delay that are difficult to determine and accurately specify. Pursuant to Public Contract Code § 7203, if DBE fails to achieve Final Completion within the Contract Time due to DBE's Non-Excusable Delay, Owner will assess liquidated damages in the amount of \$1,000 per day for each calendar day that Final Completion is delayed beyond the Contract Time, and not as a penalty. Any waiver of accrued liquidated damages, in whole or in part, is subject to approval of the Owner or its authorized delegee.
 - 6.5.1. *Liquidated Damages*. Liquidated damages will not be assessed for any Excusable Delay or Compensable Delay as determined by Owner.
 - 6.5.2. *Milestones*. Liquidated damages may also be separately assessed for failure to meet milestones specified elsewhere in the Contract Documents.
 - 6.5.3. *Setoff.* Owner is entitled to deduct the amount of liquidated damages assessed against any payments otherwise due to DBE, including progress payments, Final Payment, or unreleased retention. If there are insufficient Contract funds remaining to cover the full amount of liquidated damages assessed, Owner is entitled to recover the balance from DBE or its performance bond surety.
 - 6.5.4. *Occupancy or Use.* Occupancy or use of the Project in whole or in part prior to Final Completion does not constitute Owner's acceptance of the Project and will not operate as a waiver of Owners's right to assess liquidated damages for DBE's Non-Excusable Delay in achieving Final Completion.
 - 6.5.5. Other Remedies. Owner's right to liquidated damages under this Section applies only to damages arising from DBE's Non-Excusable Delay or failure to complete the Work within the Contract Time. Owner retains its right to pursue all other remedies under the Contract for other types of damage, including damage to property or persons, costs or diminution in value from defective materials or workmanship, costs to repair or complete the Work, or other liability caused by DBE.

ARTICLE 7. CONTRACT SUM

- 7.1. **Contract Sum**. The Contract Sum shall be the sum of the Design-Builder's Fee, the Cost of the Work, Construction Contingency (if any), and when applicable the authorized adjustments outlined in Article 3 of the General Conditions of the Contract. The Contract Sum is the total amount of all compensation payable by the Owner to Design-Builder for performance of the Design-Build Contract subject to and governed by any duly established Guaranteed Maximum Price.
- 7.2. **Design-Builder's Fee**. The Design-Builder's Fee shall be:
 - 7.2.1. **Pre-Construction Design Phase Fee.** For performance of the Pre-Construction Design Phase Work in accordance with the Design-Build Contract, Owner shall pay Design-Builder a guaranteed maximum price (GMP) for the sum of XXXX Dollars (\$X,XXX,XXX), subject to adjustments made in accordance with the General Conditions of Contract.
 - 7.2.1.1. Costs associated with the following are specifically, but not exclusively, included in the establishment of the Design-Builder's Preconstruction Design Phase Fee: profit and profit sharing; general overhead; salaries and labor; housing and relocation; fees and other payments to the Design-Builder's Design Professional and other professional service providers; estimating, scheduling and information management systems and software; contract

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- administration; office expenses; printing and copying; consulting fees; legal or accounting fees; cost of money; taxes; insurance premiums and deductibles; bond costs; purchase or rental of equipment; utilities; travel; per diem; fines or penalties; and damage awards.
- 7.2.1.2. The portion of the Pre-Construction Design Phase Fee billed will be based upon Design-Builder's estimate of the proportion of the total Work actually completed during the billing period to the stipulated price for the Pre-Construction Design Phase.

7.2.2. Construction Phase Fee.

- 7.2.2.1. If the parties execute a GMP Amendment, the Owner shall pay Design-Builder for performance of the Construction Phase Work an amount equal to the sum of the amounts payable for (a) the Cost of the Work as defined in Section 7.3 and (b) Design-Builder's Percentage Fee for the Construction Phase as set forth in the mutually executed GMP Amendment, subject to Section 7.2.2.2 below and applicable terms and conditions of the Design-Build Contract.
- 7.2.2.2. Design-Builder's Fee for the Construction Phase. The Design-Builder's Percentage Fee must be set forth in the GMP Amendment and shall not exceed a fixed amount equal to ### percent (#%) of the estimated sum of the Total Construction Work and General Conditions from the Target GMP form, **Exhibit B**. The Design-Builder acknowledges and agrees that the Fee shall be the Design-Builder's sole and exclusive compensation for all costs described as Non-Allowable Costs of the Work in Section 7.4 hereof and is inclusive of all overhead and profit arising out of or relating to the Design-Builder's Work.
- 7.3. Cost of the Work. "Cost of the Work" means those elements of costs described in this Section 7.3 up to the Guaranteed Maximum Price (subject to change only as provided in the Agreement) which are chargeable to Owner and payable to Design-Builder when reasonably, actually, and necessarily incurred by the Design-Builder during or in connection with the performance of the Work, without mark-up or addon of any kind by or at the request of Design-Builder. Such costs shall be actual costs paid or to be paid by Design-Builder during the applicable billing period and agreed upon by Owner, less all discounts, rebates, and salvages taken by Design-Builder. Charges listed on the invoice submitted by the Design-Builder for payment should match precisely with supporting itemized documentation. Supporting itemized documentation for all Cost of the Work is required for reimbursement. Where any Cost of the Work is subject to the Owner's prior approval, the Design-Builder shall obtain this approval in writing by Owner prior to incurring the cost. Design-Builder shall provide Owner with a written breakdown of the Cost of the Work, and the approximate dollar amounts attributable thereto. Design-Builder is directed to employ a forty (40) hour work week and not utilize overtime or premium time rates or incur material or equipment expediting costs, unless the Owner has approved the use of such overtime or premium time or expediting costs in writing in advance. Design-Builder shall keep Owner regularly apprised of crew sizes and shall provide written monthly reports documenting actual versus estimated man-hours expended in the course of the Work. The Cost of the Work shall include the following:
 - 7.3.1. Payroll costs for employees directly employed by the Design-Builder in the performance of the Work at the site.
 - 7.3.1.1. Such employees shall include, without limitation, superintendents, foremen, engineers, engineering technicians, architects, and other personnel employed full-time at the Site. Payroll costs for employees not employed full time on the Work shall be apportioned on the basis of their time spent on the Work.
 - 7.3.1.2. Payroll costs shall include, but not be limited to, salaries and wages (including overtime wages) plus the cost of fringe benefits which shall include social security contributions,

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- unemployment, excise and payroll taxes, workers' compensation, health and retirement benefits, bonuses, sick leave, vacation, and holiday pay applicable thereto.
- 7.3.1.3. The expenses of performing Work outside the hours or days permitted by the Design-Build Contract shall be included to the extent such performance of Work is authorized by Owner.
- 7.3.2. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage of the materials and equipment, and suppliers' field services required in connection with the materials and equipment. All cash discounts shall accrue to Design-Builder unless Owner deposits funds with Design-Builder with which to make payments, in which case the cash discounts shall accrue to Owner. All trade discounts, rebates, and refunds and returns from the sale of surplus materials and equipment shall accrue to Owner, and Design-Builder shall make provisions so that they may be obtained.
- 7.3.3. Cost of permits obtained by Design-Builder.
- 7.3.4. Payments made by Design-Builder to construction Subcontractors for Work performed or furnished by such construction Subcontractors. If any subcontract provides that the Construction Subcontractor is to be paid on the basis of Cost of the Work plus a fee, the construction Subcontractor's Cost of the Work and fee shall be determined in the same manner as Design-Builder's Cost of the Work and fee.
- 7.3.5. Payments made by Design-Builder for Design Professional Services provided or furnished under a Design Agreement.
- 7.3.6. Costs of special consultants (including Project Design Professionals), including but not limited to testing laboratories, attorneys, and accountants, retained for services specifically related to the Work.
- 7.3.7. Supplemental costs including the following items:
 - 7.3.7.1. The proportion of necessary transportation, travel, and subsistence expenses of Design-Builder's employees incurred in the discharge of duties connected with the Work.
 - 7.3.7.2. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office and temporary facilities at the Project site and hand tools not owned by the workers, which are consumed in the performance of the Work, and cost, less market value, of such items used but not consumed which remain the property of Design-Builder.
 - 7.3.7.3. Rentals of all construction or engineering equipment and machinery and the parts thereof whether rented from Design-Builder or others in accordance with rental agreements approved by Owner, and the costs of transportation, loading, unloading, installation, dismantling, and removal thereof. All such costs shall be in accordance with the terms of said rental agreements. The rental of any such equipment, machinery, or parts shall cease when the use thereof is no longer necessary for the Work.
 - 7.3.7.4. Sales, consumer, use, and other similar taxes related to the Work, and for which Design-Builder is liable, imposed by laws or regulations.
 - 7.3.7.5. Deposits lost for causes other than negligence of Design-Builder, any construction Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, and royalty payments and fees for permits and licenses.

Owner Initial	
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- 7.3.7.6. Losses, damages, and related expenses caused by damage to the Work not compensated by insurance or otherwise, sustained by Design-Builder in connection with the furnishing and performance of the Work, provided they have resulted from causes other than the negligence of Design-Builder, any construction Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable. Such losses shall include settlements made with the written consent and approval of Owner. No such losses, damages, and expenses shall be included in the Cost of the Work for the purpose of determining Design-Builder's fee.
- 7.3.7.7. The cost of utilities, fuel, and sanitary facilities at the Site.
- 7.3.7.8. Minor expenses such as long-distance telephone calls, telephone service at the Project site, express and courier services, and similar petty cash items in connection with the Work.
- 7.3.7.9. Cost of premiums for all bonds and insurance Design-Builder is required by the Design-Build Documents to purchase and maintain. The cost of professional insurance for Design Professionals engaged by the Design-Builder shall be provided at their own cost and is not reimbursable as a Cost of the Work.
- 7.3.8. All amounts submitted for reimbursement under the above provisions are subject to review and audit by the Owner or the Owner's representative, and the Owner and Owner's representative shall agree not to disclose information related to the Design-Builder's employees' salaries, wages, or benefits to any third parties (other than accountants and attorneys) unless required to do so by law or unless deemed reasonably necessary in the event of a dispute between parties. In the event that any such audit reveals a difference between the amount charged and the actual net cost relating to the Project, an appropriate credit or payment will be made promptly by the appropriate party.
- 7.3.9. Actual payments made by the Design-Builder to Subcontractor, or Vendor in accordance with the requirements of applicable contracts and subcontracts approved by Owner. The Design-Builder shall not, directly or indirectly, enter into any contract, purchase order, or other agreement ("Arrangement") in connection with the Work with (a) any individual related by affinity or consanguinity within the third degree to any individual who is an owner or employee of the Design-Builder; or (b) any entity that controls, is controlled by or is under common control with the Design-Builder (each a "Related Party"), unless such Arrangement has been approved in writing by the Owner, after full disclosure in writing by the Design-Builder to the Owner of such affiliation or relationship and all details relating to the proposed Arrangement. The term "control," as used in the immediately preceding sentence, means, with respect to a corporation or a limited liability company, the right to exercise, directly or indirectly, fifty percent (50%) or more of the voting rights attributable to that corporation or limited liability company and, with respect to any individual, partnership, trust, association or other entity, the power, directly or indirectly, to direct or cause the direction of the management or policies of the controlled person or entity, through voting rights, contractual rights or otherwise. The terms of any such Arrangement must conform to the requirements of the Design-Build Contract. If any Related Party undertakes any portion of the Work pursuant to an Arrangement with the Design-Builder, such Arrangement shall provide for the right to audit all of the books and records pertaining to the Work undertaken by such Related Party, which audit may be undertaken by the Owner or its representative at any time. All savings under any Arrangement shall be applied to reduce the Cost of the Work under the Agreement, and no profit or fee shall be payable to any such Related Party except as approved in advance in writing by the Owner.
- 7.3.10. Costs, including transportation and off-site storage, of materials and equipment incorporated or to be incorporated in the completed construction; provided, however, that costs incurred for payments

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for material or equipment in advance of the delivery thereof to the Project Site shall not be included unless approved in writing in advance by Owner.

- 7.3.11. Costs of materials described in the preceding Section 7.3.10 in excess of those actually installed and required to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by or to the Design-Builder for fair market value. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.
- 7.3.12. Costs of transportation, installation, maintenance, dismantling, and removal of materials, supplies, temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers, that are provided by the Design-Builder at the Project Site and fully consumed in the performance of the Work; and on such items if not fully consumed, costs of transportation, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Design-Builder at the salvage value whether sold to others or retained by the Design-Builder. Costs for items previously used by the Design-Builder shall mean fair market value.
- 7.3.13. Equipment purchased and charged to the Project as a Cost of Work shall be considered "jobowned" and become the property of the Owner. The Design-Builder shall maintain a detailed equipment inventory of all job-owned equipment (either purchased and charged to job cost or jobowned through aggregate rentals) and such inventory shall be submitted to the Owner each month. For each piece of equipment, such inventory must include, at minimum, the following: (1) original purchase documents including price or acquisition cost (2) acquisition date (3) approved Fair Market Value (FMV) at the time the piece of equipment was first used on the job and (4) final disposition. At the completion of the Project, purchased tools and equipment will either be turned over to the Owner, or the Design-Builder may keep any such equipment for an appropriate fair market value and a credit adjustment to the Guaranteed Maximum Price will be made as mutually agreed to by the Owner and the Design-Builder.
- 7.3.14. Rental costs of machinery and equipment used in the performance of the Work; provided that in no event shall such rental costs paid for particular items of machinery or equipment exceed the market rate purchase price of such items. Owner shall be informed in writing as to the rental rates and the estimated duration of rentals. The equipment rate multiplied by the expected rental period shall not exceed 80% of the purchase value at the time of its commitment to the Project. Major repairs, overhauls, and/or replacements are to be covered by the rental rates, and are not reimbursable Cost of the Work. Rates of Design-Builder owned equipment and quantities of equipment shall be subject to the Owner's prior written approval.
- 7.3.15. All costs incurred for minor maintenance and repairs of rented tools or equipment shall be reimbursed at actual cost. Such costs include routine and preventative maintenance, minor repairs, and other incidental costs.
- 7.3.16. Proposed rental rates and related fair market values for equipment owned by the Design-Builder or a Related Party as defined in Section 7.3.9 above shall be submitted to and approved by the Owner in writing prior to being used in connection with the Work. The projected usage for each piece of equipment proposed to be rented, and estimated total rentals, shall be submitted for approval in writing in advance in a form satisfactory to the Owner, so that an appropriate lease versus buy decision can be made. The projected usage for each piece of equipment to be rented for use on the Project and the estimated total rentals shall be considered by the Design-Builder before the piece of equipment is rented so that an appropriate rent versus buy decision can be made.

- 7.3.17. Each piece of equipment to be rented shall have hourly, daily, weekly, and monthly rates and the most economical rate available shall be reimbursed based on the circumstances of actual need and usage of the piece of equipment while it is stationed at the jobsite. When the piece of equipment is no longer needed for the Work, no rental charges will be reimbursed if the piece of equipment remains at the jobsite for the convenience of the Design-Builder.
- 7.3.18. The reimbursable equipment rental rates for Design-Builder owned tools and equipment shall not exceed 75% of the published rates based on the latest edition of "Rental Rates and Specifications" published by the Associated Equipment Distributors (AED). If the AED publication does not contain information related to the type of equipment rented, the Design-Builder will be allowed to use a maximum equipment rental rate equal to 75% of the current competitive rental rates from local third-party equipment rental companies.
- 7.3.19. The aggregate rentals chargeable for each piece of Design-Builder owned tools or equipment shall not exceed 50% of the fair market value of such equipment at the time of its commitment to the Work. The original purchase price and date of purchase of the equipment will be documented with a copy of the purchase invoice for the piece of equipment. Such aggregate limitations will apply and no further rentals shall be charged even if a piece of equipment is taken off the job and is later replaced by a similar piece of equipment. For the purpose of computing the aggregate rentals applicable to aggregate rental limitations, rental charges for similar pieces of equipment will be combined if the pieces of equipment were not used at the same time.
- 7.3.20. Fair market value for used material and equipment as referred to in the Agreement shall mean the estimated price a reasonable purchaser would pay to purchase the used material or equipment at the time it was initially needed for the job. It is understood that this is usually lower than the price a reasonable purchaser would pay for similar new construction material or construction equipment.
- 7.3.21. Rental charges for equipment which is not owned by the Design-Builder or any of its Related Parties as defined in Section 7.3.9 above and is rented from third parties for use in proper completion of the Work shall be considered reimbursable Cost of the Work and will be reimbursed at actual costs, as long as rental rates are consistent with those prevailing in the locality. Any lease/purchase rental arrangements must be disclosed to the Owner in advance. For any lease/purchase arrangements where any of the lease/purchase rental charges were charged to the Owner as reimbursable Cost of the Work, appropriate credit adjustments to job cost will be made for an appropriate pro rata share of the fair market value of the equipment at the time it was last used on the Project.
- 7.3.22. All losses resulting from lost, damaged, or stolen tools and equipment shall be the sole responsibility of the Design-Builder, and not the Owner, and the cost of such losses shall not be reimbursable under the Design-Build Contract.
- 7.3.23. Costs of removal of debris from the Project Site.
- 7.3.24. Cost of document reproductions, facsimile transmissions, and long-distance telephone calls, postage and parcel delivery charges, telephone service at the site, and reasonable petty cash expenses of the site office. Reproduction costs will be the actual costs of reproduction subject to a maximum of seven cents (\$.07) per square foot for prints and a maximum of five cents (\$.05) per 8 ½ x 11-inch page for offset print or photocopied Design-Build Documents. Telephone costs will be the actual costs paid to the third-party telephone company for the field office telephone.
- 7.3.25. That portion of the reasonable expenses of the Design-Builder's supervisory or administrative

Owner Initial	
Design-Builder Initial	

personnel incurred while traveling in the discharge of duties directly connected with the Work and actually paid by Design-Builder, if approved in advance by Owner. Project-related travel expenses shall be reimbursed at actual cost and mileage shall only be reimbursed when traveling on Project-related business, in a personal vehicle. Reimbursable mileage shall be reimbursed in accordance with the current IRS Standard Business Mileage Rate. Mileage shall not be reimbursed for travel in a company vehicle to or from an employee's home, to or from the main office, for training, or other company-related business. Any travel involving airfare will require advance written approval by the Owner. Reimbursable meals shall not include alcoholic beverages. Reimbursement for meals shall be expensed in accordance with the current United States General Services Administration (GSA) standard per diem rate for California. Expenses shall be for employees of the Design-Builder only when engaged in work directly associated with the Work. Owner shall not pay for mark-ups on reimbursable expenses.

- 7.3.26. Premiums for that portion of insurance and bond required by the Design-Build Documents that can be directly attributed to this Design-Build Contract obtained with Owner's approval, self-insurance for either full or partial amounts of the coverages required by the Design-Build Documents, with the Owner's prior written approval. The foregoing premiums and cost are included in the general conditions costs set forth in the GMP Amendment.
- 7.3.27. Sales, use, or similar taxes imposed by a governmental authority that are related to the Work and for which the Design-Builder is liable, but do not include commercial activity tax or gross receipts tax, provided, however, that Design-Builder shall take all actions necessary to obtain the benefit of any sales tax exemptions available to the Owner as a tax-exempt entity, in connection with the Project, and the Design-Builder agrees that said benefits, if any, shall be passed through to the Owner.
- 7.3.28. Fees and assessments for the building permit and for other permits, licenses, and inspections for which the Design-Builder is required by the Design-Build Documents to pay shall be reimbursed at actual cost imposed by the issuing authority and shall not be subject to Subcontractor's markup or fee.
- 7.3.29. Other actual costs incurred in the performance of the Work if and only to the extent approved in advance in writing by the Owner pursuant to the execution of a valid Change Order.
- 7.3.30. Costs due to emergencies incurred in taking action to prevent threatened damage, injury, or loss in case of an emergency affecting the safety of persons and property, as provided in **Exhibit A2**, General Conditions of the Contract.
- 7.4. Non-Allowable Cost of the Work. "Non-Allowable Cost of the Work" means the direct or indirect costs described in this Section 7.4 and all similar costs and all other costs not included within the Cost of the Work, which are paid or incurred by Design-Builder during or in connection with the performance of the Work. All such Non-Allowable Costs of the Work are included in Design-Builder's Fee set forth in Section 7.2 above, regardless of whether they exceed the amount of such Design-Builder's Fee. Notwithstanding any provision of the Design-Build Contract to the contrary, (a) an item of cost which would otherwise be included in the Cost of the Work shall be deemed a Non-Allowable Cost of the Work if any of the provisions of this Section 7.4 below shall apply to such item of cost, and (b) Design-Builder shall not be entitled to receive any additional reimbursement for Non- Allowable Costs of the Work, including, but not limited to, any of the types of cost items described as follows:
 - 7.4.1. Wage, salaries and other compensation of the Design-Builder's and Subcontractor's personnel stationed at the Design-Builder's principal office or branch offices, except as specifically provided in Sections 7.3 above.

Owner Initial	
Design-Builder Initial	

- 7.4.2. Expenses of the Design-Builder's principal office and other offices.
- 7.4.3. Overhead, general conditions costs, profit and general or administrative expenses, except as may be expressly included in Section 7.3 above. Costs of the Design-Builder's home office computer services or other outside computer processing services shall be considered overhead and general expense. Accordingly, the Design-Builder should not plan to perform any such computer related services or alternatives at the field office when such services or functions can be performed at the Design-Builder's home or branch offices, or other outside service locations.
- 7.4.4. The Design-Builder's capital expenses, including interest on the Design-Builder's capital employed for the Work.
- 7.4.5. Cost due to the fault, negligence or failure of the Design-Builder, Subcontractor, Vendor, or any other person or entity directly or indirectly employed by any of them, or for whose acts any of them may be liable, including, but not limited to, the costs of correcting damaged, defective or non-conforming work, disposal and replacement of materials and equipment incorrectly ordered or supplied, and making good damage to property not forming part of the Work.
- 7.4.6. Costs, other than costs included in Change Orders approved by the Owner that would cause the Guaranteed Maximum Price to be exceeded.
- 7.4.7. Costs for services incurred during the Preconstruction Phase.
- 7.4.8. Costs incurred before Owner's approval when such advance approval is required by the Design-Build Documents.
- 7.4.9. Cost for insurance which Owner has not required to be provided for this Project.
- 7.4.10. Wages, salaries and other compensation of the Subcontractor's personnel for their time not required for the performance of the Work.
- 7.4.11. The Owner's costs in furnishing Owner-Furnished Components.
- 7.4.12. Any fines, penalties or cost imposed on the Design-Builder or a Subcontractor of any tier by any local, state or federal authority (including OSHA).
- 7.4.13. Overtime wages and allowances of Design-Builder's employees unless approved in advance, in writing by the Owner.
- 7.4.14. Wages or salaries of the Design-Builder's supervisory and administrative personnel and any cost or expenses incurred by the Design-Builder related to personnel, including, without limitation cost of employee benefits, except as expressly included in the general conditions costs as set forth in the GMP Amendment.
- 7.4.15. Labor, material and equipment cost and any other cost incurred which are back charged to Subcontractor or Vendor.
- 7.4.16. Employee bonuses and training paid to the Design-Builder employees will not be an allowable Cost of the Work and will be deemed included in the Design-Builder's Fee.

Owner Initial	
Design-Builder Initial	

- 7.4.17. All losses resulting from lost, damaged, or stolen tools and equipment shall be the sole responsibility of the Design-Builder, and not the Owner, and the cost of such losses shall not be an allowable Cost of the Work under the Design-Build Contract.
- 7.4.18. Any cost not specifically and expressly described in Section 7.3 above.
- 7.5. **Savings**. In the event that unused portions of the Construction Contingency, as defined in Section 8.6, remain upon Final Completion of the Work, the difference ("Cost Savings") shall be applied solely from project-related needs as determined by the Owner. Any other savings shall remain the sole property of the Owner and shall not be subject to sharing with the Design-Builder.

ARTICLE 8. GUARANTEED MAXIMUM PRICE

- 8.1. **Guaranteed Maximum Price**. The Contract Sum is subject to and governed by any duly established Guaranteed Maximum Price as further defined in the GMP Amendment. The Guaranteed Maximum Price is inclusive of all taxes assessed in any jurisdiction for the performance by Design-Builder (including Design Professional, Subcontractor, and Vendor at any tier) of its obligations under the Design-Build Documents.
- 8.2. Comprehensive Understanding of Conditions. The Design-Builder shall be deemed to have satisfied itself before entering into the GMP Amendment as to (a) all conditions and circumstances which may affect the Guaranteed Maximum Price, including the nature and character of the Work to be executed, the prevailing geotechnical, environmental, and ambient conditions, local uses, the existing installations (if any), the general circumstances at the Project site, and the general labor position at the Project site and in the region generally; and (b) the correctness and sufficiency of the Guaranteed Maximum Price to cover all of its obligations under the Design-Build Documents. The Design-Builder shall be responsible for obtaining all information necessary for the Work and shall be deemed to have included and accounted for in the Guaranteed Maximum Price all risks, contingencies, taxes, local and national conditions, laws, customs, policies, and practices, and other conditions at the Project site that may affect the performance of the Design-Build Contract, the Project, or its performance.
- 8.3. **Cost Overruns.** Subject to any adjustment to the Guaranteed Maximum Price which may be made in accordance with the Design-Build Documents, the Design-Builder shall be solely liable and responsible for and shall pay any and all costs, fees, and other expenditures in excess of the Guaranteed Maximum Price, without entitlement to reimbursement from the Owner.
- 8.4. **Proof of Funds.** The Design-Builder shall, within five (5) days of receipt of any request by the Owner, provide the Owner with satisfactory evidence that (i) based on the progress of the Work and the Cost of the Work already incurred, the remaining Work can be completed for the Guaranteed Maximum Price, or (ii) sufficient funds are available to the Design-Builder (directly, or through any of the Design-Builder's guarantors) to pay any anticipated overage.
- 8.5. **Inferable Work.** Design-Builder agrees that the scope of the Guaranteed Maximum Price includes Work not expressly indicated on the Design Build Documents, but which is reasonably inferable from the Design Build Documents, or consistent therewith, and such Work shall be performed by Design-Builder without any increase in the Guaranteed Maximum Price. The Design-Builder acknowledges its responsibility to manage and coordinate all of the design and construction processes for the Project so that the requirements of the Design-Build Documents are achieved.
- 8.6. **Construction Contingency.** The Guaranteed Maximum Price may include a construction contingency, which shall not exceed an amount equal to <u>Three percent</u> (3%) of the Total Construction work plus General

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Design-Builder Initial	

Conditions as outlined in the GMP Amendment ("Construction Contingency"), for the Design-Builder's use, subject to Owner's prior written consent for Construction Phase Work. Subject to the terms of the Design-Build Contract, Design-Builder shall be entitled to allocate from and apply against the Construction Contingency Costs of the Work for the following purposes, subject to Owner's prior written approval: (a) implementation of any recovery plan to achieve the Contract Time or relevant schedule update, (b) cost overruns, (c) Minor Changes in the Work, (d) costs incurred due to changes directed by the Owner that are not covered by Change Orders, (e) concealed conditions, and (f) costs related to additional measures required to ensure compliance with safety regulations and codes that were not foreseeable at the time of the GMP Amendment. The Design-Builder may not apply, use, or allocate from the Construction Contingency any amounts for any expenditures made without the Owner's prior written approval, design errors, work elements or components shown or designed incorrectly, or any of the foregoing purposes that are the result of, relate to, or arise from any negligence, willful misconduct, fraud, breach, or failure to perform by the Design-Builder, any Design Professional, Subcontractor, or Vendor, or any party for which any of them are liable or responsible at law or under the Design-Build Documents, or for any Non-Allowable Costs of the Work except as provided above. Each use of the Construction Contingency by Design-Builder shall be reflected (with a narrative explanation) on the respective Application for Progress Payment for the period during which Design-Builder makes such use and application. Any portion of the Construction Contingency remaining unused at Final Completion shall be allocated as provided in Section 7.5.

- 8.7. **Allowances.** The Guaranteed Maximum Price may include allowances, which shall be identified in the GMP Amendment ("Allowances") and are subject to the following conditions:
 - 8.7.1. Definition and Scope. Allowance Items and their corresponding Allowance Values are estimates based on the design information available at the time of the GMP Amendment. Allowance Values include the direct cost of labor, materials, equipment, transportation, taxes, and insurance associated with the Allowance Item but exclude design fees, general conditions costs, and the Design-Builder's Fee unless expressly stated otherwise in the GMP Amendment. No Work shall be performed on any Allowance Item without the Design-Builder first obtaining written authorization from the Owner.
 - 8.7.2. Adjustments to Allowance Values. If the actual cost of an Allowance Item exceeds or is less than the Allowance Value, the Contract Sum shall be adjusted accordingly through a Change Order. The Design-Builder must provide the Owner with timely written notice of any anticipated variance between the Allowance Value and actual costs. The Design-Builder must provide the Owner with written notice within five (5) business days of identifying any anticipated variance between the Allowance Value and actual costs and must submit supporting documentation.
 - 8.7.3. Documentation. Each application of Allowance funds by the Design-Builder shall be documented in the Application for Payment, with an itemized breakdown of costs and a narrative explanation of the Work performed. The Design-Builder shall maintain complete records of all costs associated with each Allowance Item and shall make these records available for the Owner's review upon request.
 - 8.7.4. Unused Allowances. Any portion of an Allowance Value remaining unused at Final Completion shall revert to the Owner and reduce the Contract Sum accordingly. The Design-Builder shall include a final accounting of all Allowance Items in the Project Closeout Documentation, clearly identifying any unused Allowances.

ARTICLE 9. PAYMENTS

- 9.1. Pre-Construction Design Phase Payments.
 - 9.1.1. Application for Payment. During the Pre-Construction Design Phase, Design-Builder shall submit

for Owner's review and approval its Application for Payment requesting payment monthly in proportion to the amount of Work completed as of the date indicated on the Application. Each Application for Payment submitted by the Design-Builder shall be accompanied by supporting documentation and lien waivers required by the Design-Build Documents. Owner shall not withhold any portion of such payment as retainage during the Pre-Construction Phase.

- 9.1.2. The period covered by each Application for Payment shall be one (1) calendar month ending on the last day of the month.
- 9.1.3. The Owner will make monthly progress payments to the Design-Builder within thirty (30) days after receipt of a completed and approved Application for Payment.

9.2. Construction Phase Progress Payments.

- 9.2.1. Prior to the submission of any Application for Payment, the Design-Builder shall submit to the Owner for approval a schedule of values with respective quantities. The schedule of values shall allocate the entire Contract Sum among the various portions of the Design-Builder's Work and be prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. Based upon Applications for Payment submitted to the Owner by the Design-Builder, the Owner shall make progress payments on account of the Contract Sum to the Design-Builder as provided below and elsewhere in the Design-Build Documents. Each Application for Payment submitted by the Design-Builder shall be accompanied by supporting documentation and lien waivers as provided in the Design-Build Documents.
- 9.2.2. The period covered by each Application for Payment shall be one (1) calendar month ending on the last day of the month.
- 9.2.3. The Owner will make monthly progress payments to the Design-Builder within thirty (30) days after receipt of a completed and approved Application for Payment.
- 9.2.4. With each Application for Payment, the Design-Builder shall submit the most recent schedule of values in accordance with the Design-Build Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. Compensation for design services shall be shown separately. Where the Contract Sum is based on the Cost of the Work with a Guaranteed Maximum Price, the Design-Builder's Fee and Construction Contingency shall be shown separately. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. This schedule of values, unless objected to by the Owner, shall be used as a basis for reviewing the Design-Builder's Applications for Payment. The Owner shall have final review and approval of each Application for Payment.
- 9.2.5. Payment of Obligations. Beginning with the second Application for Payment, each Application shall include an affidavit of Design-Builder stating that all previous progress payments received on account of the Work have been applied on account to discharge Design-Builder's legitimate obligations associated with prior Applications for Payment. If Design-Builder contends that it has withheld payment of underlying obligations for good cause, then Design-Builder shall inform Owner of the identity of the entity from which Design-Builder has withheld payment, the amount of the withholding, and the reason for the withholding.
- 9.2.6. If payment is requested on the basis of materials and equipment not incorporated in the Work but delivered and suitably stored at the Project site or at another location agreed to in writing by the Owner, the Application for Payment shall also be accompanied by a bill of sale, invoice, or other

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documentation warranting that the Owner has received the materials and equipment free and clear of all liens, and evidence that the materials and equipment are covered by appropriate property insurance and other arrangements to protect the Owner's interest therein. All provided documentation must meet the Owner's satisfaction.

- 9.2.7. In taking action on the Design-Builder's Applications for Payment, the Owner shall be entitled to rely on the accuracy and completeness of the information furnished by the Design-Builder and shall not be required to or deemed to have made a detailed examination, audit or arithmetic verification of the documentation submitted; to have made exhaustive or continuous on-site inspections; or to have made examinations to ascertain how or for what purposes the Design-Builder has used amounts previously paid on account of the Agreement. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's representatives acting in the sole interest of the Owner at the Owner's sole discretion. The Owner may refuse to pay any items or items contained in such Application for Payment until and unless documentation and details are submitted to the reasonable satisfaction of the Owner. While awaiting such documentation, the Owner may elect to pay the items which are approved, indicating the revised total amount paid upon the invoice.
- 9.2.8. Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment based on the approved schedule of values submitted with the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed; or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Design-Builder on account of that portion of the Work for which the Design-Builder has made or intends to make actual payment prior to the next Application for Payment by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.
- 9.2.9. **Retainage**. The amount of retainage with respect to progress payments shall be stipulated in the GMP Amendment, which shall not be less than five percent (5%). Except with the Owner's prior approval, payments for the Work, other than for services provided by Design Professionals, shall be subject to retainage in the amount described in the GMP Amendment. The Owner and Design-Builder shall agree on a mutually acceptable procedure for review and approval of payments and retention for Subcontractors of Design-Builder.
- 9.2.10. Subject to other provisions of the Design-Build Documents, the amount of each progress payment shall be computed as follows:
 - 9.2.10.1. Take that portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values, less the amount of retainage as described in Section 9.2.9. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in **Exhibit A2**, General Conditions of the Contract;
 - 9.2.10.2. Add that portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the Project site for subsequent incorporation in the Work, or, with the agreement of the Owner, stored at Design-Builder's facility where the Owner can reasonably visually verify or receive other acceptable verification of the storage of materials per Section 9.2.6, less the amount of retainage as described in Section 9.2.9;
 - 9.2.10.3. Add the Design-Builder's Fee, less the amount of retainage as described in Section 9.2.9.

The Design-Builder's Fee shall be computed upon the Cost of the Work described in the two preceding sections at the rate stated in Section 7.2 or, if the Design-Builder's Fee is stated as a fixed sum in the GMP Amendment, shall be an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work in the two preceding sections bears to a reasonable estimate of the probable Cost of the Work upon its completion;

- 9.2.10.4. Subtract the aggregate of previous payments made by the Owner;
- 9.2.10.5. Subtract the shortfall, if any, indicated by the Design-Builder in the documentation required by Section 9.2.5 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's accountants in such documentation; and
- 9.2.10.6. Subtract amounts, if any, for which the Owner has withheld or nullified an Application for Payment as provided in **Exhibit A2**, General Conditions of the Contract.
- 9.3. Final Payment. Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Design-Builder after the Design-Builder has fully performed the Design-Build Contract, including the requirements in Exhibit A2, General Conditions of the Contract, except for the Design-Builder's responsibility to correct non-conforming Work discovered after final payment or to satisfy other requirements, if any, which extend beyond final payment.

ARTICLE 10. REPRESENTATIVES OF THE PARTIES

- 10.1. The Design Professional, other design professionals and consultants engaged by the Design-Builder shall be persons or entities duly licensed to practice their professions in the jurisdiction where the Project is located. The Design-Builder shall provide the Owner with a list of Design Professionals, including their names, addresses, license numbers, relationship to the Design-Builder, and any other relevant information prior to commencement of the Work.
- 10.2. The Owner's Designated Representative is:

Name: Darrin DeCarli Title: Division Chief

Company: Gold Ridge Fire Protection District Address: 4500 Hessel Rd Sebastopol, CA 85472

Telephone: 707-823-1084 Facsimile: 707-829-1175

Email: darrindecarli@goldridgefire.org

Copy to:

Name: Brian Anastacio
Title: Program Manager
Company: Kitchell CEM

Address: 2450 Venture Oaks Way, Suite 500

Sacramento, CA 95833

Email: banastacio@kitchell.com

The Owner's Designated Representative identified above shall be authorized to act on the Owner's behalf with respect to the Project.

Owner Initial	
Design-Builder Initial	

10.3 The Design-Builder's Designated Representative is:

Name: Title: Company: Address: Telephone: Facsimile: Email:

10.4 The Design-Builder's Designated Representative identified above shall be authorized to act on the Design-Builder's behalf with respect to the Project. The Design-Builder's Designated Representative shall not be changed without ten (10) days' prior written notice to the Owner.

ARTICLE 11. INDEMNIFICATION

- 11.1. Indemnity. To the fullest extent permitted by law, Design-Builder hereby indemnifies and agrees to protect, defend, and hold Owner, its officers, directors, managers, employees, contractors, consultants, agents, successors and assigns, (collectively, "Owner Indemnitees") harmless from and against any and all claims, liabilities, obligations, losses, suits, actions, legal proceedings, damages, costs, expenses, awards, or judgments, including, without limitation, reasonable attorneys' fees and costs (whether or not suit is filed) (collectively "Actions"), any Owner Indemnitee(s) may suffer or incur or be threatened with and whether based upon statutory, contractual, tort or other theory, that: (i) are imposed by law or regulations; or (ii) arise by reason of or relating directly or indirectly to (a) the death of or bodily injury to any person or persons, including, without limitation, employees of Design- Builder, (b) injury to property (including loss of use and the Work itself and including all costs for repair or replacement of work, materials, supplies or equipment (whether on or off site or in transit), including, whether lost, stolen, damaged or destroyed, equipment or material, including, without limitation, any of the same resulting or arising out of the performance of the Work performed by Design-Builder or any Design Professional, Subcontractor, or Vendor, (c) violation of or failure to comply with or abide by any applicable laws or regulations, or variations from the Design-Build Documents in the actual construction of the Work, (d) any infringement of the rights of any third party, including, without limitation, copyright and patent rights (in connection with which Design-Builder shall pay all royalties and license fees), (e) any stop notices, mechanic's liens or similar claims relating to any labor, services, materials, goods or equipment whether provided by Design-Builder, Subcontractor or any Vendor and relating to the Work, or (f) any breach or alleged breach of Design-Builder's warranties, representations, obligations, covenants or agreements set forth in the Design-Build Contract; and (iii) caused by the negligent acts, omissions, breaches of contract, or statutory violations, Design-Builder, any Design Professional, Subcontractor, Vendor, anyone directly or indirectly employed by any of them, or any party for whose acts any of them are liable or responsible at law or under the Design-Build Documents. Design-Builder shall be obligated to indemnify the Owner Indemnitees against the Actions as described in the preceding sentence, regardless of whether or not any such Action is caused by an Owner Indemnitee (subject to Section 11.2 below). Owner shall notify Design-Builder promptly upon receiving notice of any Actions.
- 11.2. Other Limitations. Subject to the provisions of this Section 11.2, the obligations in Section 11.1 above shall apply to and include those Actions arising from the negligent, tortious, intentional or other acts of any Owner Indemnitees, and such indemnification obligations are primary to any insurance in the names of the Owner Indemnitees. In the event of contributory negligence or tortious or intentional act of any Owner Indemnitee, the Design-Builder shall only be liable for payment of such Actions in direct proportion to the indemnifying party's percentage of fault, if any, as determined by a court of competent jurisdiction, or as may be mutually agreed upon by Owner and Design-Builder. The indemnification obligations in this Article 11 shall not be construed to negate, abridge, or reduce other rights or obligations of Design-Builder

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or Owner, including, but not limited to, any obligation of indemnity which would otherwise exist at law or otherwise in favor of an Owner Indemnitee. If any Action occurs or is threatened, the Design-Builder shall defend the Owner Indemnitees with counsel reasonably acceptable to such Owner Indemnitees, at the Design-Builder's expense, unless an Owner Indemnitee elects to defend itself, in which case the Design-Builder shall pay for such Owner' Indemnitee's reasonable defense costs, including, but not limited to, all attorneys' fees, investigation costs, expert witnesses, court costs, and other costs and expenses incurred by such Owner Indemnitee. Design-Builder shall not have the right to settle any Action without Owner's prior written consent in each instance. The indemnification obligation of Design-Builder (or any Design Professional, Subcontractor, or Vendor) under this Article 11 or otherwise under the Design-Build Documents, shall not be limited in any way by any limitation on the amount or type of insurance coverages carried whether pursuant to the Design-Build Documents or otherwise, the amount of insurance proceeds available or paid (except the Design-Builder shall be entitled to an offset against its indemnity obligation to the extent of any insurance proceeds actually received by the Owner Indemnitee, without condition or reservation, relating to any Action for which the Owner Indemnitee seeks to be indemnified pursuant to an indemnity in the Agreement), or any limitation on the amount or type of damages, compensation or benefits payable by or for Design-Builder or any Design Professional, Subcontractor, Vendor or Owner or other person or entity under workmen's compensation acts, disability benefit acts or other employee benefit acts.

- 11.3. **Survival of Indemnification Provisions**. The Subcontractor's indemnity obligations set forth in this Article 11 shall apply irrespective of whether or not any Design Professional, Subcontractor, Vendor, anyone directly or indirectly employed by any of them, or any party for whose acts any of them are liable or responsible at law or under the Design-Build Documents obtain or fail to obtain insurance coverages as required herein, shall apply during the performance of any Work, and shall survive any termination of the Agreement or the Final Completion of the Work.
- 11.4. **Risk**. Except to the extent expressly provided for in the Design-Build Documents, all Work (i) covered by the Contract Documents, (ii) done at the Site, (iii) in preparing or delivering materials or equipment, or (iv) in providing services for the Project, or any or all of them, shall be at the sole risk of Design-Builder.

ARTICLE 12. WARRANTY

12.1. Warranty. The Design-Builder warrants to the Owner that materials and equipment furnished under the Design-Build Contract will be of good quality and new unless otherwise expressly required or permitted by the Design-Build Documents, that the Work shall be first class in quality, free from defects (including, without limitation, patent, latent, or developed defects or inherent vice), commensurate with construction practices and quality applicable to projects similar to the Project in California, and in conformance with the Design-Build Contract. The Design-Builder further represents and warrants that all materials, appliances, mechanical devices, equipment, and supplies incorporated into the Work shall be new and of such quality to meet or exceed the Specifications and requirements of the Design-Build Documents. If requested by Owner at any time and from time to time, Design-Builder will furnish satisfactory evidence to Owner as to the kind and quality of materials, appliances, mechanical devices, equipment, and supplies. All Work not conforming to the requirements of the Design-Build Contract (including, but not limited to, substitutions or deviations not properly approved and authorized by Owner in writing) shall be considered defective. The Owner shall not pay for Work it deems defective or non-conforming. If the Work is deemed defective or non-conforming, the Design-Builder shall correct, repair, or replace the deficient or nonconforming Work at no cost to the Owner and indemnify and hold harmless the Owner from and against any loss suffered as a result thereof. The Design-Builder's warranty excludes remedy for damage or defect caused by ordinary wear and tear or improper operation or use by Owner. The Owner shall not pay for Work deemed defective. The warranty provided in this Section 12.1 shall be in addition to and not in limitation of any other warranty or remedy required or provided by law or by the Design-Build Documents and notwithstanding anything to the contrary contained in the Design-Build Documents. Design-Builder

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Design-Builder Initial	

shall promptly repair and replace, at Design-Builder's sole cost and expense, any materials, equipment, or Work covered by this warranty. All warranty work shall be coordinated with Owner. All warranty work shall be completed in compliance with the terms and conditions of the Design-Build Contract. This provision shall survive termination of the Agreement.

- 12.2. Timeliness of Corrective Services. Design-Builder shall use all reasonable efforts to fully perform all warranty and corrective services to Owner's reasonable satisfaction within ten (10) business days of the receipt of Owner's written notice of defective workmanship. If the corrective services require more than ten (10) business days for completion, Design-Builder shall submit, within ten (10) business days of receipt of Owner's written notice, a comprehensive written proposal itemizing all corrective actions necessary which Design-Builder is prepared to and shall immediately undertake and diligently pursue to enable the Work to achieve strict compliance with the Design-Build Documents, including the latest Drawings and Specifications. In performing such corrective Work, Design-Builder shall perform its Work so as to cause the least inconvenience and disruption to Owner's business which may require performance of Work at hours when Owner's business is least active.
- 12.3. **Warranty Survival.** Design-Builder's warranty obligations set forth in this Article 12 shall apply to Work done by Design Professional, Subcontractor, or Vendor, as well as to Work done by direct personnel of Design-Builder, and such provisions shall survive acceptance of the Work and Design-Builder shall be responsible to fully indemnify and hold Owner harmless from any and all liens, claims, lawsuits, costs and expenses which may arise out of the failure of the Design-Builder to fulfill its warranty obligations pursuant to the Agreement.
- 12.4. Owner's Right To Correct. In the event Design-Builder fails to timely correct incomplete, nonconforming or defective Work following Owner's written notice described in Section 12.2 above, Owner shall have the right to correct or arrange for the correction of any defects or omissions in the Work. The Guaranteed Maximum Price shall be reduced by the amount of all costs incurred by Owner in correcting such defective Work, including, but not limited to, additional costs for redesigns by the Design Professional and other design consultants, replacement contractors, materials, equipment and all services provided by Owner's personnel. Owner may at its discretion withhold and offset all costs incurred during any such corrective work against any funds which are otherwise due or which may become payable to the Design-Builder. If payments then or thereafter due to Design-Builder are not sufficient to cover such amounts, Design-Builder shall on demand pay the difference to Owner within thirty (30) days of demand.
- 12.5. Owner's Right to Supplement Work of Design-Builder. If the Design-Builder violates or breaches any of the terms, conditions or covenants of the Design-Build Contract, then Owner may, without prejudice to any other remedy it may have and following the expiration of any applicable cure periods, provide such reasonable labor and materials as are reasonably necessary to remedy such deficiency including the right to hire another contractor to supplement the Work of the Design-Builder and deduct all costs thereof from any money due or thereafter becoming due to the Design-Builder and reduce the Guaranteed Maximum Price by all such amounts. If the unspent balance of the Guaranteed Maximum Price is insufficient to cover such amount, Design-Builder shall on demand pay the difference to Owner.

ARTICLE 13. INSURANCE AND BONDS

- 13.1. **Insurance.** Design-Builder shall procure insurance in accordance with **Exhibit A2**, General Conditions of the Contract.
- 13.2. **Bonds and Other Performance Security**. Design-Builder shall provide performance bonds and labor and material payment bonds or other performance security in accordance with **Exhibit A2**, General Conditions of the Contract.

Owner Initial	
Design-Builder Initial	

ARTICLE 14. OTHER PROVISIONS

- 14.1. **No Partnership, No Joint Venture**. Nothing contained in the Agreement or the related instruments, documents and agreements or any of the documents executed in connection herewith shall serve to create any partnership, trust, joint venture or any fiduciary relationship between the parties hereto. The parties herein do hereby each disclaim that any partnership, trust, joint venture or other fiduciary relationship exists between or among or between Owner and Design-Builder or any other person or entity.
- 14.2. **Amendment**. The Agreement, including all exhibits, shall not be added to, altered, changed, modified or amended except by a writing duly signed and executed by the parties.
- 14.3. **Attorney's Fee**. In the event any legal action is undertaken in order to enforce or interpret any provision of the Agreement, the prevailing party in such legal action, as determined by the court, shall be entitled to receive from the other party the prevailing party's expert witness fees, attorneys' fees and court costs.
- 14.4. **Advice of Counsel**. The parties represent and warrant that in executing the Agreement including any exhibits, that they have each had the opportunity to obtain the independent legal, financial, tax and other appropriate advice, and are not relying upon the other party (or the attorneys or other agents of such other party) for any such advice. The Agreement shall not be construed against any party by reason of drafting or preparation hereof
- 14.5. **Construction**. When the context and construction so require, all words used in the singular shall be deemed to have been used in the plural and the masculine shall include the feminine and the neuter and vice versa.
- 14.6. **Venue**. The venue for any judicial proceeding brought by either party with regard to any provision of or obligation arising under the Design-Build Contract shall be in the County of Sacramento, State of California, or the United States District Court for the Eastern District of California.
- 14.7. **Waiver**. No waiver shall be deemed to have occurred unless such waiver is expressed in writing and signed by the Owner.
- 14.8. **Severability**. If any court of competent jurisdiction finds any term, provision, covenant or condition of the Agreement to be invalid, illegal, void or otherwise unenforceable, that determination will not affect any other provision of the Agreement. The remainder of the provisions of the Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated so long as the provision, covenant or condition determined to be invalid, void or unenforceable does not materially alter the essential terms of the Agreement. The parties agree that if any provision would render the Agreement or any other provision of the Agreement unenforceable, it is the intent of the parties that the offending provision be severed from the Agreement and the remainder of the Agreement shall remain in full force and effect.
- 14.9. **No Third-Party Beneficiaries**. The Agreement shall be for the benefit of the parties hereto and their successors and assigns as permitted hereunder, and no other person shall acquire or have any rights or claims under or by virtue of the Agreement. Without limiting the generality of the foregoing, the parties expressly disclaim any intention to benefit by the Agreement any other entities or individuals.
- 14.10 **Survival**. The provisions of the Agreement, including Design-Builder's covenants, representations, guaranties, releases, warranties and indemnities and the benefit thereof, shall survive as valid and enforceable obligations notwithstanding any termination, cancellation or expiration of the Design-Build

Owner Initial	
Design-Builder Initial	

Contract, acceptance of the Work, Final Completion of the Work or Project, or any combination of them. Establishment of the time periods as described in Article 12 hereof relates only to the specific obligations of Design-Builder to correct the Work, and has no relationship to the time within which the obligation to comply with the Design-Build Documents is sought to be enforced, nor to the time within which proceedings are commenced to establish Design-Builder's liability with respect to Design-Builder's obligations other than specifically to correct the Work.

- 14.11 Entire Agreement and Authorization. The Design-Build Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. The Owner and Design-Builder each represent and warrant to each other that each respectively has the authority to execute and deliver the Design-Build Documents and perform their respective obligations thereunder and that the execution delivery and performance of the Design-Build Documents have been duly authorized by all necessary action by each respective party.
- 14.12 **Headings**. The headings and titles of the Agreement and the Design-Build Contract are inserted for convenience and referenced only and shall have no effect upon the construction or interpretation of any part hereof.
- 14.13 **Counterparts**. The Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives.

OWNER:
GOLD RIDGE FIRE PROTECTION DISTRICT
Name:
Title:
Date:
DESIGN-BUILDER:
[INSERT DESIGN-BUILDER NAME]
Name:
Title:
Data



EXHIBIT A2

GENERAL CONDITIONS OF THE CONTRACT BETWEEN OWNER AND DESIGN-BUILDER

ARTICLE 1 COMPLETION OF THE WORK AND TIME EXTENSIONS

- **1.1** Time is of the essence of the Design-Build Contract. Design-Builder shall diligently pursue the completion of the Work and coordinate its Work with that being done on the Project, if any, by Owner or any separate contractors so that its Work or the work of others shall not be delayed or impaired by any act or omission by Design-Builder.
- 1.2 Within fourteen (14) calendar days of the Effective Date of the Agreement, Design-Builder shall submit to Owner for review a detailed critical-path-method (CPM) schedule in electronic format for performance of the Agreement, in a form acceptable to Owner, and consistent with the Contract Time. Once mutually approved in writing by the parties, such schedule (the "Performance Schedule") shall govern Design-Builder's performance of the Work. Owner may, from time to time, request Design-Builder to make reasonable modifications and revisions in the Performance Schedule and to document such modifications and revisions in a form acceptable to Owner and Design-Builder. Design-Builder shall continuously monitor the Performance Schedule and shall advise Owner of the status of its performance on a monthly basis including information on the status of materials or equipment which may be in the course of preparation or manufacture. Design-Builder shall immediately notify Owner of any circumstances which may affect the times and sequences in the Performance Schedule and shall make all requests for time extensions in writing to Owner.
- 1.3 If Design-Builder is responsible for any delays in the time and or sequence of the performance of the Work that is on the critical path of the Performance Schedule, Design-Builder shall on its own initiative or at Owner's written directive, employ such additional forces, obtain such additional equipment, employ such additional supervision, pay such additional overtime wages, and use such priority freight as may be required to bring the Work back on schedule. If Design-Builder's progress is more than twenty-one (21) days behind the critical path of the Performance Schedule, Owner may, in addition to any other remedies available to it under the Design-Build Documents, at law or equity, also require in writing that Design-Builder submit, within two (2) days of Owner's written notice and for Owner's approval, a recovery plan to Owner detailing Design-Builder's proposal for bringing the Work back on schedule. In no event shall such costs to bring the Work back on schedule cause the Contract

- Sum to be increased. This Section 1.3 shall not be construed to require that Owner give Design-Builder a written notice to perform any of the acts listed herein, and Owner's failure to give such written notice to Design-Builder shall not in any way relieve Design-Builder's obligation to perform the designated portion of the Work or the entire Work within the times listed in the Performance Schedule or within the Contract Time.
- **1.4** For purposes of this Article 1, the term "delay" shall include hindrances, disruptions, inefficiencies, impact, ripple, obstructions, lost production or any other similar term in the industry.
- 1.5 Design-Builder must give detailed written notice to Owner of any delay in the Work within three (3) calendar days of the date that Design-Builder knew or reasonably should have known of the first occurrence or beginning of such delay. The notice shall provide a detailed description of the delay and causes of the delay, the amount of impact on the Performance Schedule. The notice provisions of this Section 1.5 are of the essence of the Design-Build Contract and are a condition precedent to recovering any additional time or money under the Design-Build Contract.
- 1.6 If Design-Builder or anyone on its behalf successfully challenges the enforceability of the Substantial Completion Liquidated Damages, Design-Builder specifically agrees to pay Owner all actual damages incurred by Owner in connection with the delay in achieving Substantial Completion of the Work.

ARTICLE 2 DESIGN-BUILDER

2.1 DOCUMENTS AND SAMPLES AT THE SITE

2.1.1 The Design-Builder shall maintain at the site for the Owner's convenience one (1) record copy of the Drawings, Specifications, addenda, Change Orders, field orders, testing and inspection records, and other Modifications, in good order and marked currently to record field changes and selections made during construction, and one (1) record copy of approved Shop Drawings, Product Data, Samples and similar required submittals. These shall be delivered to the Owner upon completion of the Work.

2.2 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

- **2.2.1** Shop Drawings are drawings, diagrams, schedules and other data specially prepared to be used and/or reviewed for the Work by the Design-Builder or a Subcontractor, or Vendor to illustrate some portion of the Work.
- **2.2.2** Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Design-Builder to illustrate materials or equipment for some portion of the Work.
- **2.2.3** Samples are physical examples that illustrate materials, equipment or workmanship and establish standards by which the Work will be evaluated.
- **2.2.4** Shop Drawings, Product Data, Samples and similar submittals are not Design-Build Documents. The purpose of their submittal is to demonstrate for those portions of the Work for which submittals are required by the Design-Build Documents the way by which the Design-Builder proposes to conform to the Design-Build Documents. Submittals that are not required by the Design-Build Documents may be returned by the Owner without further action.
- 2.2.5 The Design-Builder shall review for compliance with the Design-Build Documents and approve and submit to the Owner Shop Drawings, Product Data, Samples and similar submittals required by the Design-Build Documents with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of separate contractors. Submittals that are not marked as reviewed for compliance with the Design-Build Documents and approved by the Design-Builder may be returned by the Owner without further action.
- 2.2.6 By approving and submitting Shop Drawings, Product Data, Samples and similar submittals, the Design-Builder represents that the Design-Builder has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such submittals with the requirements of the Work and of the Design-Build Documents. The accuracy of all such information is the responsibility of the Design-Builder. In approving Shop Drawings, Product Data, Samples and similar submittals, the Owner shall be entitled to rely upon the

Design-Builder's representation that such information is accurate and in compliance with the Design-Build Documents.

- 2.2.7 The Work shall be in accordance with approved submittals, except that the Design-Builder shall not be relieved of responsibility for deviations from requirements of the Design-Build Documents by the Owner's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Design-Builder has specifically informed the Owner of such deviation at the time of submittal and (1) the Owner has given written approval of the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Design-Builder shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals by the Owner's approval thereof.
- **2.2.8** The Design-Builder shall direct the Owner's specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Owner on previous submittals. In the absence of such written notice, the Owner's approval of a resubmission shall not apply to such revision.

2.3 DESIGN-BUILDER'S COMPLIANCE WITH DESIGN-BUILD DOCUMENTS

- 2.3.1 The Design-Builder agrees to refer all questions about the Design-Build Documents to the Owner for resolution. The Owner's decisions shall adhere to the hierarchy outlined in Section 3.1 for consistent conflict resolution. The Design-Builder accepts and assumes that the Owner's decision will require implementation of the most stringent requirements among any conflicting provisions of the Design-Build Documents as being part of the Work. Any failure by the Design-Builder to seek such clarifications shall in no way limit the Owner's ability to require such implementation, including replacement by the Design-Builder of installed Work at a later date, to achieve compliance with the standard required pursuant to this Section 2.3.1.
- **2.3.2** The failure of the Owner to insist in any one or more instances upon strict compliance with any provision of the Design-Build Contract, or to exercise any option herein conferred, shall not be construed as a waiver or relinquishment of the Owner's right thereafter to require compliance with such provision

of the Design-Build Contract, or as being a waiver of the Owner's right thereafter to exercise such option, and such provision or option will remain in full force and effect.

- **2.3.3** The Design-Builder shall be responsible for dividing the Work among the appropriate qualified Subcontractors and Vendors. No claim will be entertained by the Owner based upon the organization or arrangement of the Specifications or the Drawings into areas, sections, subsections or trade disciplines.
- **2.3.4** Detail drawings shall take precedence over scale drawings, and figured dimensions on the Drawings shall govern the setting out of the Work.
- **2.3.5** Unless the Specifications expressly state otherwise, references to documents and standards of professional organizations shall mean the latest editions published prior to the Effective Date of the Agreement.
- **2.3.6** Technical words, abbreviations, and acronyms in the Design-Build Documents not defined therein shall be used and interpreted in accordance with customary usage in the construction industry.
- **2.3.7** Whenever consent, permission, or approval is required from any party pursuant to the provisions of the Design-Build Documents, such consent, permission, or approval shall, unless expressly provided otherwise in the Agreement, be given or obtained, as applicable, in writing.

2.4 USE OF SITE

2.4.1 The Design-Builder shall confine operations at the site to areas permitted by law, ordinances, permits and the Design-Build Documents as long as such is in accordance with such laws, ordinances, and permits, and shall not unreasonably encumber the site with materials or equipment. The Design-Builder shall submit to the Owner, for Owner's review, at Design Development and Construction Document phases, or upon request of Owner, of a construction staging and operations plan that indicates all Design-Builder impacts to the site for staging, operations, storage, traffic control, Design-Builder parking and other activities for construction.

2.5 CUTTING AND PATCHING

- **2.5.1** The Design-Builder shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly.
- 2.5.2 The Design-Builder shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or separate contractors by cutting, patching or otherwise altering such construction or by excavation. The Design-Builder shall not cut or otherwise alter such construction by the Owner or a separate contractor except with written consent of the Owner and of such separate contractor; such consent shall not be unreasonably withheld. The Design-Builder shall not unreasonably withhold consent from the Owner or a separate contractor to cutting or otherwise altering the Work.

2.6 CLEANING UP

- **2.6.1** The Design-Builder shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Design-Build Contract. At completion of the Work, the Design-Builder shall remove from and about the Project waste materials, rubbish, the Design-Builder's tools, construction equipment, machinery and surplus materials.
- **2.6.2** If the Design-Builder fails to clean up as provided in the Design-Build Documents after reasonable notice from the Owner of such failure, the Owner may, at its sole discretion, do so and the cost thereof shall be charged to the Design-Builder and be due and payable upon request by the Owner.

2.7 ACCESS TO WORK

2.7.1 The Design-Builder shall provide the Owner access to the Work in preparation and progress wherever located and shall provide the Owner with such access to Design-Builder's employees, safety equipment or other measures to assure their safety.

2.8 ROYALTIES, PATENTS AND COPYRIGHTS

2.8.1 The Design-Builder shall pay all royalties and license fees associated or in connection with the Work or the Project. The Design-Builder shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner harmless from loss on account thereof. This provision of this Section 2.8.1

shall survive the completion of the Work or earlier termination, suspension, cancellation, or expiration of the Design-Build Contract.

2.9 PROJECT MANAGER, SUPERINTENDENT

- **2.9.1** The Design-Builder shall employ a competent project manager who shall represent the Design-Builder in the overall planning, execution and closing of the Project including but not limited to observing all constraints related to the cost, timing and scope of the Project, and communications of Owner's Designated Representative given to the project manager shall be as binding as if given to the Design-Builder.
- **2.9.2** The Design-Builder shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project Site during all performance of the Work. The superintendent shall represent the Design-Builder, and communications of Owner's Designated Representative given to the superintendent shall be as binding as if given to the Design-Builder.
- **2.9.3** The superintendent and project manager shall be satisfactory and/or acceptable to the Owner and shall be replaced within seventy-two (72) hours of a written request submitted by the Owner that the superintendent or project manager is unsatisfactory and/or unacceptable to the Owner.

ARTICLE 3 CHANGES IN THE WORK

3.1 GENERAL

- **3.1.1** Changes in the Work may be accomplished after execution of the Design-Build Contract, and without invalidating the Design-Build Contract, by written Change Order or Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 3 and elsewhere in the Design-Build Contract.
- **3.1.2** A Change Order shall be based upon written agreement between the Owner and Design-Builder. A Construction Change Directive or order for a minor change in the Work may be issued by the Owner with or without agreement by the Design-Builder.
- **3.1.3** Owner shall have the right to conduct an audit of Design-Builder's books and records to verify the accuracy of Design-Builder's Claim with respect to Design-Builder's costs associated with any change in

the scope of Work or any other request for additional compensation, and Owner shall be entitled to any material that relates to any such change in the scope of Work or any other request for additional compensation.

3.2 CHANGE IN THE WORK

- 3.2.1 Owner shall have the right, at any time during the progress of the Work, to increase or decrease the scope of the Work in the Design-Build Contract. Promptly after being notified of a change by the Owner, the Design-Builder shall submit an itemized estimate of any cost increases or savings it foresees as a result of the change, as well as the amount of impact on the Performance Schedule. No change in Work, whether by way of alteration, addition, or clarification of interpretation, shall be the basis of adjustment to the Contract Sum or Contract Time, unless and until authorized by the Owner in writing in a Change Order or Construction Change Directive executed in accordance with the requirements of the Design-Build Contract. No officer, employee, or agent of the Owner is authorized to direct any extra or change in the Work through verbal order, nor is the Design-Builder authorized to proceed with any Work upon verbal order that results in a modification to the Contract Sum or Contract Time.
- **3.2.2** A Construction Change Directive is a written order prepared by the Owner, directing a change in the Work prior to an agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Design-Build Contract, order changes in the Work within the general scope of the Design-Build Documents consisting of additions, deletions or other revisions, the Contract Sum and Contract Time being adjusted accordingly in accordance with the Design-Build Documents.
- **3.2.3** A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.
- **3.2.4** If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:
 - (a) Mutual agreement on a lump sum, supported by detailed itemization and substantiating data for evaluation;

- (b) Unit prices specified in the Design-Build Documents or subsequently agreed upon in writing;
- (c) Actual Cost of the Work plus a single markup not exceeding Five percent (5%) of the Cost of the Work or a mutually agreed fixed fee; or
- (d) As outlined in Article 8 below.
- 3.2.5 Upon receipt of a Construction Change Directive, the Design-Builder shall promptly proceed with the change in the Work involved. Failure to do so shall constitute a breach of the Design-Build Contract and a default triggering the obligations of Design-Builder's performance bond surety, if any. Within three (3) days, the Design-Builder shall inform the Owner of their agreement or disagreement with the proposed adjustment method. If there is no response or disagreement within this timeframe, the Owner shall determine the method and adjustment based on reasonable expenditures and savings from the Work change based on one of the methods set forth in Section 3.2.4 above. Disputes regarding these adjustments shall follow the procedures outlined in Article 8 for resolution. If a resolution cannot be reached through these procedures, the Owner shall have the authority to determine the method and the adjustment based on reasonable expenditures and savings attributable to the change in the Work.
- **3.2.6** Failure of the Design-Builder and the Owner to agree on an adjustment of the Contract Sum or the Contract Time shall not excuse the Design-Builder for proceeding with the prosecution and performance of Work affected by the Construction Change Directive. The Design-Builder shall handle all disputes in a manner that allows Work to continue according to the schedule while the dispute is being resolved. The Design-Builder shall also ensure that its Subcontractors and Vendors handle all disputes in a manner that permits Work to proceed on schedule during the resolution of the dispute.
- **3.2.7** A Construction Change Directive signed by the Design-Builder indicates the agreement of the Design-Builder therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded formally as a Change Order.
- **3.2.8** Until a Change Order has been executed indicating agreement on part or all of the costs for changes in the Work, no amounts related to any

changes in the Work shall be included in Applications for Payment, including amounts not in dispute.

3.2.9 When the Owner and Design-Builder reach agreement concerning the adjustments in the Contract Sum or Contract Time, such agreement shall be effective immediately and recorded formally as a Change Order.

3.2.10 Additional Provisions for Adjustments.

- (a) Notwithstanding anything to the contrary, the Design-Builder shall not be entitled to any adjustment to the Contract Sum attributable to a change in the Work (including an increase in the Design-Builder Fee, if any) until the cumulative value of accepted Change Orders exceeds five percent (5%) of the Guaranteed Maximum Price. Once the cumulative value of accepted Change Orders exceeds this threshold, the adjustment to the Contract Sum shall include the full value of all accepted Change Orders, including those previously issued but not yet adjusted. For any accepted Change Orders below the 5% threshold, the Owner agrees to issue an adjustment to the Contract Sum no later than 90 calendar days after Owner's written acceptance, regardless of whether the cumulative threshold has been met. Owner reserves the right to convert the Cost of the Work plus adjustment to a lump sum upon Owner's acceptance at Owner's sole discretion.
- (b) No Mark-up on Bonds and Liability Insurance Costs: Change Order cost adjustments due increases or decreases in bond or insurance costs (if applicable) shall not be subject to any markup. In the event the Design-Builder has been required to furnish comprehensive insurance and/or bonds in relation to the Contract Sum, a final Change Order will be processed to account for the Design-Builder's actual net increase or decrease in insurance or bond cost associated with Change Orders.
- (c) Contingency: In no event shall any increase for the Construction Contingency be allowed to be added as a separate line item in Change Orders.
- (d) Accurate Change Order Pricing Information: Design-Builder (on behalf of itself and all of its Subcontractors or Vendors of any tier)

agrees to provide precise cost and pricing data to support Change Order proposals or other price adjustments under the Design-Build Contract. Design-Builder further agrees to submit Change Orders with cost and pricing data which is accurate, complete, current, and in accordance with the terms of the Design-Build Contract with respect to pricing and adjustment of Change Orders. Design-Builder agrees that any "buy-out savings," defined as negotiated savings with a Subcontractor or Vendor after approval of the Change Order amount, on Change Orders shall accrue 100% to Owner.

3.3 MINOR CHANGES IN THE WORK

3.3.1 The Owner shall have authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Design-Build Documents. Such changes shall be effected by written order and shall be binding on the Design-Builder. The Design-Builder shall carry out such written orders promptly.

3.4 SUBSTITUTION OF MATERIAL OR EQUIPMENT

- **3.4.1** The Design-Builder may request approval of a substitution of specified materials or equipment by submitting a Change Order proposal which shall include a description of the material or equipment to be substituted and of the material or equipment required by the Design-Build Documents with reference to the sections requiring the material or equipment. By requesting approval of a substitution of a specified material or equipment, the Design-Builder represents that:
 - (a) the Design-Builder has personally investigated the proposed material and determined that it is equal or superior in all respects to that specified and will provide a more economical result without compromising quality or a higher quality result without a net increase in costs;
 - (b) the Design-Builder will provide the same or better warranty for the substitution than for the material initially specified;
 - (c) the cost data presented is complete and includes all related costs including the Design Professional's review and redesign

- costs, and waives all claims for additional costs related to the substitution which subsequently become apparent; and
- (d) the Design-Builder will coordinate the installation of the accepted substitute making such changes as may be required for the Work to be complete in all respects.
- 3.4.2 The above representations are a condition precedent to approval of any request for substitution, but the Owner shall not be required to approve the substitution because of such representations. The Owner shall not accept any substitution unless the Design-Builder accepts responsibility for the substitution by incorporating the substitution in the Design-Build Documents. If the Design-Build proposes a substitution that does not satisfy the requirements of Section 3.4.1 above, the Design-Builder shall be responsible for all costs incurred by the Owner in reviewing the request, including without limitation the cost of the design review, whether or not the Owner accepts the proposed substitution.

ARTICLE 4 PAYMENTS AND COMPLETION

4.1 SUBSTANTIAL COMPLETION

- **4.1.1** Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in compliance with the Design-Build Documents so that the Owner can occupy or use the Work for its intended use. The Work will not be considered ready for Substantial Completion if any of the following conditions exist:
 - (a) Excessive punch list work remains to be completed that would prevent or interfere with the occupancy and intended use of the Project or facility in Owner's reasonable judgment.
 - (b) Incomplete or defective work remains which would prevent or interfere with the occupancy and intended use of the Project or facility.
 - (c) The building mechanical systems have not been tested, balanced, and accepted as being fully complete.
 - (d) The building electrical and life safety systems have not been tested and accepted as being fully complete.
 - (e) The building commissioning process is not complete.

- (f) Final clean-up is not complete to support the occupancy and intended use of the Project or facility, outside of clean-up associated with punch list items to be completed (outside of cleaning as an item on the punch list).
- (g) Final inspection, approvals and temporary or full Certificates of Occupancy by regulatory officials are not received and complete.
- (h) Successful and compliant testing of all data cabling (copper, fiber or other) and labeling of all data ports is incomplete and not fully correct.
- (i) Any other material issue impacting the intended use or occupancy of the Project.
- **4.1.2** When the Design-Builder considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete and it has received all inspections and regulatory approvals to permit occupancy, the Design-Builder shall prepare and submit to the Owner a comprehensive list of items to be completed, corrected or repaired prior to final payment. Failure to include an item on such list does not alter the responsibility of the Design-Builder to complete, correct or repair all Work in accordance and/or compliance with the Design-Build Documents.
- **4.1.3** Upon receipt of the Design-Builder's list, the Owner shall make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Owner's inspection discloses any item, whether or not included on the Design-Builder's list, that will not allow the Owner to occupy or utilize the Work for its intended use, the Design-Builder shall complete, correct or repair such item upon notification by the Owner, but no later than thirty (30) days after such notification, unless the parties mutually agree on a different timeframe. In such case, the Design-Builder shall then submit a request for another inspection by the Owner to determine whether the Design-Builder's Work is substantially complete.
- **4.1.4** When the Work or designated portion thereof is substantially complete, the Design-Builder shall prepare for the Owner's signature an Acknowledgement of Substantial Completion which, when signed by the Owner, shall establish (a) the date of Substantial Completion of the Work, (b) responsibilities between the Owner and Design-Builder for security, maintenance, heat, utilities, damage to the Work and insurance, and (c) the time within which the Design-Builder shall finish all items on the list accompanying the Acknowledgement,

which such time shall not exceed thirty (30) days from the date of Substantial Completion, unless the parties mutually agree on a different timeframe. The parties agree that the items on the list accompanying the Acknowledgement (i.e., items that are necessary to achieve final completion), shall be completed within thirty (30) days of Substantial Completion, unless the parties mutually agree on a different timeframe.

4.1.5 Upon execution of the Acknowledgement of Substantial Completion and consent of surety, if any, the Owner shall make payment of retainage applying to such Work or designated portion thereof.

4.2 PARTIAL OCCUPANCY OR USE

- **4.2.1** The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Design-Builder, provided such occupancy or use is consented to by the insurer, if so required by the insurer, which such consent should not be unreasonably withheld, and authorized by public authorities having jurisdiction over the Work. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Design-Builder have accepted in writing the responsibilities assigned to each of them for security, maintenance, heat, utilities, and insurance. When the Design-Builder considers a portion substantially complete, the Design-Builder shall prepare and submit a list to the Owner as provided under Section 4.1 above. Consent of the Design-Builder to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Design-Builder.
- **4.2.2** Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Design-Build Documents.

4.3 FINAL COMPLETION AND FINAL PAYMENT

4.3.1 Upon receipt of written notice from the Design-Builder that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Owner shall promptly inspect the Work. The final Application for Payment shall include any amounts due to Design-Builder relating to sharing in savings in the Cost of Work as provided in the Design-

Build Documents. All sharing provisions shall require adjustment by written Change Order prior to final payment. Final Completion and Final Payment are subject to completion of all notices of retention releases, notices/certificates of completion, and related processes.

- **4.3.2** Neither final payment nor any remaining retained percentage will become due until the Design-Builder fulfills all obligations under the Design-Build Contract, exclusive of Subcontractor's obligations under Article 12 of the Agreement, including but not limited to:
 - (a) Design-Builder's final affidavit, release of claims, and waiver of lien;
 - (b) Such evidence as Owner may reasonably require to show that all labor and material accounts incurred by Design-Builder in connection with its Work have been paid in full:
 - (c) Such evidence as Owner may reasonably require to show that all items on Owner's punch list have been completed in full;
 - (d) All operating and maintenance instructions, schedules, guarantees, bonds, certificates or other evidence of insurance, certificates of inspection, documents, and training as required by the Design-Build Documents;
 - (e) Warranty forms as required by the Design-Build Documents;
 - (f) Vendor lien releases, if required;
 - (g) Subcontractor lien releases, if required;
 - (h) Execution of all outstanding Change Orders;
 - (i) Final consent of surety, if required; and
 - (j) As-Built drawings in digital and hard copy format submitted to the Owner and are accepted as complete.

If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Design-Builder may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Design-Builder shall refund to the Owner all money that the Owner may be compelled to pay in connection with the discharge of such lien, including all costs and reasonable attorneys' fees.

4.3.3 The Work is complete (subject to surviving obligations) when it is ready for final payment.

4.3.4 Acceptance of final payment by the Design-Builder shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 5 PROTECTION OF PERSONS AND PROPERTY

5.1 SAFETY PRECAUTIONS AND PROGRAMS

5.1.1 The Design-Builder shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Design-Build Contract. This requirement applies continuously twenty-four (24) hours a day and is in no way limited to normal working or business hours.

5.2 SAFETY OF PERSONS AND PROPERTY

- **5.2.1** The Design-Builder shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to:
 - (a) employees on site performing the Work and other persons who may be affected thereby;
 - (b) the Work and materials and equipment to be incorporated therein, whether in storage on or off the site or under the care, custody or control of the Design-Builder or the Design-Builder's Subcontractors or Vendors; and
 - (c) other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.
- **5.2.2** The Design-Builder shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.
- **5.2.3** The Design-Builder shall erect and maintain, as required by existing conditions and performance of the Design-Build Documents, reasonable safeguards for safety and protection, including but not limited to, posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities or any dangers or hazards. Such notice does not relieve the Design-Builder of responsibility for any damages, claims and defense of all actions against the Owner

resulting from the performance of such Work in connection with or arising out of the Design-Build Contract.

- **5.2.4** When use or storage of explosives or other hazardous materials or equipment, driving or removal of piles, wrecking, excavation work, or other similar potentially dangerous work is necessary to perform the Work or unusual methods are necessary for execution of the Work, the Design-Builder shall exercise utmost care as to not endanger life or property, and carry on such activities under supervision of properly qualified personnel. The Design-Builder is fully responsible for any and all damages, claims, and defense of all actions against the Owner resulting from the prosecution or performance of such Work. Use or storage of explosives is strictly prohibited by the Owner.
- 5.2.5 The Design-Builder shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Design-Build Documents) to property referred to in Sections 5.2.1(b) and 5.2.1(c) caused in whole or in part by the Design-Builder, its Subcontractors, Vendors, or anyone directly or indirectly employed by any of them or by anyone for whose acts they may be liable. The foregoing obligations of the Design-Builder are in addition to the Design-Builder's indemnification and other obligations under the Design-Build Contract.
- **5.2.6** The Design-Builder shall not load or permit any part of the construction or site to be loaded so as to endanger its safety of persons or property.
- **5.2.7** The Owner's review of the Design-Builder's performance does not include a review of the adequacy of the Design-Builder's safety measure.
- **5.2.8** All parts of the Work shall be braced to resist wind or other forces or loads. The Design-Builder shall perform the Work with the explicit understanding that the design of the Project is based on all parts of the Work having been completed and as such, the methods of performance of each part of the Work shall be done accordingly.
- **5.2.9** Temporary items such as, but not limited to, scaffolding, staging, lifting and hoisting devices, shoring, trenching, excavation, barricades, and safety and construction procedures necessary in the completion of the Project shall be the responsibility of tile Design-Builder and shall comply with all applicable federal, state, and local laws, codes,

ordinances, rules, and regulations. It shall not be the responsibility of the Owner, its employees, agents or representatives to determine if the Design-Builder, its Subcontractors, or their employees, agents, or representatives are in compliance with the aforementioned laws, codes, ordinances, rules, and regulations.

5.2.10 The Design-Builder shall be responsible for all fines, penalties, or charges by or of any regulatory agency or body by reason of any violation of any safety or health regulation.

5.3 HAZARDOUS MATERIALS

- **5.3.1** The Design-Builder is responsible for compliance with any requirements included in the Design-Build Documents and all applicable law, rules and regulations regarding hazardous materials. If the Design-Builder encounters a hazardous material or substance not addressed in the Design-Build Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Design-Builder, the Design-Builder shall, upon recognizing the condition, immediately stop Work in the affected area and report the condition to the Owner. The Design-Builder shall indemnify the Owner for the cost and expense the Owner incurs (1) for remediation of a material or substance the Design-Builder brings to the site and negligently handles, or (2) where the Design-Builder fails to perform its obligations herein, except to the extent that the cost and expense are due to the Owner's gross negligence. The Design-Builder shall provide the Owner with notice of all hazardous substances as regulated by the Comprehensive Environmental Response. Compensation, and Liability Act and regulated under any other applicable law which Design-Builder brings on the site.
- **5.3.2** The Owner shall not be responsible for materials and substances brought to the site by the Design-Builder.
- **5.3.3** Design-Builder shall be responsible to provide Design-Build Documents that use materials and substances, where feasible to accomplish the Work, that are not hazardous materials or substances, and this shall be verified and alternate recommendations provided through the submittal and shop drawing

process, and through the Design-Builder's review of and plans for their means and methods to accomplish the Work. Design-Builder shall be responsible to be knowledgeable about the proper handling and sue requirements/practices for any such substances and shall administer the use and handling of such substances and materials accordingly.

ARTICLE 6 INSURANCE AND BONDS

- **6.1** The Design-Builder shall not commence any Work prior to the effective date of the insurance required by the Design-Build Contract, to be furnished by the Design-Builder or Owner. The date of commencement of the Work shall not be changed by the effective date of such insurance.
- **6.1.1** The Design-Builder shall obtain and maintain, the following types and minimum limits of insurance coverage written on an occurrence basis by a carrier with AM Best rating of "A minus" or better and authorized to do business in the State of California. The required insurance shall be submitted to the Owner and accepted prior to the issuance of a Notice to Proceed, and shall be in effect by the Design-Builder on or prior to the issuance of a Notice to Proceed.

6.2DESIGN BUILDER'S LIABILITY INSURANCE

- 6.2.1 The Design-Builder shall obtain and maintain, during the life of the Design-Build Contract (and for the full period of the applicable statutes of limitation and repose, whichever is larger, in the case of completed operations coverage), such insurance, with coverages in the amounts set forth herein, as will protect the Design-Builder and Owner from claims that may arise out of or result from the Design-Builder's operations under the Design-Build Contract and for which the Design-Builder may be legally liable, whether such operations be by the Design-Builder, its Subcontractors or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable.
- **6.2.1.1 Commercial General liability.** Commercial General liability insurance legal liability and completed operations/products liability, covering occurrences within the policy period, with minimum general aggregate limits of in the amount of \$1,000,000 per occurrence and \$2,000,000 annual

aggregate. The policy shall be endorsed to include aggregate limits applied per project. The policy shall name the Owner and its officers, directors, agents, employees, and assigns as an additional insureds.

- **6.2.1.2 Automobile Liability Insurance.** Design-Builder shall carry automobile liability insurance, including coverage for all owned, hired and nonowned automobiles. The limits of liability shall be not less than \$1,000,000 combined single limit each accident for bodily injury and property damage. The policy shall name the Owner and its officers, directors, agents, employees, and assigns as an additional insureds.
- **6.2.1.3** Worker's Compensation and Employer's Liability Insurance. Worker's Compensation insurance shall be provided as required by any applicable law or regulation. Employer's Liability insurance shall be provided in amounts not less than \$1,000,000 per occurrence and \$1,000,000 per employee.
- **6.2.1.4 Umbrella Insurance**. Umbrella form excess liability insurance on an occurrence basis with minimum limits of \$6,000,000 per occurrence, and \$6,000,000 in the aggregate. The umbrella policy must follow form of the Commercial General liability policy. The policy shall name the Owner and its officers, directors, agents, employees, and assigns as an additional insureds.
- 6.2.1.5 Professional Liability (Errors Omissions). The Design-Builder shall maintain, through the Design Professionals, professional liability/errors and omissions insurance coverage with limits of not less than \$2,000,000 per occurrence and \$3,000,000 annual aggregate, with no claim deductible. This coverage shall continue through the completion of construction and for at least five (5) years thereafter. The policy shall not contain any provision or exclusion, including any "insured versus insured" or "cross-liability" exclusions, that would prevent, bar, or preclude the Owner or the Design-Builder from making a claim otherwise covered by the policy, on the grounds that the claim is brought by an insured or additional insured against another insured additional insured under the Notwithstanding Section 6.1.1 above, if coverage is provided on a claims-made policy, Design-Builder shall maintain continuous coverage by either obtaining "tail" insurance from the preceding carrier or "nose" coverage from the subsequent carrier. This continuous

coverage must be maintained through the term of the Design-Build Contract, including any extensions or renewals, and for a period of not less than five (5) years after the completion of construction.

6.2.2 Subcontractor Insurance. All Subcontractors and Design Professionals shall maintain the same insurance as required of the Design-Builder as set forth herein, including but not limited to the types of insurance, extent and durations of coverages, and notice requirements. The requirement for umbrella (excess liability) insurance at Section 6.2.1.4 may be waived for certain Subcontractors performing lowerrisk tasks. This waiver is at the discretion of the Design-Builder, provided that the Subcontractor's primary insurance coverage limits are deemed sufficient to cover the risks associated with their scope of work on the Project. In no event shall the insurance requirements be deemed to limit the liability or responsibility of Design-Builder or any of its Subcontractors and Design Professionals to Owner. Design-Builder shall require all tiers of Subcontractors and Design Professionals to waive the rights of recovery against Owner, its officers, directors, agents, employees, and assigns. Design-Builder shall be responsible for any loss resulting from the failure of any Subcontractors and Design Professionals to maintain sufficient insurance.

6.2.3 The Design-Builder shall cause each liability insurance policy required by the Design-Build Contract, except for workers' compensation and professional liability insurance at Section 6.2.1.3 and Section 6.2.1.5, to name the Owner as additional insureds. This shall be evidenced by Design-Builder providing a copy of the endorsement from the insurer, to be supplied with Design-Builder's insurance certificate.

6.2.4 Notice of Cancellation, Reduction or Expiration. The insurance policies required by the Design-Build Documents shall be endorsed to include a covenant that coverages or limits afforded under the policies will not be canceled, reduced or allowed to expire until at least 30 days' prior written notice has been given to Owner. Design-Builder shall give immediate written notice to Owner upon learning that their coverages may be cancelled, reduced or their limits impaired by claims. Design-Builder will procure at Design-Builder's sole expense, other policies of insurance that meet all requirements of the Design-Build Contract as soon as possible.

6.2.5 Certificates and Certified Copies of Policies.

Certificates of insurance and copies of all endorsements necessary to evidence compliance with all insurance requirements shall be filed with the Owner prior to commencement of the Work. However, failure to do so shall not operate as a waiver of these insurance requirements. The Certificates and endorsements shall also state the deductible or selfinsured retention level. For insurance coverages that are required to remain in force after Final Completion, additional certificate evidencing continuation of such coverage shall be submitted as part of the application for final payment and upon each annual renewal for the duration of coverage required. Upon Owner's request at any time, Design-Builder will immediately provide an actual certified copy of its insurance policies. Provision of the certificates and copies of policies as required herein will be a condition precedent to payment. This provision shall survive termination, suspension, cancellation, or expiration of the Design-Build Contract of the Design-Build Contract.

- **6.2.6 Insurance In Excess of Requirements.** In the event Design-Builder purchases insurance in excess of the coverages or limits required under the Contract, such excess coverages or limits shall apply to the Project and inure to the benefit of Owner.
- **6.2.7 No Waiver by Owner**. The insurance requirements under the Design-Build Contract can only be waived or modified by Owner by an express written instrument signed by Owner acknowledging the reduced coverages or limits. No other act or omission by Owner or its representatives, including but not limited to (i) implicit or verbal acceptance or approval of reduced coverages or limits or (ii) failure to require proof of compliant insurance, will amount to Owner's waiver of the insurance requirements of the Contract.
- **6.2.8** The insurance required by this Article 6 shall be primary and non-contributory with respect to any other insurance available to Owner. Design-Builder shall have the insurance policy endorsed to reflect that the insurance coverage is primary over any other applicable insurance coverage available and providing that such insurance is primary insurance as respects the interests of the Owner and that any other insurance maintained by the Owner is excess and not contributing insurance.

- **6.2.9 Loss Payee.** Owner shall be named as loss payee with respects their interest in any property that the Design-Builder has an obligation to insure on behalf of Owner.
- **6.2.10 Waivers**. Any policy of insurance issued pursuant to Article 6 shall include an endorsement providing that the underwriters waive any and all rights of subrogation against the Owner and its officers, directors, agents, employees and assigns of each. The Design-Builder hereby waives, and it shall require its Subcontractor to waive, any and all rights of recovery or subrogation which they or any of them may now or subsequently have against the Owner and its officers, directors, agents, employees, and assigns, in connection with any losses covered by insurance provided hereunder.
- **6.2.11** The Design-Builder shall make available to the Owner, upon request by the Owner, at Design-Builder's expense a copy of each policy and/or loss history related to insurance coverage required by this Article 6. Each policy shall contain all generally applicable conditions, definitions, exclusions and endorsements related to this Project.
- **6.3** If the Owner is damaged by the failure of Design-Builder to purchase, cause to be purchased, or maintain insurance required under Article 6, then the Design-Builder shall bear all reasonable costs including, but not limited to, attorneys' fees, and any other expenses properly attributable thereto. The Design-Builder shall also indemnify and hold the Owner harmless from any claims, liabilities, damages, or losses arising from such failure.

6.4 PROPERTY INSURANCE

- **6.4.1** Unless otherwise provided, the Owner shall purchase and maintain, in a carrier lawfully authorized to do business in the State of California, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum. Such property insurance shall be maintained until occupancy is signed off by the parties. This insurance shall include interests of the Owner, the Design-Builder, and Subcontractors.
- **6.4.1.1** If the property insurance requires deductibles, the Owner shall pay costs of such deductibles.
- **6.4.1.2** The Owner, as loss payee, shall have the power to adjust and settle a loss with insurers. The Owner, as

- loss payee, shall make settlement with insurers in accordance with the directions of any decision or award. If the distribution of insurance proceeds by arbitration is required, the arbitrators will direct such distribution.
- **6.4.1.3** A loss insured under the Owner's all-risk policy shall be adjusted by the Owner and made payable to the Owner. The Owner shall deposit the proceeds received into a separate account. The Owner shall distribute the proceeds in accordance with an agreement reached by the parties in interest. If the parties in interest fail to reach an agreement within a reasonable time, the Owner shall have the sole discretion to distribute the proceeds in a manner it deems equitable and appropriate, considering the interests of all parties.
- **6.4.2 Boiler and Machinery Insurance.** The Design-Builder shall purchase and maintain boiler and machinery insurance, which shall specifically cover such insured objects including but not limited to machinery, equipment, and other similar property during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Design-Builder, and Subcontractors in the Work and be at least in the amount of the actual cash value of the machinery, equipment, and/or property being installed, and the Owner and Design-Builder shall be named insureds.
- **6.4.3 Design-Builder's Property.** The Design-Builder shall be responsible for and shall bear the risk of loss and damage to any property, including but not limited to (a) tools and equipment of the Design-Builder (owned or rented) and (b) any property for which it is responsible or that is in its care, custody, and control, wherever located.
- **6.4.4 Transit Insurance.** Where the Design-Builder has responsibility to coordinate the transportation of construction materials (whether ocean, air, or inland transit), the Design-Builder shall bear responsibility for providing transit coverage on an all-risk basis, including lightering operations, loading and unloading at each point of delivery, including the final destination, unless the total risk of loss in transit is borne by the shipper or supplier. Such coverage shall provide a limit of full replacement value of each conveyance. Any marine inspections and/or survey fees under this coverage shall be for the account of the Design-Builder.

6.5 PERFORMANCE BOND AND PAYMENT BOND

- 6.5.1 The Design-Builder shall furnish bonds covering faithful performance and completion of the Design-Build Contract and payment of obligations arising thereunder as specifically required herein on the date of execution of the Agreement unless the Owner grants an extension of time in writing, not to exceed fifteen (15) days from the date of execution of the Agreement, for reasons determined adequate at Owner's sole discretion. The failure of the Design-Builder to furnish the required bonds shall constitute a default and cause for termination in accordance with this General Conditions of Contract.
- **6.5.1.1** The Design-Builder shall furnish the requisite surety bonds in two (2) copies, simultaneously with execution of the Agreement and before commencing any Work, on forms acceptable to the Owner. These bonds shall be maintained for the life of the Design-Build Contract and one year after the date of filing of the Notice of Completion. The Design-Builder shall provide surety bonds as follow:
 - (a) Performance Bond in the amount of 100% of the total Contract Sum.
 - (b) Payment Bond (Labor & Material) in the amount of 100% of the total Contract Sum.

The Design-Builder shall increase the Performance and Payment Bond to accommodate Change Orders.

- **6.5.1.2** The Design-Builder shall execute a Performance and Payment Bond on a form acceptable to the Owner covering the faithful performance and completion of the Contract and the payment of all obligations arising thereunder.
- **6.5.1.3** The Surety shall be written by a company with A-rating or better in the most recent edition of "Best's Insurance Guide" (or such lesser rating as may be approved by Owner in writing), authorized to do business in the State of California, and shall be satisfactory to the Owner.
- **6.5.1.4** If at any time the Owner, for justifiable cause, shall be or become dissatisfied with any surety as providers of the required Performance Bond or the Payment Bond, the Design-Builder shall within five calendar days after being notified by the Owner, substitute an acceptable bond in the form and sum and signed by such other surety as may be satisfactory to

- the Owner. No further progress payments to the Design-Builder shall be deemed due or payable until acceptable bonds are furnished. The new bond amount shall be for the remaining balance of the Design-Build Contract. In the event that the Design-Builder is unable to obtain a new bond and reduce the Guaranteed Maximum Price accordingly. Owner shall have the right to demand reimbursement for any cost or automatically deduct the cost of the bond from the Cost of the Work without a Change Order. The new bond amount shall be for the remaining balance of the Design-Build Contract. If the Performance and Payment Bond is not furnished within the time specified in the Design-Build Documents after the Design-Build Contract is awarded, any bonds may be forfeited and the Design-Build Contract may be awarded to an alternate proposal.
- **6.5.1.5** Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Design-Build Contract, the Design-Builder shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.
- **6.5.1.6** The Design-Builder shall keep the surety informed of the progress of the Work, and where necessary, obtain the surety's consent to, or waiver of: (1) notice of changes of the Work, (2) request for reduction or release of retention, (3) request for final payment, and (4) any other material required by the surety. The Owner shall be notified by the Design-Builder, in writing, of all communications with the surety. The Owner may, in the Owner's sole discretion, inform surety of the progress of the Work and obtain consents as necessary to protect the Owner's rights, interest, privileges and benefits under and pursuant to any bond issued in connection with the Project.

ARTICLE 7 UNCOVERING AND CORRECTION OF WORK

7.1 UNCOVERING OF WORK

7.1.1 If a portion of the Work is covered contrary to the Owner's or a governmental or public authority's request, or to requirements specifically expressed in the Design-Build Documents or by law, it must be uncovered for the Owner's examination and be replaced at the Design-Builder's sole cost and expense without change to or addition in the Contract Time.

7.1.2 If a portion of the Work has been concealed, and the Owner or a governmental/public authority did not request prior examination or if examination was not mandated by the Design-Build Documents or law, the Owner may request to inspect the concealed part. In such cases, the Design-Builder must uncover the Work, and any costs incurred for uncovering and replacement will be covered, by appropriate Change Order, at the Owner's expense.

7.2 CORRECTION OF WORK

7.2.1 The Design-Builder shall promptly correct any Work rejected by the Owner or any work failing to conform to the requirements of the Design-Build Documents, whether discovered before or after Substantial Completion and regardless of fabrication, installation, or completion status. The costs associated with correcting such nonconforming Work, including inspections, additional testing, uncovering, replacement, and compensation for the Owner's or Owner's consultant's services and expenses necessary for such corrections, shall be borne by the Design-Builder. All Work must be completed in compliance with the terms and conditions of the Design-Build Contract or as approved by the Owner.

7.2.2 In addition to the Design-Builder's obligations under Article 12 of the Agreement, if any of the Work does not conform to the requirements of the Design-Build Contract, the Design-Builder shall promptly correct it upon receipt of written notice from the Owner. The Owner shall provide such notice promptly after discovering the nonconforming condition. If the Design-Builder fails to correct nonconforming Work within the timeframe outlined in Section 12.2 of the Agreement, the Owner may, at its discretion, correct the nonconforming Work at the Design-Builder's expense. The Design-Builder shall reimburse the Owner for all correction and related remediation costs, including compensation for the Owner's and Owner's consultant's services and expenses incurred due to such corrections, within fifteen (15) days upon receipt of a written demand from the Owner. Additionally, the Owner may dispose of any materials or equipment related to the nonconforming Work as determined by the Owner based on practical and cost-effective approaches. Failure to promptly reimburse the Owner for the incurred costs may result in the Owner pursuing legal remedies for collection, with the Design-Builder liable for all associated costs, including reasonable attorney's fees. The Owner may also offset these costs against any payments due to the Design-Builder under the Design-Build Contract.

7.3 ACCEPTANCE OF NONCONFORMING WORK

7.3.1. Owner may, in its sole discretion, elect to accept a part of the Work which is not in accordance with the requirements of the Design-Build Documents. In such case, the Guaranteed Maximum Price shall be reduced as appropriate and equitable. Owner's acceptance of any non-conforming Work shall not waive or otherwise affect Owner's right to demand that Design-Builder correct any other defects or areas of nonconforming Work.

ARTICLE 8 CLAIMS AND DISPUTE RESOLUTION

- **8.1** A Claim is any demand, contention, or assertion by Design-Builder seeking additional time or money under the terms of the Design-Build Contract. Claims by Design-Builder must be made in writing as specified herein. Claims from Design-Builder must contain all of the following:
 - (a) a narrative statement referencing and attaching the supporting documentation and specifically describing the legal, factual, and contractual basis of the Claim;
 - (b) if the Claim alleges delay to the Work, the Claim must include the precise number of days claimed, all alleged impacts, financial or otherwise, on the Work, and the specific amount of money, if any, claimed as a result of the delay as well as a detailed critical path as-built schedule analysis illustrating that the delays claimed were on the critical path of the Project;
 - (c) if the Claim alleges acceleration or constructive acceleration of the Work, the Claim must include the precise number of days' time extension Design-Builder contends Design-Builder would have been entitled to receive, but for the acceleration, and the precise number of days by which the Work has been accelerated. No Claims for acceleration for Work that is not on the critical path shall be permitted. Claims for acceleration must be accompanied by a detailed CPM analysis. Claims for

- acceleration shall be limited to the premium portion of labor costs incurred for overtime.
- (d) if the Claim is for additional compensation, the Claim must include a detailed calculation of the precise amount claimed with all supporting documentation. All Claims must reference the specific contract provisions relied upon to support the Claim. All Claims must specifically reference, by name, this Section 8.1 and the fact that the Claim is being submitted under this Section 8.1. Any writing or other form of notice, however designated, which fails to specifically reference this Section 8.1, by name, shall not be deemed to constitute a valid Claim hereunder.

Sections 8.1(a)-(d) above shall hereinafter be referred to as the "Final Accounting."

- **8.2** An initial written notice of Design-Builder's intent to assert a Claim (the "Initial Notice") must be made in writing within three (3) days after the occurrence of the event giving rise to the Claim or the right to submit a Claim is waived. The Design-Builder shall submit all information reasonably available to the Design-Builder that is otherwise required in the Final Accounting at the time of the Initial Notice.
- **8.3** Within fourteen (14) days after the conclusion of the event giving rise to the Claim, Design-Builder shall provide the Final Accounting. Failure to timely provide the Final Accounting shall constitute a waiver of the Claim. Any waiver by the Owner of the notice requirements for the Initial Notice or the Final Accounting for a single Claim, event, or occurrence shall not constitute a waiver of these notice requirements for any other Claim, event, or occurrence. Each request for time or money by Design-Builder shall be considered a separate Claim. All information required in the Final Accounting must be submitted within the time limits established herein. and no supplementation of the information shall be permitted. Any attempted reservation of the right to submit or supplement an earlier made Claim shall be void.
- **8.4** Upon written request, the parties may agree to participate in non-binding mediation. If the parties proceed with mediation, they shall share the costs associated with the mediation process. The parties shall mutually select a qualified and neutral mediator.

In the event the parties are unable to agree on a mediator within fourteen (14) business days, the mediation process shall be considered canceled.

8.5 Design-Builder agrees that nothing contained herein shall excuse Design-Builder from proceeding promptly with the Work or any Construction Change Directive provided to Design-Builder notwithstanding the existence of Claims or disputes. Refusal by Design-Builder to proceed with either the Work or any Construction Change Directive of Owner shall constitute a material breach and default of the Design-Build Contract.

ARTICLE 9 CONTINGENT ASSIGNMENT OF CONTRACT S: CONTRACTUAL RELATIONS

9.1 CONTINGENT ASSIGNMENT OF CONTRACT S

- **9.1.1** The Design-Builder shall provide copies of its contracts, agreements, and current information on the status of its accounts, upon the Owner's written request. Each contract, agreement, and purchase order related to the Work shall provide that it is freely assignable by the Design-Builder to the Owner and its assigns.
- 9.1.2 In the event that the Owner terminates the Design-Build Contract for reasons other than convenience, the Design-Builder shall provide a list of its Subcontractors and Vendors and ensure that its agreement with the Subcontractor and Vendor are assignable. Following such termination, the Owner shall notify in writing those Subcontractors or Vendors whose assignments will be accepted, subject to the rights of sureties. Owner shall only be responsible for obligations arising after the effective date of the assignment. The Design-Builder shall indemnify and hold harmless the Owner from any damages caused by the Design-Builder's failure to ensure that the Subcontractor, including the Design Professional, assumes all responsibilities specified in the Design-Build Contract towards the Design-Builder.

9.2 CONTRACTUAL RELATIONS

9.2.1 The Design-Builder agrees to bind every Subcontractor and Vendor, to all the provisions of the Design-Build Contract relevant to their respective portions of the Work. Failure to fulfill this

responsibility will result in the Design-Builder compensating the Owner for costs and damages that could have been avoided with proper performance. Additionally, the Design-Builder will indemnify and protect the Owner from damages arising due to the Design-Builder's failure to ensure that Subcontractors or Vendors assume all obligations and responsibilities specified in the Design-Build Contract towards the Design-Builder.

9.2.2 The Design-Builder is fully responsible and liable for acts and omissions of its Subcontractors and Vendors, and persons or entities either directly or indirectly employed by them, or under their control, as the Design-Builder is for its own employees.

ARTICLE 10 MISCELLANEOUS PROVISIONS

10.1 DEFINITIONS AND INTERPRETATION

10.1.1 Unless otherwise defined herein, all capitalized terms in these General Conditions shall have the same meanings as those assigned to them in the Agreement. In case of any conflict between the definitions provided in the Agreement and those provided herein, the definitions in the Agreement shall prevail.

10.2 ASSIGNMENTS

10.2.1 The Owner may, without consent of the Design-Builder, assign the Design-Build Contract to an institutional lender providing construction financing for the Project. In such event, the lender shall assume the Owner's rights and obligations under the Design-Build Documents. The Design-Builder shall execute all consents reasonably required to facilitate such assignment. Notwithstanding the foregoing, neither the Owner nor the Design-Builder shall assign or sublet the Design-Build Contract or any part thereof, or its right, title, or interest therein, without the consent in writing of the other. If Design-Builder or Owner does, with approval, assign the Design-Build Contract or any part thereof, it shall require that its assignee be bound to and assume toward Design-Builder or Owner all of the obligations and responsibilities that the assignee has assumed.

10.3 WRITTEN NOTICE

10.3.1 Written notice shall be deemed to have been duly served if delivered in person to the Designated

Representative identified in the Design-Build Contract, or if sent by registered or certified mail to or delivered by courier service with return receipt providing proof of delivery to the Designated Representative identified in the Design-Build Contract, or electronic mail (email) to the Designated Representative identified in the Design-Build Contract. If sent by mail, such notices shall be deemed delivered upon delivery or refusal to accept delivery, as indicated on the return receipt. If sent by personal delivery (via overnight courier or otherwise), such notices shall be deemed delivered upon delivery or refusal thereof. If sent by email, such notices shall be deemed delivered upon delivery, provided such email is sent prior to 5:00 p.m. Pacific Time on such date; otherwise, such email shall be deemed delivered and effective as of the next business day.

10.4 RIGHTS AND REMEDIES

10.4.1 Duties and obligations imposed by the Design-Build Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

10.4.2 No action or failure to act by the Owner or Design-Builder shall constitute a waiver of a right or duty afforded them under the Design-Build Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing by the parties.

10.4.3 Except as provided for in the Design-Build Contract, pursuit of any remedy provided in the Design-Build Contract shall not preclude pursuit or any other remedies herein provided or any other remedies provided by law or equity, including injunctive relief; nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any obligation of the defaulting party hereunder or of any damages accruing by reason of the violation of any of the terms, provisions, and covenants herein contained. No waiver of any term, covenant, condition, or violation of the Design-Build Contract shall be deemed or construed to constitute a waiver of any other violation or breach of any of the terms, provisions, and covenants herein contained, and forbearance to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of such default. Any waiver of any provision of the DesignBuild Contract or violation thereof must be by a written instrument executed by the parties.

10.4.4 It is not a waiver or default if the non-defaulting party fails to immediately declare a default or delays in taking any action. The rights and remedies provided by the Design-Build Contract are cumulative, and either party's use of any right or remedy will not preclude or waive its right to use any other remedy. These rights and remedies are in addition to any other rights the parties may have by law, statute, ordinance, or otherwise. Notwithstanding the foregoing, the Design-Builder has a duty to mitigate damages.

10.5 TESTS AND INSPECTIONS

10.5.1 Tests, inspections and approvals of portions of the Work required by the Design-Build Documents or by laws, ordinances, rules, regulations or orders of governmental or public authorities or agencies having jurisdiction shall be made at an appropriate time. Unless otherwise provided, the Design-Builder shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner or with the appropriate governmental or public authority or agency, and shall bear all related costs of tests, inspections and approvals unless mutually agreed otherwise in writing by the parties. The Design-Builder shall give timely notice of when and where tests and inspections are to be made so that the Owner may be present for such procedures.

10.5.2 If such procedures for testing, inspection or approval reveal a failure of the portions of the Work to comply with requirements established by the Design-Build Documents, all costs made necessary by such failure, including those of repeated procedures for testing, inspections, and approvals, shall be at the Design-Builder's expense.

10.5.3 Required certificates of testing, inspection or approval shall be secured by the Design-Builder and promptly delivered to the Owner.

10.5.4 The Design-Builder understands and agrees that tests and/or inspections conducted pursuant to the Design-Build Documents shall be performed promptly to avoid unreasonable delay in the Work.

10.6 LIABILITY OF OWNER

10.6.1 Other than as provided in the Design-Build Contract, Owner's obligations under the Design-Build

Contract shall be limited to the payment of the compensation as provided in the Agreement. Notwithstanding any other provision of the Design-Build Contract, in no event shall Owner be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages arising out of or in connection with the Design-Build Contract.

10.7 COMMENCEMENT OF STATUTORY LIMITATION PERIOD

10.7.1 As between the Owner and Design-Builder, the applicable dates on which the statute of limitations as to any alleged cause of action shall be deemed to have accrued shall be determined by applicable law where the Project is located.

ARTICLE 11 TERMINATION OR SUSPENSION

11.1 FAILURE TO PERFORM AND TERMINATION FOR DEFAULT

11.1.1 If the Design-Builder (a) fails or refuses to proceed with or perform the Work in accordance with the Design-Build Documents, (b) fails or refuses to properly perform or abide by any terms, covenants, conditions, or provisions contained in the Design-Build Contract, (c) fails or refuses to comply with laws, ordinances, regulations, or other codes of conduct, or (d) the Owner determines that the Design-Builder has not remedied and cured the defaults as required by the Design-Build Contract, the Owner may terminate the Design-Builder's right to proceed under the Design-Build Contract without releasing or waiving its rights and remedies against the Design-Builder's sureties. This termination shall be without prejudice to any other rights the Owner may be entitled to under the Design-Build Contract or by law. In such a case, the Owner may take possession of the Work and all materials, tools, equipment, and appliances of the Design-Builder, assume assignment of all Design-Builder's subcontracts and purchase orders, and complete the Work by any means, methods, or agency that the Owner, in its sole discretion, chooses.

11.1.2 In the event that Design-Builder's right to proceed has been terminated, Design-Builder agrees that it shall not be entitled to receive any further payment until after the Project has been completed. Moreover, all monies expended and all of the costs, losses, damages and extra expenses, including all management, administrative and other direct and

indirect expenses (including attorneys' fees, filing fees, expert fees, and all other costs and expenses associated with the default) incurred by Owner incident to such default, shall be deducted from the Contract Sum, and if such expenditures, together with said costs, losses, damages and extra expenses, exceed the unpaid balance of the Contract Sum, Design-Builder and its surety agree to pay promptly to Owner, on demand, the full amount of such excess, including without limitation costs of collection, attorneys' fees and interest thereon at the maximum legal rate of interest until paid.

11.1.3 Owner's determination of Design-Builder's default and Owner's decision as to Design-Builder's failure to remedy and cure said default upon notification of their existence, made by Owner under the belief that a default existed under the terms hereof and that Design-Builder failed to remedy and cure said default, shall be conclusive (a) as to Owner's right to proceed as herein provided, and (b) as to Design-Builder's surety's obligation to perform the Design-Builder's obligations assumed under performance or payment bond. The liability of Design-Builder hereunder shall extend to and include the full amount of any and all sums paid, expenses and losses incurred, damages sustained and obligations assumed by Owner under the belief that such payments or assumptions were necessary or required (a) in completion of the Work and in providing labor, materials, equipment, supplies and other items therefor or re-letting the Design-Build Contract and (b) in settlement, discharge or compromise of any claims, demands, suits and judgments pertaining to or arising out of the Work hereunder. A sworn itemized statement thereof or the checks or other evidence of payment shall be prima facie evidence of the fact and extent of Design-Builder's liability.

11.1.4 In the event Design-Builder is in default, Owner shall have the right to supplement Design-Builder's forces without terminating the Design-Build Contract for default and deduct the cost of the same from any amounts otherwise due Design-Builder.

11.2 SUSPENSION BY THE OWNER FOR CONVENIENCE

11.2.1 The Owner may, with or without cause, order the Design-Builder in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may, in its sole discretion, determine or deem necessary or appropriate. If the

performance of all or any part of the Work for the Project is so suspended, an adjustment may be considered in accordance with Section 3.2 above. However, no adjustment shall be made to the extent that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Design-Builder is responsible.

11.3 TERMINATION FOR CONVENIENCE

11.3.1 Owner shall have the right to terminate the Design-Build Contract without cause upon seven (7) calendar days' written notice to Design-Builder.

11.3.2 In the event of termination for the Owner's convenience, the Design-Builder may recover from the Owner payment for Work actually performed by the Design-Builder up to and including the date of termination, and accepted by the Owner pursuant to the Design-Build Contract, together with reimbursable expenses then due, provided that the Design-Builder has delivered to the Owner such statements, accounts, reports, and other materials as required by the Design-Build Contract, along with all reports, documents, and other materials prepared by the Design-Builder's Design Professional prior to termination. The Design-Builder shall not be entitled to any other or further recovery against the Owner, including, but not limited to, anticipated profit on work not performed.

11.3.3 If the Design-Builder's fee is based on a lump sum and upon the Owner's written approval, the Design-Builder's recovery against the Owner shall be limited to that portion of the Contract Sum earned through the date of termination, calculated on a percent complete basis, together with any retainage withheld. The Design-Builder shall not be entitled to any other or further recovery against the Owner, including, but not limited to, anticipated profit on work not performed.

11.4 GENERAL TERMINATION OR SUSPENSION PROVISIONS

11.4.1 Upon receipt of written notice from the Owner of termination for any reason, the Design-Builder shall:

(a) Cease operations and performance of the Design-Build Contract as directed by the Owner in the notice and take immediate action to mitigate any damage or additional expense;

- (b) Take actions necessary, or that the Owner may direct, for the protection and preservation of the Work;
- (c) Suspend all existing contracts and purchase orders and enter into no further contracts and purchase orders, unless specifically directed otherwise by the Owner in the notice. Design-Builder shall promptly notify Owner of all contracts and purchase orders executing Work directed to be performed prior to the effective date of termination stated in the notice; and
- (d) Make available at no additional charge to the Owner all data, documents, procedures, reports, estimates, summaries, and such other information and materials as may have been accumulated or prepared for by the Design-Builder in performing the Design-Build Contract, whether completed or in process; and the Owner shall have the right to use any such data, documents, procedures, reports, estimates, summaries, and such other information and materials as may have been accumulated or prepared for by the Design-Builder in performing the Design-Build Contract, for the completion of the Project and for information and reference in connection with Owner's use and occupancy of the Project without compensation to the Design-Builder except as otherwise provided in the Design-Build Contract.
- 11.4.2 Upon notice of termination, suspension, cancellation, or expiration of the Design-Build Contract, the Owner shall immediately have the right to audit any and all records of the Design-Builder relating to the Design-Build Contract. Moreover, upon the termination, suspension, cancellation, or expiration of the Design-Build Contract, the Design-Builder agrees to transition the Work provided under the Design-Build Contract in a cooperative manner and provide anything requested from the Owner at no additional cost, including, but not limited to, the following: (i) All Work and services documentation, including all records, books, and data reasonably related to the Design-Build Contract, maintained in accordance with general accounting procedures and identified in a complete, and orderly manner; (ii) A good faith pledge to cooperate with the Owner upon transition of the Work to another design-builder, the Owner or separate contractors of the Owner; (iii)

- Records, books, and data, including electronic data, in a format compatible with the Owner's information technology capabilities, or in a format compatible with a succeeding Design-Builder's or contractor's or separate contractor's information technology capabilities, as determined by the Owner; (iv) Final accounting of all income derived from the Design-Build Contract; (v) Downloading and removal of all the Owner's information from the Design-Builder's equipment and software; and (vi) Removal of the Design-Builder's services without degradation or other adverse effect on the Work. This Section 11.4.2 shall survive termination, suspension, cancellation, or expiration of the Design-Build Contract.
- 11.4.3 Termination of the Design-Build Contract shall not relieve the Design-Builder or any of its Subcontractors of liability for violations of the Design-Build Contract or for any act or omission, or negligence, of the Design-Builder.
- 11.4.4 As of the date of any termination of the Design-Build Contract, the Design-Builder shall furnish to Owner all statements, accounts, reports and other materials as are required hereunder or as have been prepared by the Design-Builder in connection with the Design-Builder's responsibilities under the Design-Build Contract.

ARTICLE 12 DISCOUNTS, REBATES AND REFUNDS FOR COST OF WORK ARRANGMENT

- 12.1 Cash discounts obtained on payments made by the Design-Builder shall accrue to the Owner. Trade discounts, rebates, refunds and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Design-Builder shall make provisions so that they can be secured. Amounts that accrue to the Owner in accordance with this provision shall be credited to the Owner as a deduction from the Cost of Work.
- 12.2 Cost of the Work shall be credited with all insurance policy discounts, performance and payment bond rebates or refunds, refunds or return premiums from any Subcontractor default insurance, refunds or rebates from any Design-Builder controlled insurance programs applicable to the Project, merchandise rebates of any nature, refunds of any nature, insurance dividends; and a portion of any volume rebates or free material credits earned with purchase of material or other goods and services charged to the job.

12.3 "Cash" discounts which may accrue to the Design-Builder will be limited to a maximum of 1% of indirect cost. All "Cash" discounts greater than 1% shall automatically accrue to the Owner if the Design-Builder is eligible to take advantage of the discounts.

EXHIBIT B

TARGET GMP FORM

Gold	Gold Ridge Fire District		Gold Ridge Fire District Total		Warehouse		Fire Station Remodel	
					CCE	F 000	CCE	TDD
					GSF	5,000	GSF	TBD
			TGMP COSTS		TGMP COSTS		TGMP COSTS	
	DESCRIPTION	% of (a+b)	TOTAL COST	% of TGMP	TOTAL COST		TOTAL COST	
(a.)	Total Construction Work							
(b.)	General Conditions							
(c.)	Construction Contingency(3%)							
(d.)	Bonds							
(e.)	Insurance							
(f.)	Preconstruction Services							
(g.)	Construction Fee (OH&P)							
(h.)	Proposed TGMP Total							
(i.)	TGMP Total		\$6,200,000	100.0%				

(a.) Total Construction Work -Proposed costs for construction

(b.) General Conditions -See Exhibit A- Including but not limited to DBE staff

 $\begin{array}{lll} \text{(c.)} & \text{Construction Contingency(3\%)} & & -\text{Fixed 3\% of (a.)} + \text{(b.)} \\ \text{(d.)} & \text{Bonds} & & -\text{Rate(\%) of (a.)} + \text{(b.)} \\ \text{(e.)} & \text{Insurance} & & -\text{Rate(\%) of (a.)} + \text{(b.)} \\ \end{array}$

(f.) Preconstruction Services -GMP #1

(g.)Construction Fee (OH&P)-Rate(%) of (a.) + (b.)(h.)Proposed TGMP Total-Sum of (a.) through (g.)(i.)TGMP Total-Fixed \$ 6,200,000

HOURLY RATES: Professional Services Use separate Sheet, if necessary

CLARIFICATIONS:

EXHIBIT B

TARGET GMP FORM - EXAMPLE

Gold Ridge Fire District		Gold Ridge Fire District Total		Warehouse		Fire Station Remodel		
		-			GSF	5,000	GSF	TBD
			TGMP COSTS		TGMP COSTS		TGMP COSTS	
	DESCRIPTION	% of (a+b)	TOTAL COST	% of TGMP	TOTAL COST		TOTAL COST	
(a.)	Total Construction Work		\$4,670,170	75.3%	\$1,774,665		\$2,895,505	
(b.)	General Conditions		\$462,280	7.5%	\$175,666		\$286,614	
(c.)	Construction Contingency(3%)	3.0%	\$153,974	2.5%	\$58,510		\$95,464	
(d.)	Bonds	1.0%	\$51,325	0.8%	\$19,503		\$31,821	
(e.)	Insurance	1.3%	\$66,722	1.1%	\$25,354		\$41,368	
(f.)	Preconstruction Services	8.5%	\$436,258	7.0%	\$165,778		\$270,480	
(g.)	Construction Fee (OH&P)	7.0%	\$359,272	5.8%	\$136,523		\$222,748	
(h.)	Proposed TGMP Total		\$6,200,000	100.0%	\$2,356,000		\$3,844,000	
(i.)	TGMP Total		\$6,200,000	100.0%				

(a.) Total Construction Work -Proposed costs for construction

(b.) General Conditions -See Exhibit A- Including but not limited to DBE staff

 $\begin{array}{lll} \text{(c.)} & \text{Construction Contingency(3\%)} & & \text{-Fixed 3\% of (a.)} + \text{(b.)} \\ \text{(d.)} & \text{Bonds} & & \text{-Rate(\%) of (a.)} + \text{(b.)} \\ \text{(e.)} & \text{Insurance} & & \text{-Rate(\%) of (a.)} + \text{(b.)} \\ \end{array}$

(f.) Preconstruction Services -GMP #1

 (g.) Construction Fee (OH&P)
 -Rate(%) of (a.) + (b.)

 (h.) Proposed TGMP Total
 -Sum of (a.) through (g.)

 (i.) TGMP Total
 -Fixed \$ 6,200,000

HOURLY RATES: Professional Services Architect, Structural Engineer, Electrical Engineer, etc. Use separate Sheet, if necessary

CLARIFICATIONS:



EXHIBIT C

DESIGN BUILD GENERAL CONDITIONS MATRIX

		Direct Cost of the Work
	DBE General	included in
	Conditions	Subcontractor/Trade
Jobsite Staffing		
All Staff Required in Management of the Work	X	
Project Studies		
Geotechnical Report		X
Phase 1 Environmental Site Assessment- Not requried		
Temporary Utilities		
Phone/Internet Service and Installation	X	
Electrical Power Service, Installation, Distribution	X	
Water - Installation, Service, Monthly Charges	X	
Sewer Connection/Installation	X	
Temporary Facilities		
Office Trailer/Rental	X	
Storage Trailer & Tool Shed Rental	X	
Office Furniture/Equip/Computers	X	
Copies/Misc. Printing	X	
Postage/UPS/FedEx	X	
Project Photographs	X	
Temporary Toilets/Handwashes	X	
Holding Tank/Service Costs	X	
Project Sign	X	
Temporary Fencing/Enclosures	X	
Covered Walkways	X	
Barricades	X	
Temporary Signs	X	
Opening Protection	X	
Safety Railing & Nets	X	
Drinking Water/Cooler/Cup	X	
Safety/First Aid Supplies	X	
Firefighting Equipment	X	
Security Guards/Watchman Service	X	
Temporary Parking	X	
Surveillance Equipment, Webcam, and Services	X	
Miscellaneous Project Costs		
Printing - Drawings & Specifications	X	
Project Controls Software	X	
Facility Operator/Turnover Training		X
Light Bulbs & Misc. Supplies	X	
Temperature & Humidity Conditioning during Construction		X
Temp Lighting		X
Temp Power Distribution		X
Clean-Up-Periodical	X	

DESIGN BUILD GENERAL CONDITIONS MATRIX

	DBE General Conditions	Direct Cost of the Work included in Subcontractor/Trade
Clean-Up-Final		X
Dump Permits and Fees	X	
Recycling/Trash Dumpster Removal/Hauling	X	
Flagger/Traffic Control		X
Site Maintenance	X	
Dust Control	X	
Dewatering		X
Weather Protection/Winterization	X	
Trash Chute & Hopper	X	
SWPPP (BMPs, Monitoring, Testing)		X
Equipment Fuel, Repairs, Maintenance	X	
Hoisting, Shoring, Conveyance		
Hoist Operations		X
Crane Operations		X
Temporary Elevator Operations (During Construction)		X
Shoring Operations		X
Forklift Operations		X

EXHIBIT D

COST RESPONSIBILITY MATRIX

This Project cost responsibility matrix determines items that are the DBT,Owner, or combined. This matrix doesn't indicate whether each item is part of DBT general conditions or direct cost of work.

CFCI Contractor Furnished Contractor Installed

OFOI Owner Furnished Owner Installed
OFCI Owner Furnished Contractor Installed

<u>Location</u>	Item Description	<u>CFCI</u>	<u>OFOI</u>	<u>OFCI</u>	<u>Comments</u>
Professional Services	Commissioning Agent	Х			
	Geotechnical & Survey	Х			Initial Report Provided
	Materials Testing & Inspections		Х		
	Insurance Policies (per contract)	Х			
	Traffic Studies (if required)				TBD if required
	Site Development Permit	Х			
Property Development	Onsite Utilities Relocation/Removal	Х			
	Off Site Utilities Improvements	Х			
	Temporary Utility Connection Charges and				
	fees	Х			
	Street/sidewalk Improvements	Х			
	Security & Gate systems	Х			
	Site development	Х			
Site	Site Signage	Х			
	Trash Enclosures & Cans	Х			
	Outdoor Accessories	Х			
	Site Utilty Infrastructure	Х			
Building Systems	Security Equipment & Cabling	Х			
	Communication Cabling	Х			
	AV / IT System Racks	Х			
	AV / IT Systems Equipment		Х		
	Building Control Systems	Х			
FF&E	Fixed Furniture & Millwork	Х			
	Loose Furniture (tables , Chairs)			Х	DBT to provide design and selection services
	Modular workstations/System Furnishes	Х			
	Storage Racks/Shelving	Х			
Signage	Directional Signage	Х			
	Code Required Signage	Х			
	Information & Identification Signage	Х			

EXHIBIT E1

Planning Application PJR-001

Application Type(s): Admin Cert. Compliance Ag. or Timber Preserve/Contra Conditional Cert. of Compliance Cert. of Modification Coastal Permit Zoning Permit for: By placing my contact information of the contract of	act Design F De General Det Line Major Su Dormation (name ma County PR	MD, I unders	Second L Specific/A hone number, email stand and authorize	Merger e Interpretation Init Permit Irea Plan Amendn address, etc.)	nent on this a	
			CLEARLY			
APPI	LICANT		OWNER (IF OTHER THA	N APPLICA	ANT)
Name Greg LeDoux & Associat	ces, Inc.		Name Gold Ridge Fir	e Protection Dis	trict-Cont	act: Dan Georg
Mailing Address 48 West Sierra	Ave.		Mailing Address 4500	Hessel Road		
City Cotati	State CA	Zip 94931	City Sebastopol		State CA	Zip 95472
Day Ph (707-795-8855 Ema	il greg@gledoux.com	1	Day Ph (70)7-823-108	4 Email		
Signature		Date 10/19/23	Signature 2	Dunge	0	Date/0-19-
Billing Responsible Party (At-Cost Only)	Appl	icant 🛛 Owner 🗌	Other:		
	OTHER PE	RSONS TO R	ECEIVE CORRESPON	DENCE		
Name/Title			Name/Title			
Mailing Address			Mailing Address			
City	State	Zip	City		State	Zip
Day Ph () Ema	Day Ph () Email					
		PROJECT	INFORMATION			
Address(es) 4510 Hessel Road			City 5	Sebastopol		
	62-091-036					
Project Description This project i						
			e remaining building will b itioned area well be in th			mall area of th
	tached plans for			eresuor une du	iaing.	
			Number of new lots proposed	0	V = W V = - 1 - 1	
Acreage 4.0 acres Site Served by Public Water?	Yes No		Site Served by Public Sewer? Yes X No			
	TO	BE COMPLE	TED BY PRMD STAFF			
Planning Area	Supervisorial Dist		Critical Habitat	Urban Service	Groundwa	iter
Current Zoning			NPDES] Williamson Act	Availability	3/
		3	Specific/Area Plan		Subject to	☐ EX
General Plan Land Use Pai		Parcel Specific Policy		CEQA	☐ YE	
Application resolve planning violation	ı? Yes] No	Violation? Yes No File No.			
		Penalty application? Yes No				
Application accepted by		[Date			
Approved by Da		Date				



County of Sonoma Permit & Resource Management Department

INDEMNIFICATION AGREEMENT

PJR-011

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Applicant Name: Greg LeDoux & Associates, Inc.
Applicant Signature:
Owner Name: Gold Ridge Fire Protection District
Owner Signature:
Date: 19 October 2023
File No.:

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Version: 02/07/2020



County of Sonoma Permit & Resource Management Department

AT COST PROJECT REIMBURSEMENT PJR-095

Project File:	_; request for Gold Ridge Fire Protection District .				
ı, <u>Dan George</u>	_, the undersigned, hereby authorize the County of				
Sonoma to process the above referenced permit request	in accordance with the Sonoma County Code. I am				
depositing \$	as a minimum deposit to pay for County staff review,				
coordination and processing costs related to my permit re	equest based on actual staff time expended and other				
direct costs. In making this deposit, I acknowledge and u	understand that the deposit may only cover a portion				
of the total processing costs. Actual costs for staff time	are based on hourly rates adopted by the Board of				
Supervisors in the most current Sonoma County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.					
I understand and agree to the following terms and conditi	ions of this Reimbursement Agreement:				

- 1. Time spent by County of Sonoma staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, processing of any appeals, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Permit and Resource Management Department (PRMD), the Department of Transportation and Public Works and/or the Office of the County Counsel.
- 2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. This good faith estimate will be included in an At-Cost Fee Agreement The At-Cost Fee Agreement shall be signed by the party responsible for payment of fees, and the requested additional deposit shall be submitted to PRMD to allow continued processing of the project.
- 3. If processing costs exceed the available deposit, I will receive quarterly invoices payable within 30 days of billing.
- 4. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
- 5. If the final cost is less than any additional deposits requested by the County (deposits that exceed the initial minimum deposit described above), the unused portion of the additional deposit will be refunded to me within 60 days of final project action.
- 6. If the final cost is more than the available deposit, I agree to pay the difference within 30 days of billing.
- 7. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, deny my permit application If I fail to pay any invoices after my application is approved, I understand that my permit may not vest and may expire, or may be subject to revocation.

2550 Ventura Avenue, Santa Rosa, CA 95403-2829 (707) 565-1900

- 8. If the County determines that any study submitted by the applicant requires a County-contracted consultant peer review, I will pay the actual cost of the consultant review. This cost may vary depending on the complexity of the analysis. Selection of any consultant for a peer review shall be at the sole discretion of the PRMD Director or his designee. The estimated cost of the peer review shall be paid prior to the County initiating any peer review by consultant.
- 9. I agree to pay the actual cost of any public notices for the project as required by State Law and Local Ordinance.
- 10. I may, in writing, request a further breakdown or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.
- 11. I agree to pay all costs related to permit condition compliance as specified in any conditions of approval for my permit/entitlement.

Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.

Name of Property Owner or Corporate Principal Responsible or Appointed Designee for Payment of all County Processing Fees (*Please Print*):

Name of Company or Corporation (if applicable):

Mailing Address of the Property Owner or Corporation/Company responsible for paying processing fees:

If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation

Date 10/19/23
Email Address dange orge @ goldridge fire. org
Phone Number (701) 481-8105

*ATTENTION - The property owner (or Corporate principal) will be held responsible for all charges.

2550 Ventura Avenue, Santa Rosa, CA 95403-2829 (707) 565-1900 Version: 02/16/2020



PROJECT STATEMENT FOR: GOLD RIDGE FIRE DISTRICT

4510 HESSEL ROAD, SEBASTOPOL, CALIFORNIA APN: 062-091-036

For many years the Hessel, Twin Hills, and Freestone Fire Departments have provided service for the Rural Sebastopol Area. As the region has grown, the departments have merged to reduce costs without reducing services. The Gold Ridge Fire District is a special district governed by a board of directors and was formed in 1993 when the Fire Districts of Hessel and Twin Hills merged, serving the communities of Hessel, Twin Hills, and Freestone.

After the devastating fires in 2017, Sonoma County fire services recognized the new extreme threats of a wildland urban interface fire and began the process of reorganizing the fire departments on a local level. During this reorganization the Gold Ridge Fire Protection District has partnered with North Bay Fire and outlying volunteer Fire Departments to provide protection to the communities of: Lakeville, Wilmar, San Antonio, Two Rock, Bloomfield, Valley Ford, Bodega, Freestone, Twin Hills, Hessel, Camp Meeker, and Fort Ross. Gold Ridge Fire District & North Bay Fire provide all-risk fire protection and emergency medical response across 226 square miles as well as mutual aid to all surrounding fire districts. The district is currently made up of 180 members across 10 Stations, and proudly serves a residence population of nearly 22,000 across a 226 square mile district. While the level of training, equipment, and size have changed, this is essentially the same volunteer system that has protected the area since the 1930's.

Station One, the Hessel Station, is located at 4500 Hessel Road and is considered the headquarters of the Gold Ridge Fire Protection District. Station One is consistently staffed by three firefighters responding to emergencies year-round, 24 hours a day. The Gold Ridge Fire Protection District administrative offices are located at Station One and are in desperate need of more space.

Proposed Development:

The property is relatively rectilinear and covers 4 acres. There are currently two buildings on the property; Station One, 4500 Hessel Road, is 7,727 SF, and a vacant single-family residence, 4510 Hessel Road, is approximately 1,245 SF. Additionally, between the buildings and located at the south edge of the existing parking area is an active permitted cell tower that is surrounded by a fence with a gate for maintenance access.

A new 5,000 SF building is proposed on the building site of 4510 Hessel Road. The existing residence shall be used for Fire District training purposes prior to demolition. The total lot coverage of the existing and new buildings will be approximately 7.3%. Onsite solar panels currently provide electric power to Station One and will also serve the new building. Additional solar panels will be installed should the power needs exceed the existing supply.

The new building will be used primarily for Gold Ridge Fire District administrative support staff, and storage of personal protection equipment, hoses, and miscellaneous surplus items. The building will also be used for emergency staging purposes during County wide disasters.

Building & Site Design:

The proposed new building will be a 20' high, 5,000 square foot, one-story building, constructed of metal insulated panels, and shall include 1,278 SF of Administration Offices, 725 SF of conditioned storage space, and 2,997 SF of unconditioned space. The office space will include four private offices, a single accommodation, all-gender toilet room with a shower, a small break area, and an open office meeting and work space. The conditioned storage space will be used for fire district document storage, and the unconditioned space shall be used for fire district equipment.

The building and parking area have been designed with minimal impact to the surrounding neighborhood. The remaining parcel area will be left with natural native grasses. Low Impact Development (LID) and Green Building measures have been incorporated into the building and site design.

Hours and Shifts:

The building will be occupied daily Monday – Friday, 8:00 AM – 5:00 PM with one shift of 4 full time employees.

There will be no emergency calls directed to this building; emergency calls and mobilization will occur at Station One.

Parking and Traffic:

Proposed parking includes 9 standard parking stalls, and one accessible stall. An estimated 2-4 daily visitors will typically arrive on foot from the headquarters next door. Should additional parking be necessary during a County wide disaster overflow parking is available next door at Station One.

Estimated trips would include arrival and departure of the support staff. Truck deliveries are not anticipated; all deliveries will be made to Station One.

Community Outreach:

Explorer Scout Program -

The Exploring program is a division of the Boy Scouts of America that allows youth from ages 14-21 an opportunity to "try out' a career in the fire service without actually having to go through the educational and hiring process. Members first go through a basic training course in order to become familiar with the tools and operations of the fire service. Once the course is completed, they earn the privilege of riding on the fire apparatus with the professional firefighters on actual emergency calls. They are allowed to do many of the tasks that paid firefighters do on the fire ground, but largely in a support role. Many of the young volunteers come from the Explorer program and go on to become professional firefighters and paramedics.

Volunteer Fire Foundation –

Gold Ridge Fire District Fire and the Volunteer Fire Foundation, a non-profit organization, work together building strong relationships with members of the program and the communities that support them. The Volunteer Fire Foundation promotes events including Volunteer Fire Wellness, First Responder Wellness Clinic, First Responders Resiliency Training, PTSD Training with First Responders Resiliency, as well as Mental Health Support. In addition to the events and support programs the Volunteer Fire Foundation donates Strike Team Comfort Kits for the first responders that spend days or weeks battling catastrophic

wildfires. The Strike Team Comfort Kits include Coolers, portable cook systems, coffee, high-quality dehydrated meals, healthy snacks, headlamps, etc. A Scholarship program was launched in 2022 to allow access to firefighting training, and education.

North Pole Fire Brigade Food and Toy Drive -

Gold Ridge Fire District participates in the North Pole Fire Brigade program that helps local families struggling during the holiday season by providing a holiday dinner and new toys.

Fundraisers -

The Gold Ridge Fire District puts on two annual Pancake Breakfasts. The public is welcome to tour the fire stations and check out the engines and equipment. Each breakfast is put on by one of the 2 firefighter's associations, both non-profit organizations, and all funds from these breakfasts are used to support the firefighters of the Gold Ridge Fire District.

Other Topics -

Adobe Associates, Inc. has prepared Preliminary Improvement Plans including a Grading & Drainage Plan, Erosion Prevention and Sediment Control, Storm Drains, Structural Section (AC Pavement Notes), as well as an Initial Storm Water Low Impact Development Submittal.

Please see the Civil Plans, and Initial Storm Water Low Impact Development Submittal for detailed information.

Initial Storm Water Low Impact Development Submittal

For

Gold Ridge Fire District Parking Improvements

4510 Hessel Road Sebastopol, California APN 062-091-036

> JN 22342 September 28, 2023

Prepared for: Gold Ridge Fire District 4500 Hessel Road Sebastopol, CA 95472 (707) 823 – 1084



Timothy L. Schram, RCE 67890 My license expires 6/30/2025



Prepared by:

adobe associates, inc. civil engineering I land surveying I wastewater

1220 N. Dutton Ave., Santa Rosa, CA 95401 P. (707) 541-2300 F. (707) 541-2301

Website: www.adobeinc.com

Prepared By: KM
Checked By: IL

Table of Contents

Project Description	3
Pollution Prevention Measures and BMP selection	3
Treatment and Volume Capture	3
Maintenance and Funding	4
Conclusion	4

Appendices

Appendix A – Determination Worksheet & Submittal Guide

Appendix B – Exhibits & Calculations

- Initial SWLIDS Exhibit
- Santa Rosa LID Calculator

Appendix C – BMP Details & Fact Sheets

Appendix D – Storm Water Quality Feature Maintenance Checklists

Appendix E – Soil Classification Fact Sheets

Initial Storm Water Low Impact Development For Gold Ridge Fire District Parking Improvements

Project Description

The Gold Ridge Fire District Parking Improvements are located at 4510 Hessel Road in Sebastopol, California. This project proposes to construct a new driveway, parking, office building, and associated hardscaping and landscaping. The proposed impervious surface triggers Hydromodification Requirements of 100% Capture, necessitating the Storm Water Low Impact Development Submittal and installation of permanent Post Construction Low Impact Development (LID) features and Best Management Practices (BMP's).

The site currently has an existing house and existing gravel driveway that will be demolished. The majority of the site is covered in grass. Existing slopes range from 2-12%. Current runoff drains southwest towards Volkerts Road.

Pollution Prevention Measures and BMP Selection

Runoff from the proposed impervious area, including roof drains, will be conveyed to the infiltration trench via curb openings and pipe outfalls. The infiltration trench will provide treatment and infiltration from A1 and will be installed per P1-07 "Infiltration Trench" from the Santa Rosa Low Impact Development Design Manual. Additional pollution prevention measures are:

- Design of landscaping to prevent sediment entering the storm drain system and to meet vector control requirements (draw down less than 72 hours).
- Incorporate Integrated Pest Management (IPM) principles and techniques for design and maintenance.
- Contain litter and trash so that it is not dispersed by the wind or runoff during waste removal.
- Maintain stabilized construction entrance to reduce sediment transport offsite.
- Conduct street sweeping at regular intervals to reduce sediment tracking.

Treatment and Volume Capture

The design of the drainage from the site will be such that the total runoff generated by a storm event that produces 1" of rainfall over a 24-hour period will be captured in the infiltration trench. The project site is incorporated into one drainage area (A1). Pre and post development ground cover was used to determine the necessary delta volume capture required, see **Santa Rosa LID Calculator**.

Description of Drainage Areas

A1 totaling 12,896 SF drains to an infiltration trench via roof leader, storm drain, overland flow, and curb cuts. Proposed infiltration trench has a total area of 450 SF with a subsurface drain rock chamber depth of 4.0 ft. Total design volume capture is 1,800 cu.ft.

Delta Volume Storage requirements will be provided through the drain rock section of the infiltration trench. Treatment will be provided by a vegetated buffer strip downslope of the infiltration trench. Please see the attached **Final SWLIDS Exhibit** for the delineated area of the infiltration trench and calculations in Appendix B for more detail.

Maintenance and Funding

Monitoring, maintenance, and funding of the post-construction BMPs shall be the responsibility of the owner until such a time as ownership is transferred, this includes financial responsibility. BMPs shall be inspected and maintained following the guidelines in attached "Storm Water Quality Feature Maintenance Checklist" from the Santa Rosa LID Design. Manual to ensure systems are not inundated with sedimentation and are functioning as designed.

Language regarding the responsibility for maintenance is included here in. Information includes a maintenance plan, annual reporting, access to property, and remediation of problems where:

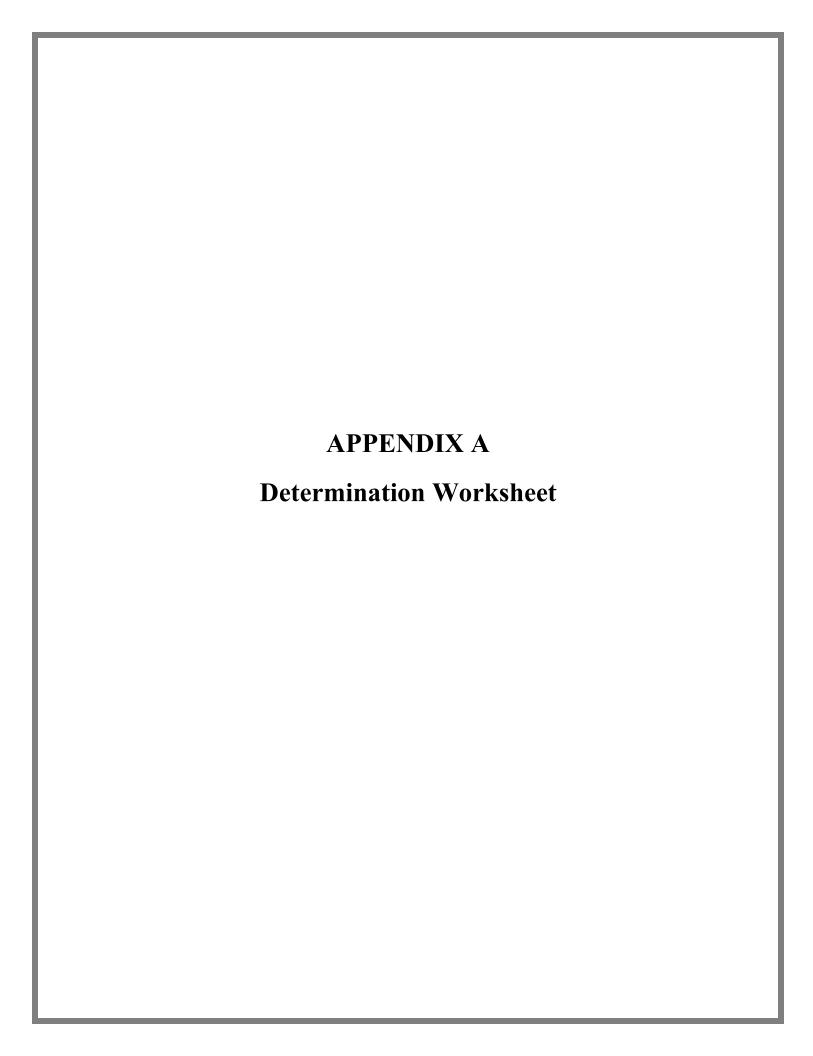
a. **Maintenance Plan.** The project's owner must prepare a maintenance plan, the implementation of which will keep the proposed source and treatment controls operating as originally designed and approved. At a minimum the Maintenance Plan shall include: the scope and frequency for inspection and scheduled

maintenance, provisions for unscheduled maintenance, estimated design life, and costs associated with the design life including replacement.

- b. **Annual Report.** Each year the entity responsible for maintenance is required to complete an annual report that includes copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the City of Sebastopol.
- c. Access to Property. Permission is granted to the City of Sebastopol staff, the Regional Water Board, and Marin/Sonoma Mosquito & Vector Control District to enter the property to verify that maintenance is being conducted in accordance with the maintenance plan. Easements may be required. The Marin/Sonoma Mosquito & Vector Control District also requires that physical access, such as a gate, be provided so that staff can monitor and treat mosquitoes.
- d. Remediation of Problems. In the event adequate maintenance is not conducted, city staff is allowed the option to enter the property and take necessary steps to restore the BMPs to good working order. The property owner will be responsible for reimbursing the city or county for expenditures associated with restoring the BMPs to good working order.

Conclusion

Runoff from all impervious surfaces will sheet flow towards its designed infiltration trench that has been sized to meet the Hydromodification Requirements of Delta Volume Capture. The infiltration trench will be designed to allow for overland release into a proposed vegetated buffer strip for treatment and ultimate release points off the property, southwesterly, will remain.





City of Sebastopol Determination Worksheet

City Use Only
Project Requires
Permanent Storm
Water BMPs?

Yes		No	
	_	110	_

Inc.

Storm Water Low Impact Development Manual

Purpose: Use this form to determine *whether* or *not* this project will need to incorporate permanent Storm Water Best Management Practices (BMPs) and submit a Standard Urban Storm Water Mitigation Plan (SUSMP).

Applicability: Required with all Master Planning Application Forms. Information presented on this worksheet must reflect final development conditions.

PART 1: INFORMATION

Applicant Name	Gold Ridge Fire District	Engineer Name	Adobe Associates, In
Mailing Address	4500 Hessel Road	Mailing Address	1220 N. Dutton Ave
City	Sebastopol	City	Santa Rosa
State Zip Code	CA, 95472	State Zip Code	CA, 95401
Phone	(707) 823 - 1084	Phone	707-541-2300
Fax		Fax	
Email	dangeorge@goldridgefire.org	Email	
	•		•

	l l		
State ip Code	CA, 95472	State Zip Code	CA, 95401
Phone	(707) 823 - 1084	Phone	707-541-2300
Fax		Fax	
Email	dangeorge@goldridgefire.org	Email	
•		·	

□ No Project Engineer

Project Description

Project Name	Gold Ridge Fire District Parking Improvements	
Site Address	4510 Hessel Road, Sebastopol CA	

1.	Total Project Area:		
	: Square Feet	OR <u>0.38</u> : Acre(s)	
2.	Existing Land Use(s): (Check	all that apply)	
	☐ Commercial	☐ Office	☐ Industrial
	☐ Residential	☐ Community Facilities	Other Public and Quasi-Public

	Existing site features include	vegetation, house, and gravel drive	eway
3.	Existing Impervious Surface	e Area:	
	2595 : Square Feet	or: Acres	
4.	Proposed Land Use(s): (Ch	eck all that apply)	
	☐ Commercial	☐ Office	☐ Industrial
	☐ Residential	☐ Community Facilities	Other Public and Quasi-Public
	.	and site features:	
	This site proposes the construction landscaping, and hardscaping.	ruction of twenty residential buildin	gs, driveways, parking,
Туј	This site proposes the construction landscaping, and hardscaping and hardscaping of Application	ruction of twenty residential building.	
Туј	This site proposes the construction landscaping, and hardscaping and hardscaping be of Application Design Review	ruction of twenty residential building.	□ Variance
<u>Ty</u>	This site proposes the construction landscaping, and hardscaping and hardscaping of Application	uction of twenty residential building. Use Permit Lot Line Adjustment	
<u>Туг</u> РА <u>Саі</u> 1.	This site proposes the construction landscaping, and hardscaping. De of Application Design Review Subdivision RT 2: REGULATORY DETERMINED	uction of twenty residential building. Use Permit Lot Line Adjustment ERMINATIONS	☐ Variance ☐ Other
<u>Туг</u> РА <u>Саі</u> 1.	This site proposes the construction landscaping, and hardscaping. De of Application Design Review Subdivision RT 2: REGULATORY DETERMINED Green: Does this Project require and sleeping accommodations? YES: This project may no accordance with the Sto	uction of twenty residential building. Use Permit Lot Line Adjustment ERMINATIONS non-residential building permit for the seed to implement permanent States.	□ Variance □ Other or a newly constructed building without orm Water BMP's and be designed in nent (LID) Technical Design Manual

 $^{^{1}}$ Additions, alterations, repairs, and existing structures are not subject to the requirements of CAL Green. Please contact the Building and Safety Department for further information on Building Permit requirements.

Se	ection 401:
2.	Does this Project require a Section 401 Permit? ²
	Yes □ No ✓
	A. IF YES: Are any of the following a component of this project? (Check all that apply)
	☐ Soil Disturbance (one or more acre)
	☐ New Outfall
	☐ New Impervious Surface(s)
No de	you checked any of the boxes in section 2A, please be advised that this project will require orth Coast Regional Water Quality Control Board review and permanent Storm Water BMPs esigned in accordance with the Low Impact Development (LID) Technical Design Manual. lease go to Page 5 and complete the "Acknowledgement Signature" section.
<u>lni</u>	itial Determination:
3.	Does this Project create or replace 10,000 square feet or more of impervious surface?
	YES: Complete the remainder of this worksheet.
	□ NO: This Project does not need to incorporate permanent Storm Water BMPs. Please go to Page 5 and complete the "Exemption Signature" section.
PÆ	ART 3: EXEMPTIONS
1.	Is this a routine maintenance activity ³ that is being conducted to maintain original line (horizontal alignment) and grade (horizontal alignment), hydraulic capacity, and original purpose of facility, such as resurfacing existing roads and parking lots?
	Yes □ No ✓
2.	Is this an emergency activity ⁴ required to protect public health and safety? Yes □ No ✓
3.	Is this a project undertaken solely to install or reinstall public utilities (such as sewer or water lines) that does not include any additional street or road development or development activities? Yes No

² A 401 Permit is required from the North Coast Regional Water Quality Control Board (NCRWQCB) if any part of this project is located within or adjacent to "waters of the State" which can be a creek, drainage ditch, wetland or any seasonal waterway. Please contact the North Coast Regional Water Quality Control Board for further information on 401 Permit requirements.

³ "Routine Maintenance Activity": This exemption includes activities such as overlays and/or resurfacing of existing roads or parking lots as well as trenching and patching activities and reroofing activities.

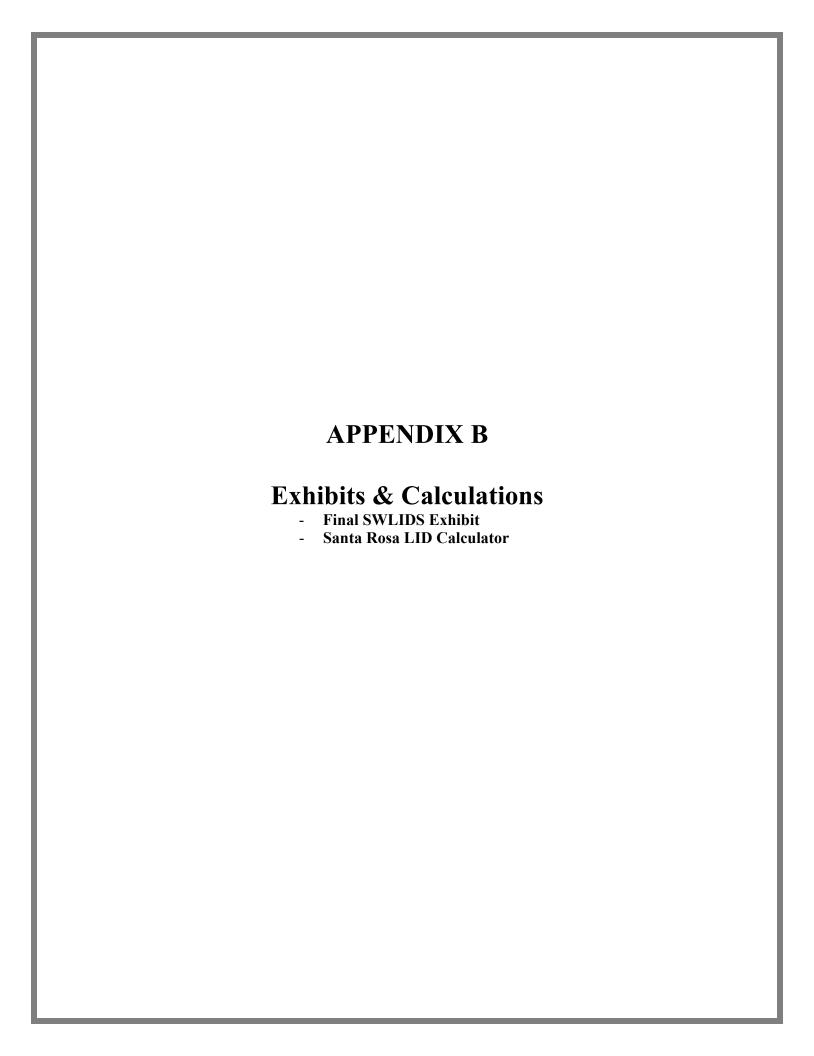
⁴ "Emergency Redevelopment": The Regional Water Quality Control Board must agree that the activities are needed to protect public health and safety to qualify for this exemption.

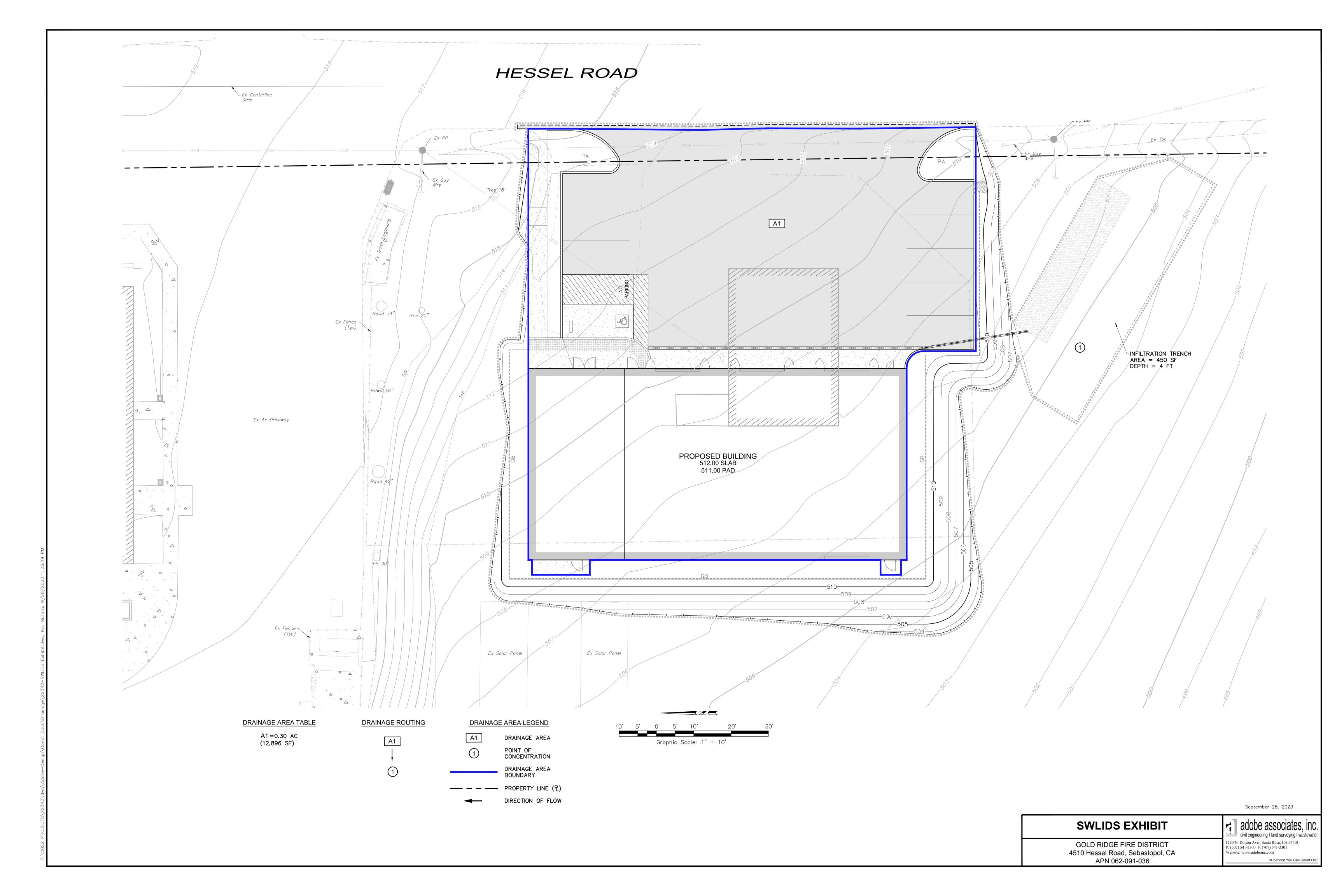
٦.		iginal footprint and less than 48 feet wide?
	Yes □	No 🌠
5.	Is this a stan	d-alone pedestrian pathway, trail or off street bike lane?
	Yes □	No. ✓
Die	d you answe	r "YES" to any of the above questions in Part 3?
	·	OP: This project is exempt and will not need to incorporate permanent Storm Water Please go to Page 5 and complete the "Exemption Signature" section.
	NO: Prod Water BN	ceed to Part 4 below to see if this project will need to incorporate permanent Storm MPs.
PΑ	RT 4: PROJ	ECT TRIGGERS
		Please answer the following questions to determine whether this project requires m Water BMP's and the submittal of a SUSMP.
1.		evelopment or redevelopment project create or replace a combined total of 1.0 acresspervious surface?
	Yes □	No ☑
2.	•	oject create or replace a combined total or 10,000 feet or more of impervious street, vays, or freeway construction or reconstruction?
	Yes □	No 🗸
3.	Does this pro	oject include four or more new homes?
	Yes □	No 🗹
4.		et an industrial development creating or replacing a combined total of 10,000 ft. or ervious surface?
	Yes □	No 🌠
5.	• •	et a commercial development creating or replacing a combined total of 10,000 ft. or ervious surface?
	Yes □	No 🌠
6.	Is this project or imperviou	et a retail gasoline outlet creating or replacing a combined total of 10,000 ft. of more s surface?
	Yes □	No ✓

⁵ "**Reconstruction**": Work that replaces surfaces down to subgrade. Street width is measured from face-of-curb to face-of-curb. Overlays, resurfacing, trenching, and patching are considered maintenance activities and are exempt.

7.	Is this proje impervious		creating or replacing a combine	d total of 10,000 ft. or more of						
	Yes □	No 🗹								
8.			(not included as part of a project of 10,000 feet or more impervious	ct type listed above) creating or us surface or with 25 or more parking						
	Yes ☑ No □									
9.		ect an automotiv impervious surfa	•	placing a combined total of 10,000 ft.						
	Yes □	No 🗹								
PÆ	ART 5: DETI	ERMINATION SI	GNATURE							
Di	d you answ	er "YES" to any	of the above questions in Pa	rt 4?						
	accorda Urban S	ince with the Sto Storm Water Mitig	mplement permanent Storm Warm Water LID Technical Design gation Plan (SUSMP) must be simplete the "Acknowledgment Signal	Manual. A Preliminary Standard ubmitted to the Engineering						
			need to incorporate permanent remption Signature" section.	Storm Water BMPs.						
Ac	knowledgn	nent Signature:								
Sto	orm Water B	est Managemen	• •	ct is required to implement permanen a SUSMP. Any unknown responses requirements.	t					
Applicant Signature			Printed Name	Date						
Ex	emption Si	gnature:								
rec	quire permar	nent Storm Wate	r BMPs or the submittal of a SU	ct as currently designed does not SMP. I understand that redesign may equire permanent Storm Water BMPs						
— Ap	plicant Sign	ature	Printed Name	Date	Date					

⁶ "**Impervious Surface**": An area that has been modified to reduce storm water runoff capture and percolation into underlying soils. Such surfaces include rooftops, walkways, and parking areas. Permeable pavements shall be considered impervious for this section if they have sub-drains to preclude infiltration into underlying soils.







STORM WATER CALCULATOR

Address/Location: Designer: Determine Designer: Determine Designer: Designer: Date: Maha'l Murata 9/28/2023	LID BI	/IP Summar	y Page &	Site Global Values													
Address/Location: 4510 Hessel Road, Sebastopol CA Designer: Kaha'l Murata Date: 9/28/2023 Impervious area - pre development: Impervious area - prot development: Impervio	Project Ir	nformation:				Site Information:											
Designer Shart Murata Date: 9/28/2023 Impervious area - post development: 12,230.0 k² Tributary Area Requirements Summary of Saved BMP Results: Requirements Required Reduction Massures Type of BMP Design Required Reduction Massures Type of Required Priority 1: P1-07 Infiltration Trench 102.2 1 At 1 12,896 No 100% Vertical Flow Treatment Priority 1: P1-07 Infiltration Trench 216.9 O.0584 O.1267		Project Name:	Gold Ridge	Fire District		Mean Seasonal Precipitation (MSP) of P	(inches)	impervious area, the post construction BMP									
Date:	Add	dress/Location:	4510 Hesse	Road, Sebastopol CA		K=MSP/30		requiremen	ıt is:								
Summary of Saved BMP Results: Summary of Saved BMP Results: Summary of Saved BMP Results: Summary of Saved BMP Results Saved BMP R		Designer:	Kaha'l Mura	ıta				•									
Summary of Saved BMP Results: Pributary Area Requirements R		Date:	9/28/2023			Impervious area - pre development:		1,544.0		Delta	Volume	& Trea	tment				
March Priority P			•		_	Impervious area - post development:		12,290.0	ft ²								
May					S												
BMP ID: Tributary Area (tt².) A 1 12,896 No Delta Volume Capture Priority 1: P1-07 Infiltration Trench 12,896 No 100% Vertical Flow Treatment Priority 1: P1-07 Infiltration Trench 12,896 No 100% Vertical Flow Treatment Priority 1: P1-07 Infiltration Trench 10,20 10,100 11,100									ВМР	Design Re	sults						
Required		Tributary Area Require				nents		Hydromo	dification								
National Processing Reduction Reduct			T		1			Cor	ntrol	Flow Base	Treatment	Delta Volur	ne Capture				
Tributary Area (R*7) Tributary Area (R*7) Tributary Area (R*7) Tributary Area (R*7) Trype of Requirement Met Type of BMP Design Percent (R*7) Achieved (R*7) Treatment (R*7) Vertical Requirement Met (R*7) Vertical Requirement Met (R*7) Type of BMP Design Requirement Met (R*7) Type of R								Did									
Area (tt².) (Y/N) Type of Requirement Met Type of BMP Design Achieved (tt³) (tt³) (cfs) (tt²) Vdelta (tt³) (tt²)	BMP ID:	Tributary					Davaant		Achieved		Achieved	Required	Achieved				
1 A1 12,896 No Delta Volume Capture Priority 1: P1-07 Infiltration Trench 102.2 704.3795 1800.00 2 \(1 \) (Treatment) 12,896 No 100% Vertical Flow Treatment Priority 1: P1-07 Infiltration Trench 216.9 0.0584 0.1267 3 4 5 5 6 7 8 9 10 11 12 12 13 14 15				Type of Requirement Met		Type of BMP Design											
3 4 5 6 7 8 9 10 11 12 13 14 15	1 A1				Priority 1: P1-07 In			. ,	. , ,	` ,	. , ,						
4 5 6 7 8 9 10 11 12 13 14 15	2 \1 (Treatment) 12,896	No	100% Vertical Flow Treatment	Priority 1: P1-07 In	nfiltration Trench	216.9			0.0584	0.1267						
5 6 7 8 9 10 11 12 13 14 15	3																
6 7 8 9 10 11 12 13 14 15	4																
7 8 9 10 11 12 13 14 15	5																
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Release 8 Draft Rev. 5 9/28/2023

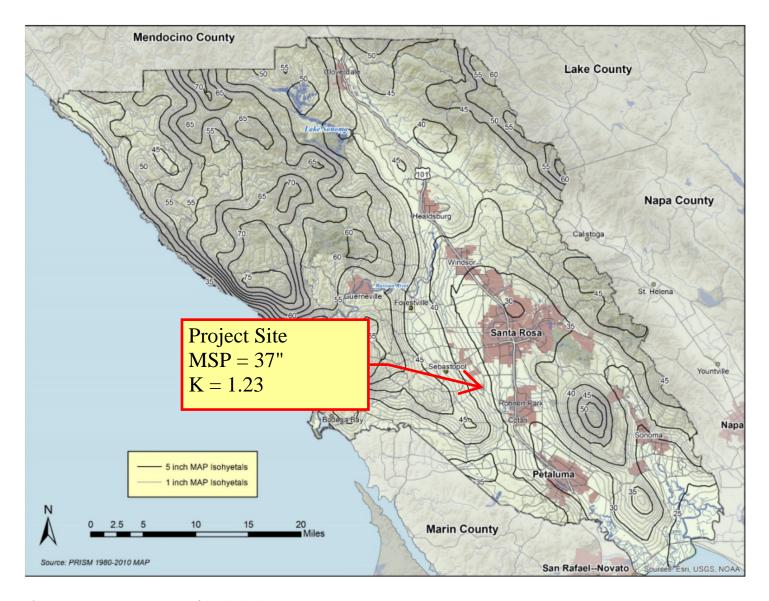


Figure D.2-1. Mean Annual Precipitation



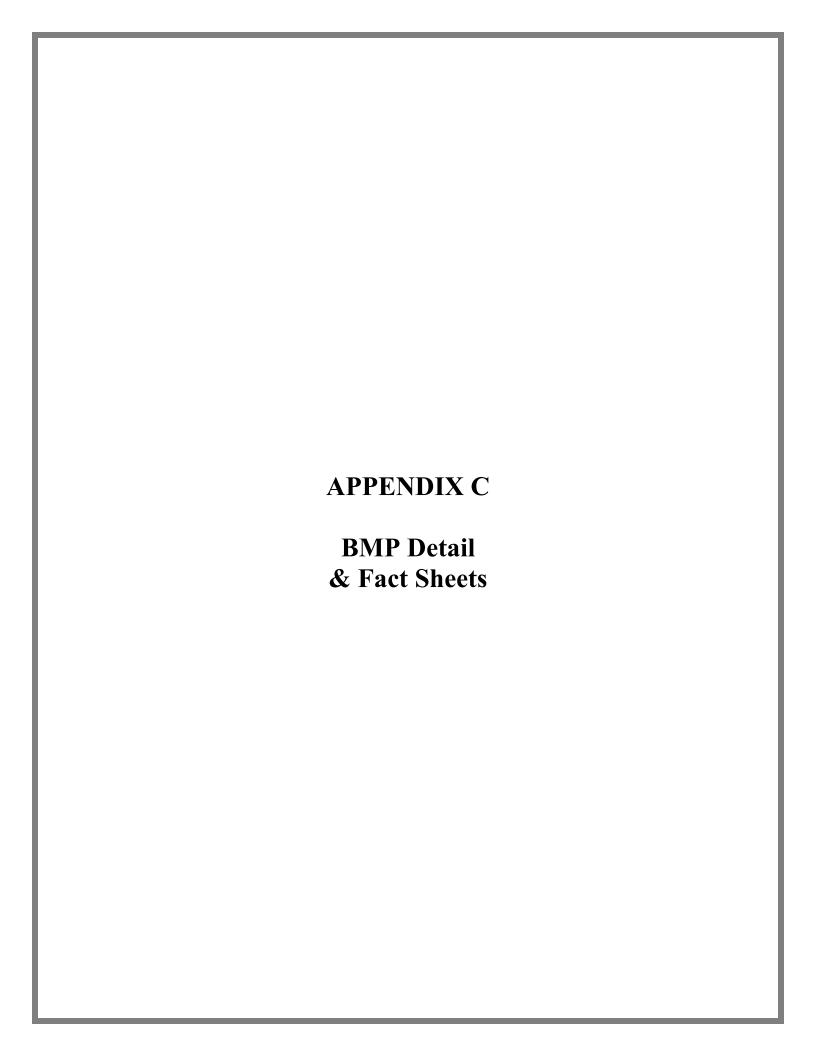
STORM WATER CALCULATOR

BMP Tributary Parameters	Project I	Name:	Gold Ridge Fir	e District			
BMP ID:	A1 (Treatment)			_			
BMP Design Criteria:	Delta Volume &	Treatment					
Type of BMP Design:	Priority 1: P1-0	7 Infiltration Tre					
BMP's Physical Tributary Area:	12,896.0	ft ²				_	
Description/Notes:	Treatment shall b	be achieved throu	ugh a vegetated b	buffer str	rip		
100% Treatment						Q _{TREATMENT} =	0.0584 cfs
Post surface type:	Concrete						
C _{POST} :	0.80						
User Composite post development C _{POST} :	0.00		Treat	tment Fa	actor (Tf):	1 Calculated	
User Input I _{Historical} :	0.00 i	in./hr.		I	Design Storm:	0.20 in./hr.	
BMP Sizing 100% Treatment Vertical					Percent of	f Goal Achieved =	216.94 %
Infiltration rate of the specified BMP soil:	5.00 i	in./hr.					
Depth of drainage pipe:	1.50	ft					
BMP Length:	15.00						
BMP Width:	73.00	ft					



STORM WATER CALCULATOR

BMP Tributary Parameters		Project Name:	Gold Ridge Fire District	
BMP ID:	A1			
BMP Design Criteria:	Delta Volume & Treatment			
Type of BMP Design:	Priority 1: P1-07 Infiltration Tro	ench		
BMP's Physical Tributary Area:	12,896.0 ft ²			
Description/Notes:	Treatment shall be achieved throu	ugh a vegetated buffer s	strip	
Delta Volume Capture; V _{Delta}			V _{DELTA} =	704.38 ft ³
Hydrologic soil type within tributary area:	D: 0 - 0.05 in/hr infiltration (trai	nsmission) rate		
Predevelopment ground cover description:			: - Fair (50% to 75% ground cover)	
Post development ground cover description:	Urban districts - Commercial ar	nd business		
CN _{PRE:}	77			
CN _{POST:}	95			
User Composite Predevelopment CN:	0.0			
User Composite Post development CN:	0.0			
BMP Sizing Tool Delta Volume Capture F	Requirement		Percent of Goal Achieved =	102.22 %
	BMP Volume		Ponded Water	
	Below Ground		Above	
Porosity:	0.40		Ground	
Depth below perforated pipe if present:	4.00 ft		Depth: 0.00 ft	
Width:	0.00 ft		Width: 0.00 ft	
Length:	0.00 ft		Length: 0.00 ft	
Area:	450.00 ft ²		Area: 0.00 ft ²	



INFILTRATION TRENCH

Also know as: Infiltration Gallery, Soakage Trench







DESCRIPTION

Infiltration Trenches are typically long narrow trenches that are filled with gravel that receive storm water and allow it to infiltrate into the soil. Infiltration trenches can be used to intercept storm water from landscape or open space before it crosses onto paved area or can be used as part of a treatment train with other BMP (such as Vegetated Buffer Strips or Vegetated Swales) to achieve the Volume Capture requirement.

ADVANTAGES

- Provides volume capture.
- Can be used as part of a treatment train with other BMPs.
- Can be used on sloped sites.
- Simple to install.

LIMITATIONS

- Impacts to adjacent buildings and overflow requirements need to be considered in design.
- Requires adequate space.

KEY DESIGN FEATURES

- Install a designated high flow bypass inlet or route.
- Design to prevent standing water. All surface water must drain within 72 hours to prevent mosquito breeding.

SIZING DESIGN- GOAL AND REQUIREMENTS

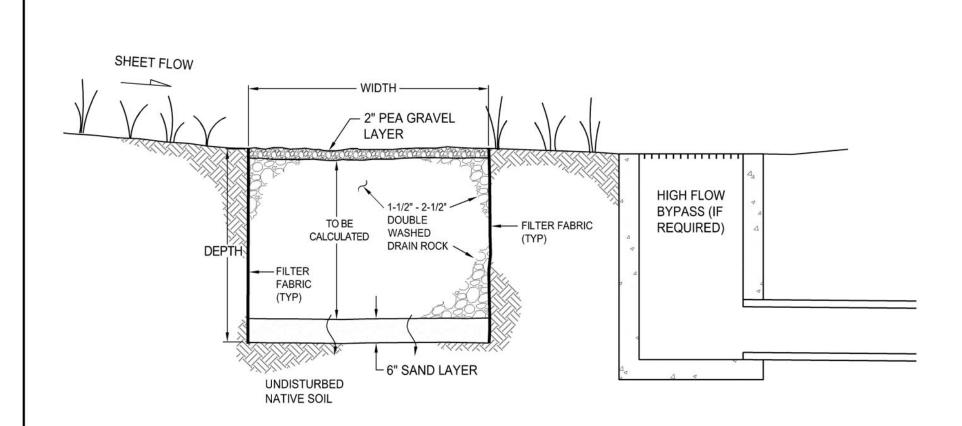
- For all projects: The treatment component requires that all of the runoff generated by this water quality design storm from impermeable surfaces must be treated on site for the pollutants of concern.
- For projects that increase the amount of impervious surface, but create or replace less than a total of one acre: The Delta Volume Capture component requires that any increase in volume due to development for the water quality design storm must be infiltrated and/or reused on site. Further discussion of the Treatment and Delta Volume Capture requirements and the accompanying formulas can be found in Chapter 6.
- For projects that create or replace one acre or more of impervious surface: These larger projects must mitigate their impacts by meeting the Hydromodification Requirement by capturing 100% of the post development volume generated by the water quality rain event.
- All calculations shall be completed using the "Storm Water Calculator" available at www.srcity.org/stormwaterLID.

INSPECTION AND MAINTENANCE REQUIREMENTS

A maintenance plan shall be provided with the Final SWLID Submittal. The maintenance plan shall include recommended maintenance practices, identify the parties responsible for maintenance and upkeep, specify the funding source for ongoing maintenance with provisions for full replacement when necessary and provide site specific inspection checklist.

At a minimum inspection and maintenance shall include the following:

- Inspect twice annually for ponded water. If ponded water is observed, the top layer of pea gravel will need to be replaced.
- If ponded water remains, further grading and replacement may be necessary to prevent mosquito breeding.
- The high flow inlet should be inspected and cleaned as necessary to remove any obstructions.
- Pesticides and fertilizers shall not be used in vegetated areas draining to the infiltration trench.
- Remove any accumulated sediment and/or trash.



NOTES:

- 1. DEPTH SHALL NOT EXCEED WIDTH OR LENGTH.
- 2. TO BE USED AS PART OF A TREATMENT TRAIN.
- 3. ALL SURFACE WATER MUST DRAIN WITHIN 72 HOURS.

PRIORITY 3 INFILTRATION TRENCH

DATE: 04/06/17 SCALE: NONE

DWN. DIT Not to Scale CHK. HM

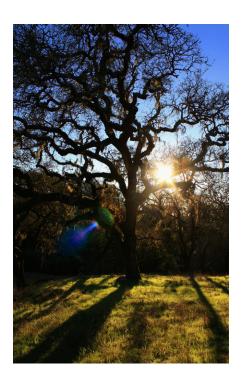
P1-07

FACT SHEET- VEGETATED BUFFER STRIP

Runoff Reduction Measure

VEGETATED BUFFER STRIP

Also know as: Filter Strip, Grassed Filter





DESCRIPTION

Vegetated buffer strips are sloping planted areas designed to allow storm water to naturally infiltrate sheet flow from adjacent impervious surfaces. Buffer strips slope away from the impervious surface and are most often vegetated with low lying ground cover. Buffer strips function by slowing storm water runoff and allowing sediment and other pollutants to settle and infiltrate. Vegetated buffer strips are well-suited to addressing runoff from roads and highways, roof downspouts, and parking lots.

ADVANTAGES

- Reduces the size of downstream storm water BMPs.
- Enhances water quality of downstream water bodies through natural processes.
- Aesthetically pleasing.
- Can establish habitat for birds and other pollinators like butterflies and bees.
- Require minimal maintenance (typically erosion prevention, mowing, and/or pruning).

FACT SHEET- VEGETATED BUFFER STRIP

LIMITATIONS

- Must receive sheet flow.
- Requires sufficient area.
- Downsteam storm water collection needs to be considered in design.
- May not be appropriate for industrial sites or locations where chemical spills may occur.
- A thick vegetative cover is needed for these practices to function properly.
- Prohibited in areas of known contamination. If soil and/or groundwater contamination is present on the site or within a 100' radius of the proposed location, the North Coast Regional Water Quality Control Board review and approval is required.
- Not appropriate for sites with a high risk of landslides or other geotechnical concerns. Slope stability shall be determined by a licensed Geotechnical Engineer.

KEY DESIGN FEATURES

- Slopes should not exceed 15%.
- Slope shall be at least 2%.
- Minimum length (in direction of flow) shall be 15 feet.
- Strip shall be sized as long as the site will reasonably allow.
- Vegetation should be carefully selected per the approved **Plant List** included in Appendix G.
- Strip shall be free of gullies or rills.
- All calculations shall be completed using the "Storm Water Calculator" available at www.srcity.org/stormwaterLID.

INSPECTION AND MAINTENANCE REQUIREMENTS

A maintenance plan shall be provided with the Final SWLID Submittal. The maintenance plan shall include; recommended maintenance practices, parties responsible for maintenance and upkeep, specify the funding source for ongoing maintenance with provisions for full replacement when necessary, and provide site specific inspection checklist.

At a minimum inspection and maintenance shall include the following:

- Mow as needed and irrigate during dry weather to the extent necessary to keep vegetation alive. Remove obstructions and trash from vegetated buffer strip.
- Pesticides and fertilizers shall not be used in the vegetated buffer strip.
- Where moving is required, grass height shall be maintained between 3" and 6".

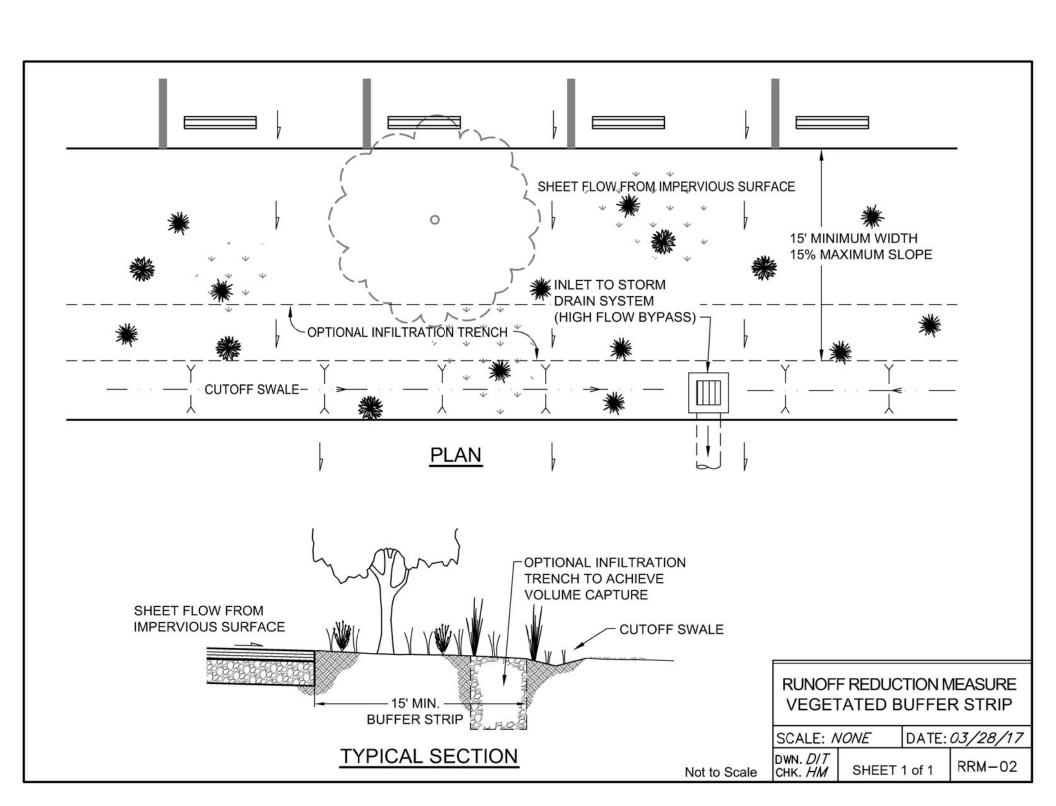
Vegetated buffer strips shall be inspected and maintained twice a year to review:

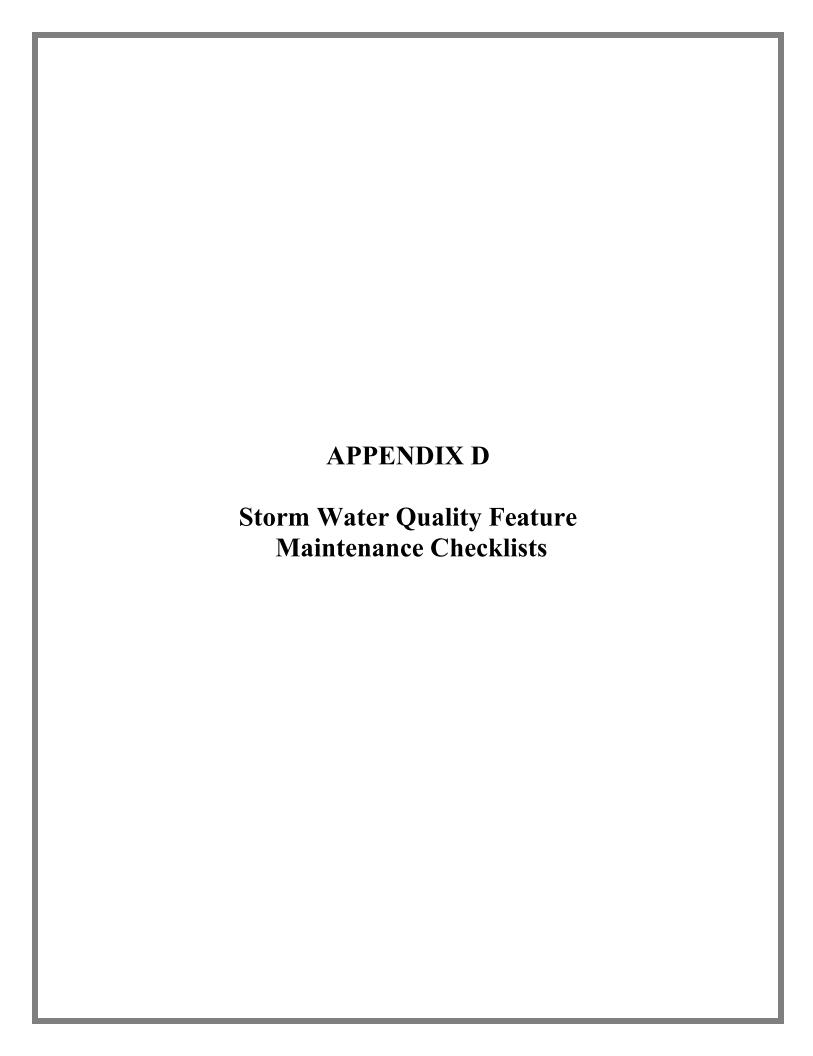
- Condition of vegetation.
- Obstructions and trash.
- Ponded flow is drained within 72 hours after a rainfall event.

FACT SHEET- VEGETATED BUFFER STRIP

Runoff Reduction Measure

•	If ponding is observed, grading will be required to restore positive drainage.





Form A Storm Water Quality Feature Maintenance Check List - Standard Conditions -

							Otan	aara con	iditions										
Date:	Date: Inspect																		
Start Time: _	Start Time: Project: _				pector:														
Stop Time: _			_	Address:											* = Ref	fer to For d/or Form	m B (Sp	ecials)	
Are there any	/ special c	onditio	ns and	l/or mainte	enance requi	irements r	oted fo	r BMP(s)?	YN	(circle on	e)	D = [Deficie	nt	and	1/OI FOIIII	C (NOIE	:5).	
,								ch Form			-,								
		Drai	nage				Erosi	ion				Veget	ation			Genera	ı I	Special	
	Drawdown -	_	Vector Ris kage	k - Pump Out-		Hydraulic Fun	ction - Failur	e - Sediment Clo	ogging			Mowing - H h of Desire			Trash and Debris - Improper Modifications - Damage			Special Features	
Reference code	D1	D2	D3	D4	E1	E2	E3	E4	E5	E6	V1	V2	V3	V4	G1	G2	G4	S	
BMP ID:	Evidence of standing or ponding of water in the BMP area after 72 hours of dry weather?	Does the high flow bypass function as designed?	Is there sediment acumination in or around BMP?	Has water been observed flowing in the pervious concrete section during a low intensity storm?	Is there under cutting or washouts along the sidewalks and/or curbs abutting the planter area?	Is there channelization (gully) forming along the length of the planter area?	Is there accumulation of sediment (sand, dirt, mud) in the planter area ?	Observed or potential transport of mulch to drainage system?	Are there voids or holes present in the BMP?	Is there evidence of animal activity?	Is the vegetation clogging the inlet or flow path?	Evidence of Excessive Mowing and/or Herbicide Overuse?	Are there dead or dry plants or excessive weeds?	Is there an absence of correct vegetation?	Is there debris/trash accumulation in the BMP or high flow by pass?	Missing or damage structural features? (Grates, pipes, walls, curbs, etc.)	Evidence of improper modifications or removal of BMP?	See Additional Special Conditions or Features Check List Requirement Form B	
Office Use:																			

Re-Inspection Required:

Page _

Complete:

Issues Corrective Action:

Storm Water Quality Special Feature Maintenence Check List

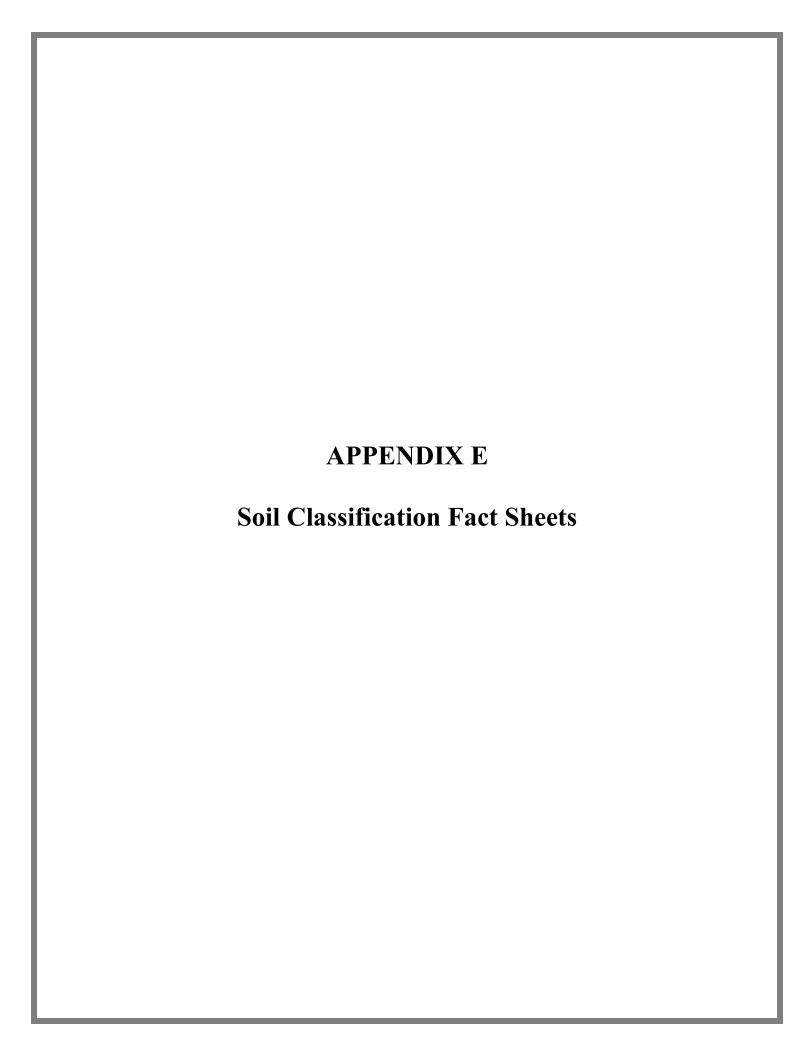
Date:		_		Inspector:				Inspection St	atus Codes:		
Start Time:			Project:				S = Satisfactory * - See Notes on Form C				
Stop Time:				Address:				D = Deficient			
	Special Feature or Conditions										
Reference code	S1	S2	\$3	S4	S5	S6	S7	S8	S9	S10	S11
Additional Special Maintenance Inspection Criterial	Add special inspection requirements in addition to Form A here.	Add special inspection requirements in addition to Form A here.	Add special inspection requirements in addition to Form A here.	Add special inspection requirements in addition to Form A here.	Add special inspection requirements in addition to Form A here.	Add special inspection requirements in addition to Form A here.	Add special inspection requirements in addition to Form A here.	Add special inspection requirements in addition to Form A here.	Add special inspection requirements in addition to Form A here.	Add special inspection requirements in addition to Form A here.	Add special inspection requirements in addition to Form A here.
BMP ID:											<
Office Use: Complete:			Issues Corre	ctive Action: _				Re-Inspection	n Required: _		

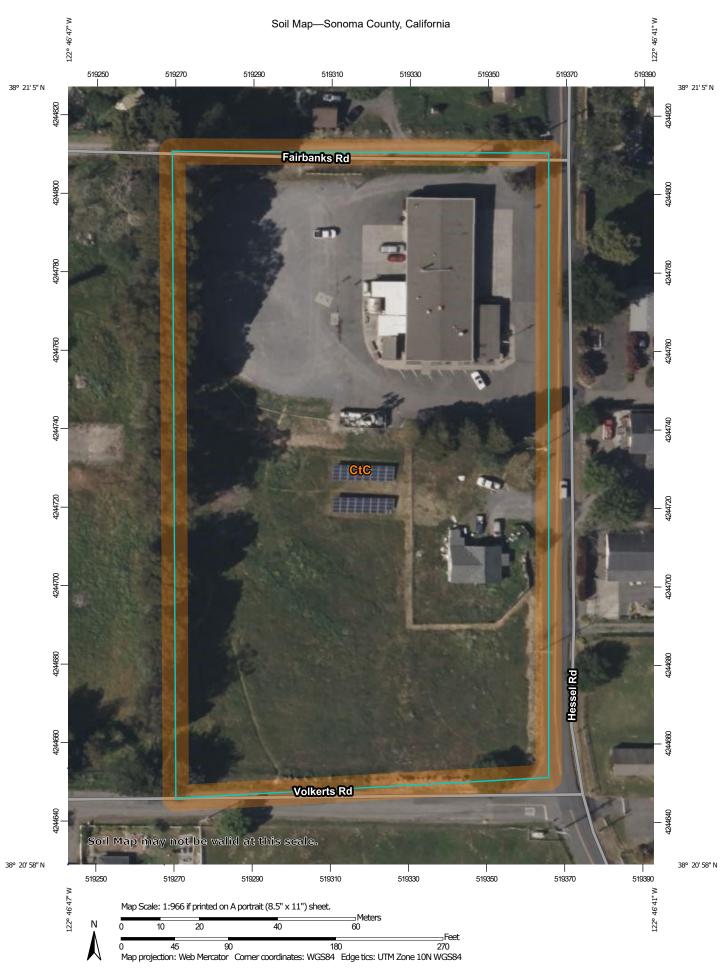
Form C Storm Water Quality Feature Maintenence Check List - Inspection Notes -

Date:	Inspector:
	Project:
	Address:

	Reference	
BMP ID:	Code	Notes

Page of





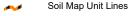
MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons



Soil Map Unit Points

Special Point Features

(o) Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Candfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot
Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

LEGEND

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot
 Other
 Othe

Special Line Features

Water Features

Δ

Streams and Canals

Transportation

HH Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20.000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sonoma County, California Survey Area Data: Version 16, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50.000 or larger.

Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CtC	Cotati fine sandy loam, 2 to 9 percent slopes	3.9	100.0%
Totals for Area of Interest		3.9	100.0%

Sonoma County, California

CtC—Cotati fine sandy loam, 2 to 9 percent slopes

Map Unit Setting

National map unit symbol: hfc3 Elevation: 60 to 800 feet

Mean annual precipitation: 30 inches Mean annual air temperature: 59 degrees F

Frost-free period: 230 to 260 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Cotati and similar soils: 85 percent Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of

the mapunit.

Description of Cotati

Setting

Landform: Terraces

Landform position (two-dimensional): Backslope Landform position (three-dimensional): Side slope

Down-slope shape: Linear Across-slope shape: Linear

Parent material: Alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 22 inches: fine sandy loam

H2 - 22 to 68 inches: clay

Properties and qualities

Slope: 2 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low

to moderately low (0.00 to 0.06 in/hr) Depth to water table: More than 80 inches

Frequency of flooding: None Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): 3e Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: D

Ecological site: R004BY066CA - CLAYPAN

Hydric soil rating: No

Minor Components

Pajaro

Percent of map unit: 4 percent Hydric soil rating: No

Goldridge

Percent of map unit: 4 percent Hydric soil rating: No

Steinbeck

Percent of map unit: 4 percent Hydric soil rating: No

Unnamed

Percent of map unit: 3 percent Hydric soil rating: No

Data Source Information

Soil Survey Area: Sonoma County, California Survey Area Data: Version 16, Sep 14, 2022

A PROPOSED NEW BUILDING FOR:

4510 HESSEL ROAD, SEBASTOPOL, CA 95472

APN: 062-091-036

REVISIONS:

PRINTED 10/13/23 SUBMITTED FOR **DESIGN REVIEW**

A PROPOSED NEW BUILDING FOR:

GOLD RIDGE FIRE DISTRICT

4510 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

TITLE SHEET

NO. C11,434 PAR OF CALIF EXPIRES 12-31-23

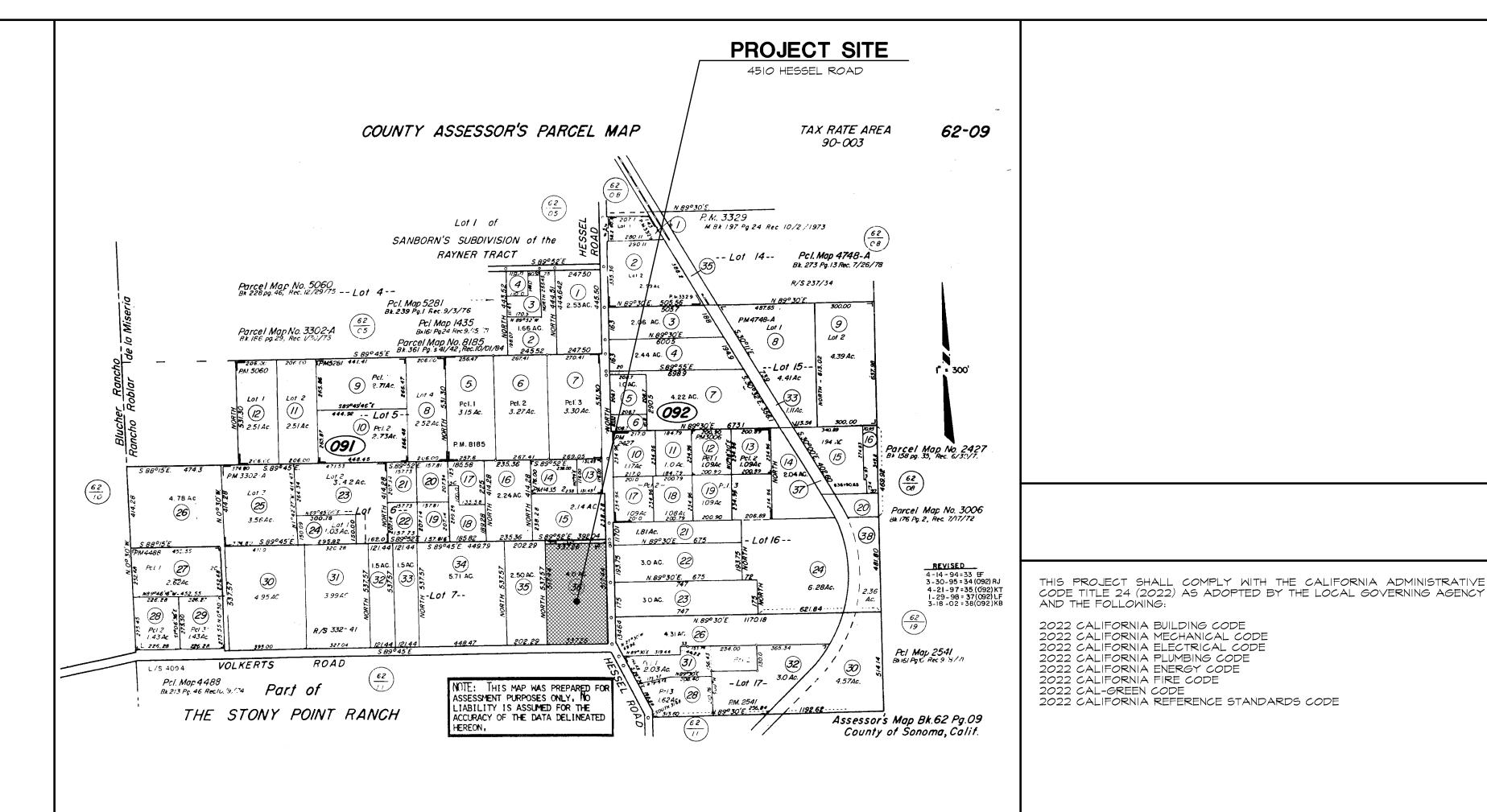
GREG ASSOCIATES, INC.

48 M. SIERRA AVE COTATI, CA (707) 795-8855

DRAWN BY OCT. 2023 JOB NO. 23.0402 SCALE:

NONE

OF 15 TOTAL SHTS



LEGEND

NORTH TOWARDS SANTA ROSA 1

SEBASTOPOL

INDICATES DETAIL NUMBER

DASH # DOT LINE____

DASHED LINE _ _ _

DASH # DOUBLE DOT LINE

BREAK LINE

□⊭

EXISTING POINT ELEVATION (PLAN)

ELEVATION NOTED ON HIGH SIDE

ELEVATION NOTED ON HIGH SIDE

WALL TYPE DESIGNATION

REFERENCE SHEET NUMBER

REFERENCE SHEET NUMBER

WITH REFERENCE SHEET NUMBER

WALL SECTION OR INTERIOR ELEVATION

EFERENCE NORTH POINT O BE PLACED ON EACH PLAN SHEET

(RUE NORTH TO BE PLACED ON EACH SITE PLAN SHEET

HIDDEN LINES

STAIR DIRECTION SYMBOL

CENTER LINES, FLOOR LINES, IN EXTERIOR ELEVATIONS, PROJECTED LINES

PROPERTY LINES, BOUNDARY LINES

TO BREAK OFF PARTS OF DRAWINGS

ROOM/SPACE NUMBER

EQUIPMENT NUMBER

REVISION

DIMENSION REFERENCE POINT OR LEVEL LINE

NEW OR REQUIRED POINT ELEVATION

AMINATED OR LAMINATE

MACHINE BOLT MEDICINE CABINET MANHOLE MECHANICAL MEZZANINE MANUFACTURER

MINIMUM MISCELLANEOUS METAL

CENTER LINE
CABINET
CALIFORNIA ADMINISTRATIVE CODE
COLD AIR RETURN
CAPPET

CATCH BASIN CALIFORNIA ENERGY CODE

FOOTING FURRED

SLU LAM BEAM SYPSUM

ABBREVIATIONS

ARCHITECT:
GREG LEDOUX & ASSOCIATES, INC.
CONTACT: GREG LEDOUX, ARCHITECT
48 WEST SIERRA AVENUE

OWNER GOLD RIDGE FIRE DISTRICT

CONTACT: DAN GEORGE 4500 HESSEL ROAD

SEBASTOPOL, CA 95472

107-823-1084

COTATI, CA 94931 707-795-8855

707-541-2300

CIVIL: ADOBE ASSOCIATES, INC.

CONTACT: GREG SCHRAM 1220 N. DUTTON SANTA ROSA, CA 95401

NORTH NEM NATIONAL ELECTRICAL CODE NOT IN CONTRACT NIGHT LIGHT NUMBER

PROPERTY LINE PLATE OR PLATE LINE PLYMOIOD PAIR

REDWOOD RAIN WATER LEADER

TOP OF CURB
TELEPHONE
TEMPERED
TOTAL LOAD
TOILET
TOILET PAPER
TUBE STEEL
TELEVISION
TYPICAL

VERTICAL VESTIBULE VENT THRU ROOF

WEST
WITH
WOOD
WITHOUT
WATER HEATER
WATER CLOSET
WATERPROOF
WEAKENED PLANE JOINT
WATER SERVICE

UNIFORM BUILDING CODE UNIFORM FIRE CODE UNIFORM MECHANICAL CODE UNLESS NOTED OTHERWISE UNIFORM PLUMBING CODE

POUNDS PER SQUARE INCH POINT

RADIUS
ROOF DRAIN
REINFORCED CONCRETE PIPE
REFRIGERATOR
REGISTER
REINFORCED OR REINFORCING
REGUIRED
RESILIENT
ROOM
ROUGH OPENING
RIGHT OF WAY
REDOOD

ASSESSOR'S PARCEL MAP

CONSTRUCTION TYPE: OCCUPANCY: AUTOMATIC FIRE EXTINGUISHING SYSTEM (A.F.E.S.) NUMBER OF STORIES: 20'-0' PROPOSED BUILDING MAXIMUM HEIGHT BUILDING AREAS: ... 1,278 S. F. 725 S. F. .. 2,997 S. F. 5,000 S. F. CONDITIONED STORAGE UNCONDITIONED STORAGE: PARKING: STORAGE @ | STALL / 1,000 S. F. = 3.72 STALLS OFFICE @ | STALL / 300 S. F. = 4.26 STALLS TOTAL REQUIRED PARKING STALLS:...... 7.98 STALLS

9 STALLS TOTAL PROVIDED PARKING STALLS:

THIS PROJECT IS THE CONSTRUCTION OF A NEW ONE STORY, METAL INSULATED PANEL BUILDING. THE PROPOSED USE IS FOR OFFICE SPACE IN THE NORTH OF THE BUILDING. THE REST OF THE BUILDING WILL BE STORAGE, WITH A SMALL AREA OF THE STORAGE TO BE CONDITIONED SPACE. THE UNCONDITIONED AREA WILL BE IN THE REST OF THE BUILDING.

SCOPE OF WORK / CONSULTANTS / VICINITY MAP / SUMMARY / CODES / SHEET INDEX SITE TOPOGRAPHY

TITLE / ABBREVIATIONS / LEGEND / ASSESSOR'S PARCEL MAP /

CODES

CI.O TITLE SHEET CI.I NOTES C2.0 GRADING & DRAINAGE PLAN C3.0 DETAILS

C3.I SITE SECTIONS

AI EXISTING SITE PLAN A2 PROPOSED SITE PLAN

A6 NOTES and SPECIFICATIONS

A3 FLOOR PLAN / SECTION DETAIL A4 EXTERIOR ELEVATIONS WITH COLORS \$ MATERIALS A5 PROJECT STATEMENT & MATERIALS

DAI SITE ACCESSIBILITY NOTES and DETAILS DA2 BUILDING ACCESSIBILITY NOTES and DETAILS

SOUTH TOWARDS COTATI **VICINITY MAP**

NOT TO SCALE

McFARLANE RD.

FAIRBANKS RD

VOLKERTS RD.

SUMMARY

ZONING:..... LOT AREA:

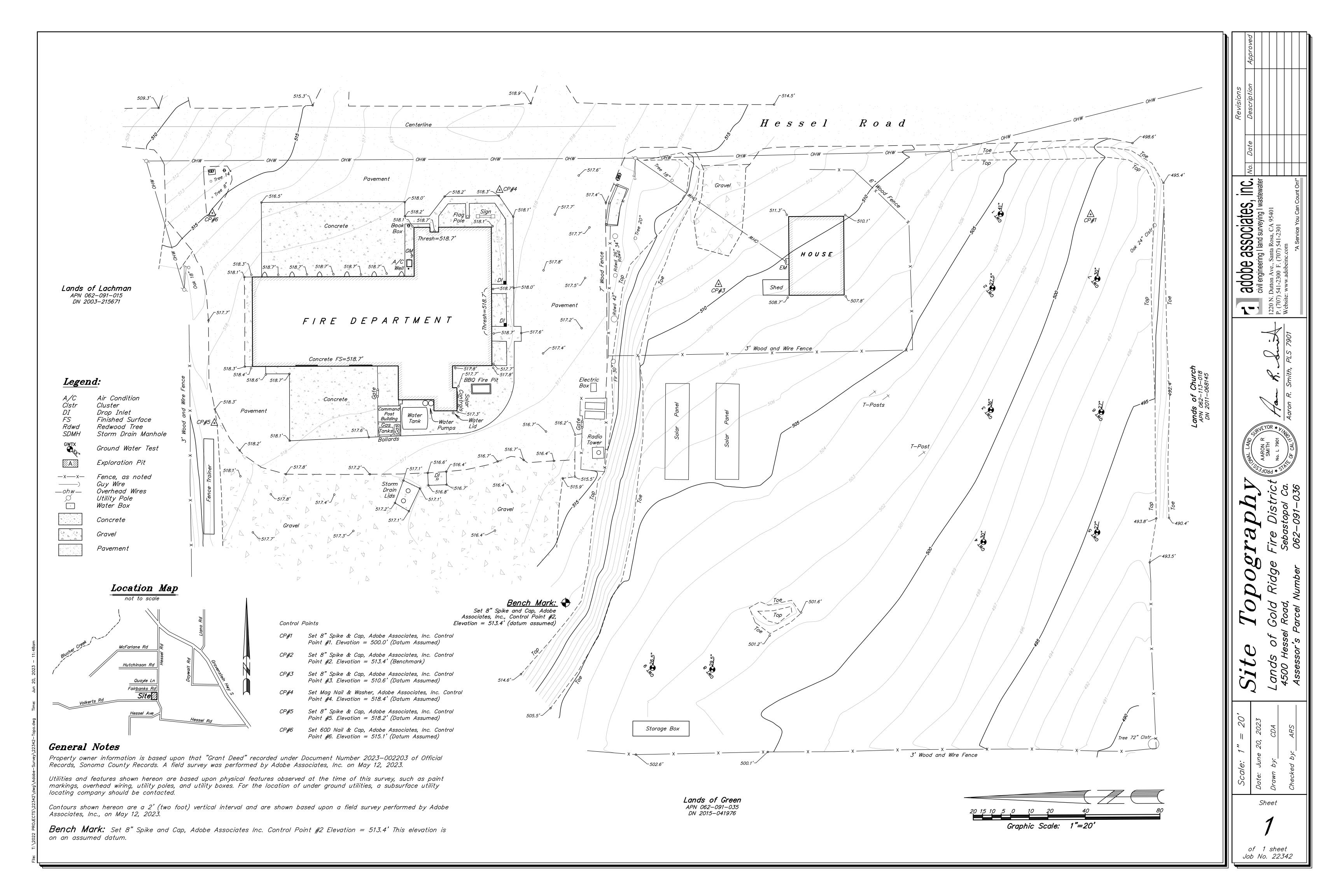
SCOPE OF WORK

SHEET INDEX

CONSULTANTS

PROJECT SITE

HESSEL RD

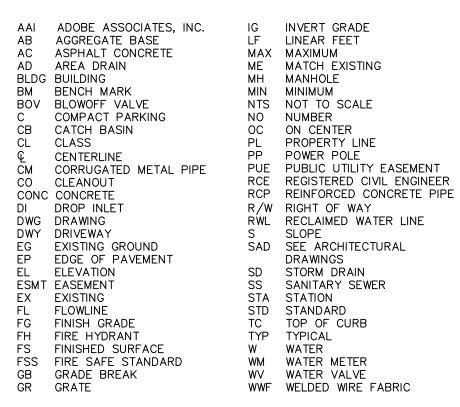


GOLD RIDGE FIRE DISTRICT PRELIMINARY IMPROVEMENT PLANS 4510 HESSEL ROAD

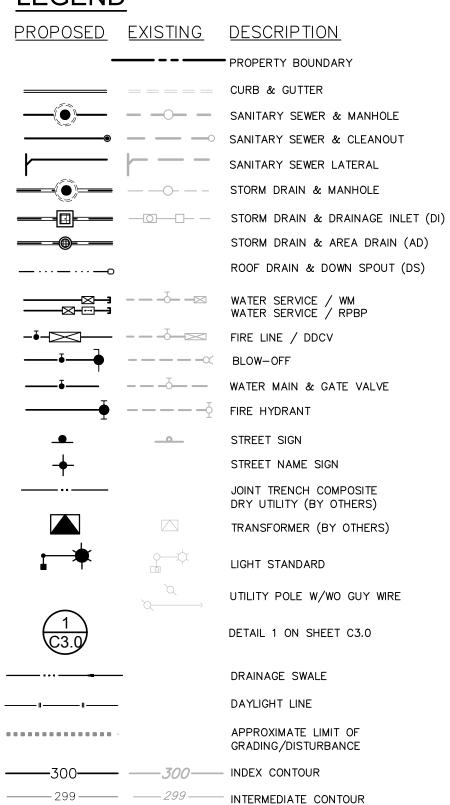
Sebastopol, California

APN 062-091-036

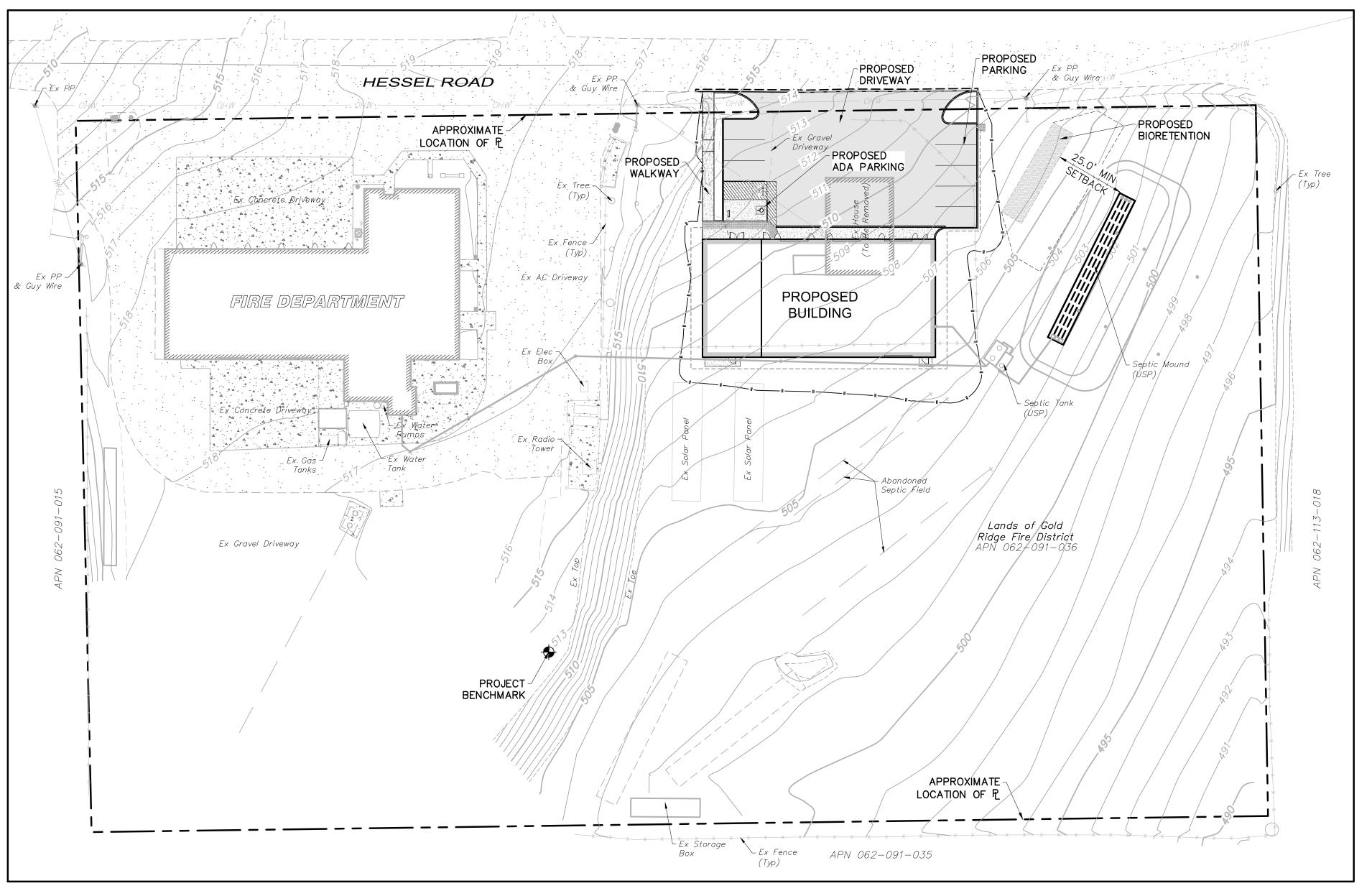
ABBREVIATIONS



LEGEND



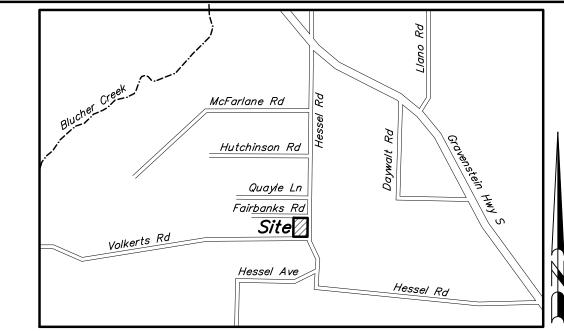
SLOPE SYMBOL



OVERALL SITE PLAN

Graphic Scale: 1" = 30'

30' 15' 0 15' 30'



LOCATION MAP

NOT TO SCALE

GOLD RIDGE FIRE DISTRICT 4500 HESSEL ROAD SEBASTOPOL, CA 95472

PURPOSE STATEMENT:

THIS PROJECT PROPOSES GRADING AND DRAINAGE IMPROVEMENTS FOR NEW AC PARKING, WALKWAY, OFFICE BUILDING, AND ASSOCIATED LANDSCAPING.

BENCHMARK

CONTROL POINT #2 SET 8" SPIKE AND CAP, AAI

SHEET INDEX

C1.0	TITLE SHEE
C1.1	NOTES

DRAINAGE PLAN **DETAILS** SITE SECTIONS

GRADING QUANTITIES:

Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor. FILL TOTAL BASE ROCK 1,088 CY 1,036 CY (FILL) 166 CY

ALL STRUCTURES, FENCES, WALLS PORCHES, DECKS, HEADERS, POOLS & SEPTIC ARE SHOWN FOR REFERENCE ONLY AND ARE NOT COVERED UNDER THIS GRADING PERMIT. SEPARATE PERMITS ARE

OWNER INFO

PHONE: (707) 823 - 1084

ELEVATION = 513.4' ASSUMED DATUM

C1.0	IIILE SHEET
C1.1	NOTES
C2.0	GRADING &

Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revisions(s) to the grading permit. Area of Disturbance = 0.38 Acres

NOTE:

REQUIRED.

PRELIMINARY IMPROVEMENT PLAN
GOLD RIDGE FIRE DISTRICT
TITLE SHEET
4510 Hessel Road

3550Cjafes, Iring I land surveying I wast Santa Rosa, CA 95401 (707) 541-2301

adobe civil engineering

Sheet

- 2. FOR ANY WORK TO BE PERFORMED ON THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE SONOMA COUNTY DEPARTMENT OF PERMIT AND RESOURCE MANAGEMENT, 2550 VENTURA AVENUE, SANTA ROSA, BEFORE START OF WORK.
- 3. THE CONTRACTOR SHALL NOTIFY THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT'S CONSTRUCTION INSPECTOR BEFORE STARTING WORK. SEE "INSPECTIONS" BELOW FOR REQUIRED NOTIFICATIONS AND APPROVALS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.). CALL TOLL—FREE (800) 227—2600 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATION OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, AND TELEPHONE. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO START OF
- 5. THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- 6. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.
- 7. THE CONSTRUCTION OF BRIDGES, RETAINING WALLS, AND REINFORCED BUTTRESSES REQUIRE A BUILDING PERMIT FROM THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.
- 8. ROADWAY IMPROVEMENTS MAY REQUIRE A GRADING PERMIT FROM THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT. A GRADING PERMIT IS EXEMPT WHEN NOT REQUIRED UNDER CHAPTER 11 AND 11A OF SONOMA COUNTY CODE.
- 9. RESTORATION OF EXISTING SURFACING DUE TO CONSTRUCTION OF TRENCHES SHALL BE GOVERNED BY THE CONDITIONS IN THE ROAD ENCROACHMENT PERMIT.
- 10. THE COUNTY MAY REQUIRE ADDITIONAL WORK OR FACILITIES IN THE COURSE OF THE CONSTRUCTION OF PROJECT IN ORDER FOR THE IMPROVEMENTS TO REASONABLY PROVIDE FOR THE INTENDED FUNCTION OR FOR PUBLIC SAFETY.

GRADING & DRAINAGE INSPECTION NOTES

- 1. THE PERMITTEE AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, CHAPTER 11 AND 11A OF THE SONOMA COUNTY CODE (SCC), AND ANY PERMIT CONDITIONS. WORK SHALL BE SUBJECT TO INSPECTION AS REQUIRED BY THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT (PRMD) TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL CONSULT THE PROJECT JOB CARD FOR COORDINATION OF INSPECTION REQUESTS.
- 2. PRIOR TO THE START OF ANY GRADING OR DRAINAGE WORK, THE PERMITTEE SHALL HAVE A PRE-CONSTRUCTION CONSULTATION WITH PRMD STAFF TO DISCUSS THE SCOPE OF THE PROJECT, PERMIT CONDITIONS, REQUIRED INSPECTIONS, APPROPRIATE APPLICATION OF BEST MANAGEMENT PRACTICES (BMP'S) AND ANY OTHER CONSTRUCTION ISSUES.
- 3. INSPECTION REQUESTS SHALL BE MADE THROUGH THE SONOMA COUNTY AUTOMATED INSPECTION REQUEST SYSTEM (SELECTRON), AT PHONE NUMBER (707) 565-3551.
- 4. PRMD MAY REQUIRE PROFESSIONAL INSPECTIONS AND CERTIFICATIONS TO VERIFY PROPER COMPLETION OF THE WORK. WHERE THE USE OF PROFESSIONAL PERSONNEL IS REQUIRED, THESE PERSONNEL SHALL IMMEDIATELY REPORT IN WRITING TO PRMD AND THE PERMITTEE ANY INSTANCE OF WORK NOT IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, OR ANY PERMIT CONDITIONS. IF PROFESSIONAL PERSONNEL IS CHANGED DURING THE COURSE OF THE WORK, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT INDIVIDUAL HAS NOTIFIED PRMD IN WRITING OF THEIR AGREEMENT TO ACCEPT RESPONSIBILITY FOR APPROVAL OF THE COMPLETED WORK WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE.
- 5. PRMD SHALL FINAL A PERMIT WHEN ALL WORK, INCLUDING THE INSTALLATION OF ALL DRAINAGE IMPROVEMENTS AND THEIR PROTECTIVE DEVICES, AND ALL STORM WATER BMP'S, HAVE BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND ALL FINAL REPORTS REQUIRED BY SCC 11.14.040.A HAVE BEEN SUBMITTED AND ACCEPTED. FINAL REPORTS MAY INCLUDE: AS-BUILT PLANS, TESTING RECORDS, PROFESSIONAL OPINIONS, AND DECLARATIONS ABOUT COMPLETED WORK FROM PROFESSIONAL PERSONNEL. SIMILAR REPORTS MAY BE REQUIRED AT OTHER STAGES OF THE WORK.
- 6. THE PERMITTEE SHALL PROVIDE ADEQUATE AND SAFE ACCESS TO THE PROJECT SITE FOR INSPECTION DURING THE PERFORMANCE OF ALL
- 7. DURING CONSTRUCTION ACTIVITIES, THE PROJECT SITE ADDRESS SHALL BE POSTED AS FOLLOWS:
- (1) THE STREET NUMBERS MUST BE AT LEAST FOUR INCHES TALL, WITH A REFLECTIVE SURFACE.
- (2) THE ADDRESS MUST BE VISIBLE FROM BOTH DIRECTIONS ALONG THE ROAD.
- (3) THE ADDRESS MUST BE POSTED AT ALL FORKS IN ANY ACCESS ROAD AND AT THE PROJECT SITE.

GRADING & DRAINAGE NOTES:

- 1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH CHAPTER 11 AND 11A OF THE SONOMA COUNTY CODE (SCC), APPLICABLE SONOMA COUNTY REGULATION.
- 2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT (PRMD). PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO PRMD IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROPERTY OWNER AND ENGINEER OF RECORD, IF APPLICABLE, UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE APPROVED PLANS. PRIOR TO PROCEEDING, THE PROPERTY OWNER SHALL HAVE THE APPROVED PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. PRMD MAY REQUIRE UNAUTHORIZED WORK TO BE REDONE OR REMOVED TO VERIFY COMPLIANCE WITH SCC. PRMD MAY INITIATE ENFORCEMENT ACTION AND SEEK THE IMPOSITION OF CIVIL PENALTIES FOR VIOLATIONS OF SCC.
- 3. THE GRADING OR DRAINAGE PERMIT AND A COPY OF THE APPROVED PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- 4. PRMD MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO CHAPTER 11 AND 11A OF THE SCC, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC. A GRADING OR DRAINAGE PERMIT MAY BE SUSPENDED, REVOKED, OR MODIFIED BY PRMD IN ACCORDANCE WITH SCC 11.24.080.
- 5. ISSUANCE OF A GRADING OR DRAINAGE PERMIT BY PRMD DOES NOT ELIMINATE THE RESPONSIBILITY OF THE PROPERTY OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE USES AND CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK SHOWN ON THE APPROVED PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM OTHER AGENCIES.
- 6. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THE PROJECT SITE AND LOCATED THROUGHOUT THE PROJECT SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THE PROJECT SITE ARE LOCATED IN THE COUNTY RIGHT-OF WAY AND NEED MAINTENANCE, CONTACT THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AT (707) 565-2231 FOR FURTHER ASSISTANCE. IN ANY EVENT, THE PROPERTY OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- 7. THE CONTRACTOR SHALL CONTACT THE UNDERGROUND SERVICE ALERT (USA), AT 811, AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN 14 CALENDAR DAYS, PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY USA, THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD, IF APPLICABLE, IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. THE EXCAVATOR SHALL DELINEATE WITH PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.
- 8. IN THE EVENT CULTURAL RESOURCES (SUCH AS HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707) 588-8455. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHEOLOGIST'S RECOMMENDATIONS AND SCC 11.16.050. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER AT (707) 565-5070.
- 9. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IMMEDIATELY IN THE CONTAMINATED AREA AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.
- 10.RETAINING WALLS, UNLESS EXEMPTED PER SCC 7.13(A)(3)4, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.
- 11. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT A PRMD APPROVED ROILING PERMIT AND BEST MANAGEMENT PRACTICES (SCC 23.1 AND 11.16.060.D).
- 12.GRADING AND DRAINAGE IMPROVEMENTS SHALL BE SET BACK FROM LAKES, PONDS, STREAMS, AND WETLANDS IN COMPLIANCE WITH THE REQUIREMENTS OF SCC 11.16.100, 11.16.120, AND 11.16.130. EXISTING VEGETATION SHALL BE RETAINED IN STREAM SETBACK AREAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORM WATER.
- 13.EXCESS SOIL SHALL BE REMOVED FROM THE PROJECT SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED BY SCC 11.04.010.C.
- 14.CONTOURS, ELEVATIONS, AND SHAPES OF FINISHED SURFACES SHALL BE BLENDED WITH ADJACENT NATURAL TERRAIN TO ACHIEVE A CONSISTENT GRADE AND NATURAL APPEARANCE. BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF FIVE FEET TO BLEND WITH THE NATURAL TERRAIN.
- 15.FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN SIX INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING EIGHT INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABLE, WELL—INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS ENGINEER.
- 16.GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.
- 17.FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1V (50 PERCENT).
- 18.FILLS INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER COMPACTION PERCENTAGE MAY BE REQUIRED BY THE SOILS ENGINEER.
- 19.FILLS NOT INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS:
- (1) FILL GREATER THAN THREE FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE SOILS ENGINEER.
- (2) FILLS NO GREATER THAN THREE FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY NECESSARY FOR THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.

STORM DRAINS

- 1. TRENCH AND BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALTRANS' STANDARD PLAN A62-D FOR CONCRETE CULVERTS AND A62-F FOR METAL AND PLASTIC CULVERTS.
- 2. OFF-SITE DRAINAGE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO NOVEMBER 1ST.

STRUCTURAL SECTION (AC PAVEMENT NOTES)

- 1. THE ROAD SUBGRADE WITHIN THE ROADWAY SECTION SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND COMPACTED TO A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT TO AT LEAST 95% OF RELATIVE COMPACTION AND SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL
- 2. THE CLASS II AGGREGATE BASE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%, SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL, AND BE A TIGHT NON—YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT.
- 3. THE ASPHALT CONCRETE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%.
- 4. A SOILS ENGINEER SHALL TEST, AND APPROVE THE CONSTRUCTION OF ROADS, AND, IF REQUIRED, PARKING AREAS.THE SOILS ENGINEER SHALL PROVIDE COPIES OF THE TEST RESULTS AND WRITTEN APPROVALS TO THE COUNTY'S INSPECTOR WITHIN THREE WORK DAYS OF TESTING OR APPROVAL. THE APPROVAL SHALL INCLUDE THE STABILITY AND RELATIVE DENSITY OF SUBGRADES AND BASE COURSES PRIOR TO THE PLACEMENT OF ASPHALT CONCRETE. A FINAL SOILS REPORT SHALL BE SUBMITTED BY THE PROJECT SOILS ENGINEER TO THE CONSTRUCTION INSPECTION SUPERVISOR OF THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT WHICH CONTAINS AN ANALYSIS OF THE SOILS ENCOUNTERED AND COMPILATION OF THE COMPACTION TESTS PERFORMED.

MISCELLANEOUS

- 1. TESTING FOR RELATIVE DENSITIES SHALL BE IN ACCORDANCE WITH CALTRANS' TEST METHOD NO. 216 PART II OR ASTM 1557. THE USE OF SAND CONE METHODS SUCH AS ASTM 1556 OR CALTRANS 216, PART I, SHALL NOT BE ALLOWED.
- 2. PLACEMENT OF MAILBOXES MUST BE COORDINATED WITH AND APPROVED BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

- 1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH CHAPTER 11 AND 11A OF THE SONOMA COUNTY CODE (SCC).
- 2. THE APPROVED PLANS SHALL CONFORM TO THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT'S (PRMD) EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) GUIDE AS POSTED ON THE PRMD WEBSITE.
- 3. THE PROPERTY OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION PREVENTION AND/OR SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER AND/OR ADDITIONAL INSPECTION FEES TO VERIFY COMPLIANCE WITH SCC.
- 4. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED ON THE APPROVED PLANS OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
- 5. AT ALL TIMES THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBING ACTIVITIES SUCH AS CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.
- 6. THE PROPERTY OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 1 APRIL 30). GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON—SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SCC.
- 7. DURING THE RAINY SEASON, STORM WATER BMP'S REFERENCED OR DETAILED IN PRMD'S BMP GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES AND THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED ONE ACRE OR 20 PERCENT OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
- 8. DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30 PERCENT OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMP'S REFERENCED OR DETAILED IN PRMD'S BMP GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMP'S SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.
- 9. EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSPECTED BY THE PROPERTY OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE BMP'S ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- 10. THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING TREES AND OTHER VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.
- 11. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS IF THE ALTERNATIVE BMP'S ARE EQUIVALENT OR MORE PROTECTIVE THAN THE BMP'S SHOWN ON THE APPROVED PLANS. ALTERNATIVE BMP'S ARE SUBJECT TO REVIEW AND APPROVAL BY PRMD STAFF.
- 12. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
- 13. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT—OF— WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN, AS NECESSARY.
- 14. ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION BMP'S TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS, OR MATS. TEMPORARY REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL, BUT IN ALL CASES PRIOR TO OCTOBER 1. PERMANENT REVEGATATION OR LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL INSPECTION.
- 15. WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION BMP'S ON EXPOSED SLOPES, SEDIMENT CONTROL BMP'S SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE
- 16. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.
- APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY SIX TO EIGHT INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

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<u>MATERIALS</u>				<u>APPLIC</u>	<u>CATION</u>	RATE	(POUNDS	PER	ACRE)

SEED MIX

Bromus mollis (BLANDO BROME) 40

Trifolium hirtum (HYKON ROSE CLOVER) 20

FERTILIZER

16-20-0 & 15% SULPHUR 500

MULCH
STRAW 4000
HYDRAULIC STABILIZING*

M-BINDER OR SENTINEL 75-100

EQUIVALENT MATERIAL

- *NON-ASPHALTIC, DERIVED FROM PLANTS

 17. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- 18. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION IS COMPLETE.
- 19. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSIVE STORM WATER FLOW.

PER MANUFACTURER

- 20. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED WITH PLASTIC COVERS OR EQUIVALENT BMP'S TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
- 21. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.22. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS
- AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL. CONCRETE WASTE SHALL BE PROPERLY DISPOSED.

 23. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE
- CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.

 24. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT
- THE DISCHARGE OF POLLUTANTS.
- 25. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

		Revisions	
No.	Date	Description	Approved

Santa Rosa, CA 95401
(707) 541-2301

adobe association and surversion button Ave., Santa Rosa, CA P. (707) 541-2300 F. (707) 541-2301 Website: www.adobeinc.com



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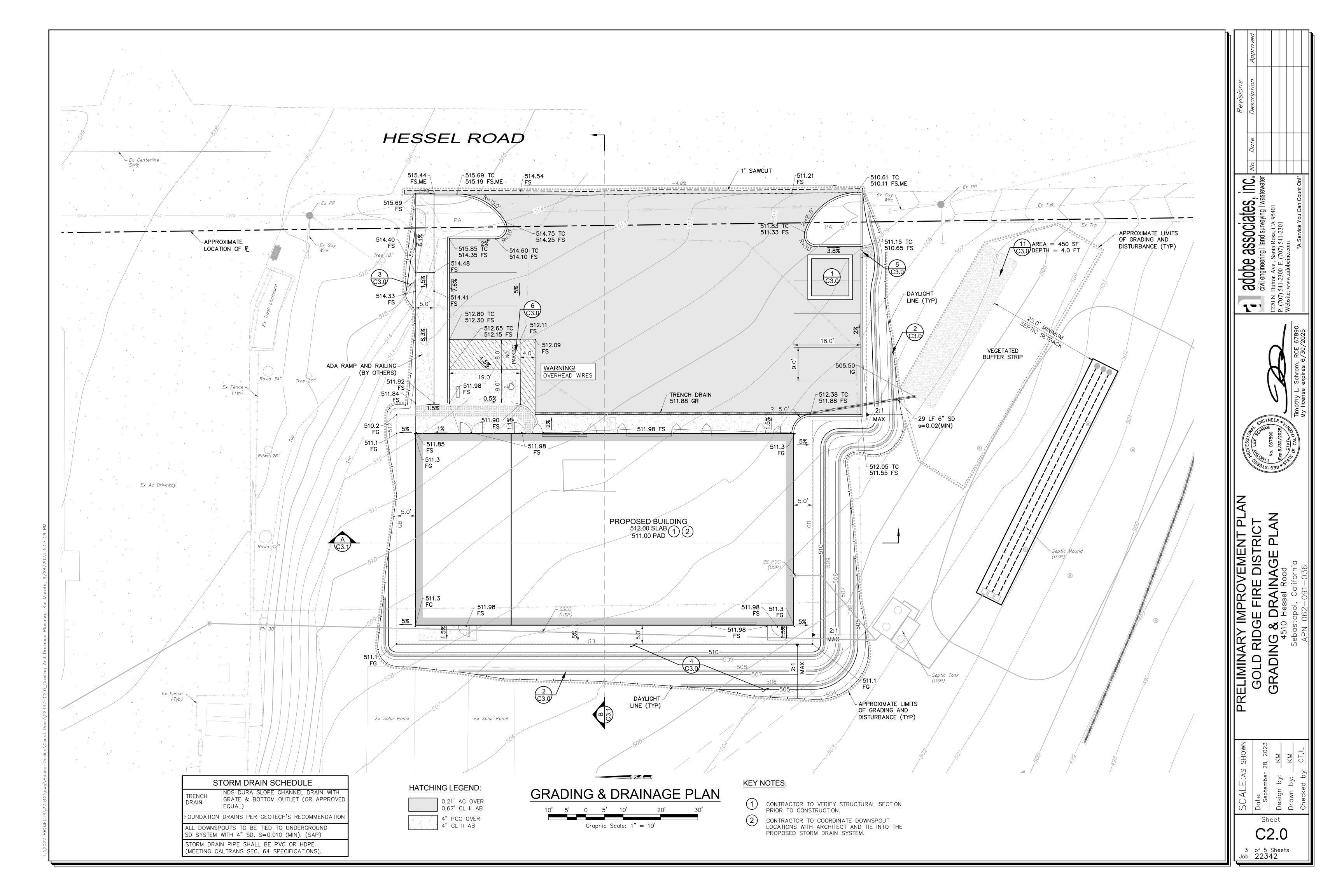
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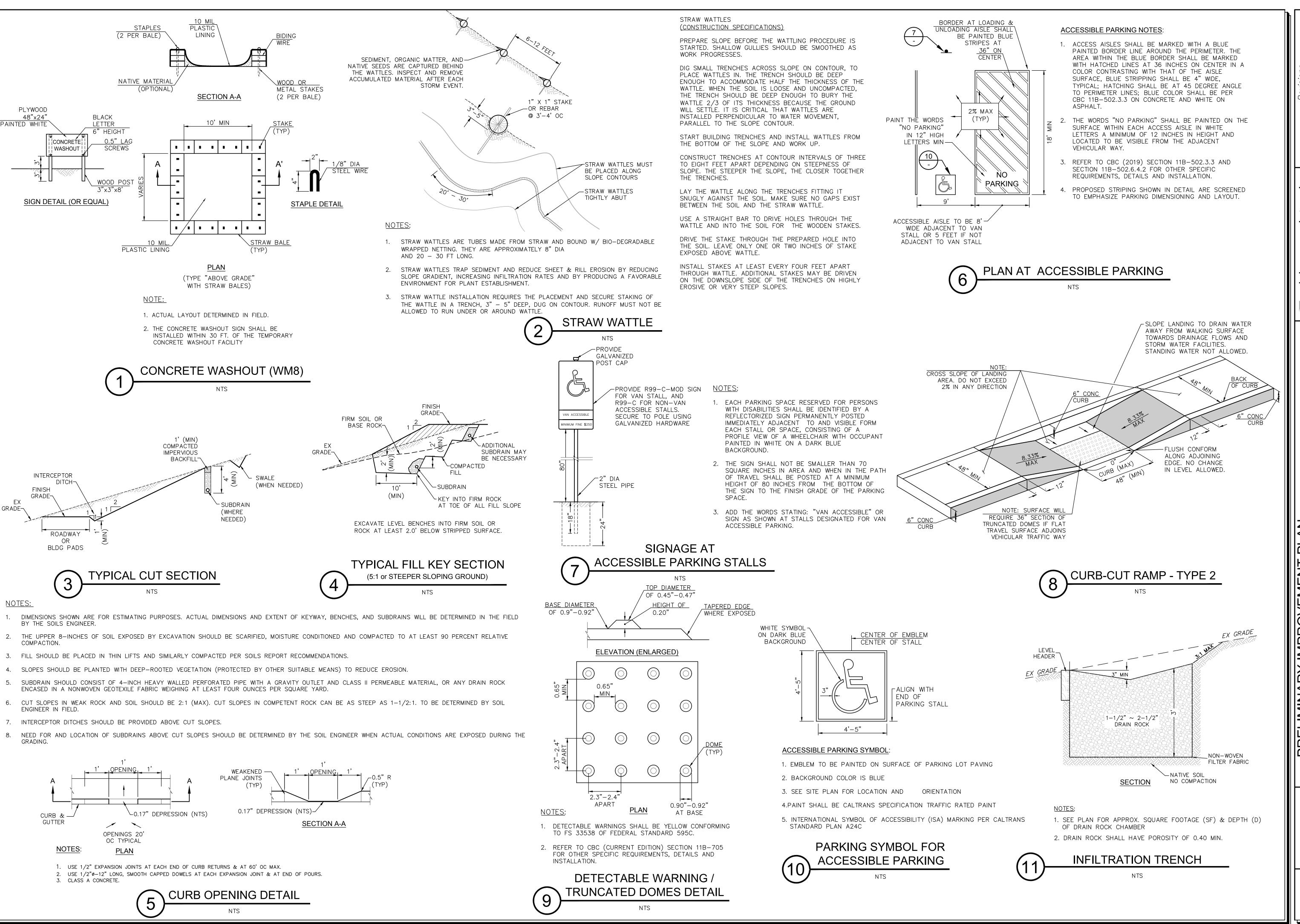
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2 of 5 Sheet bb **22342**





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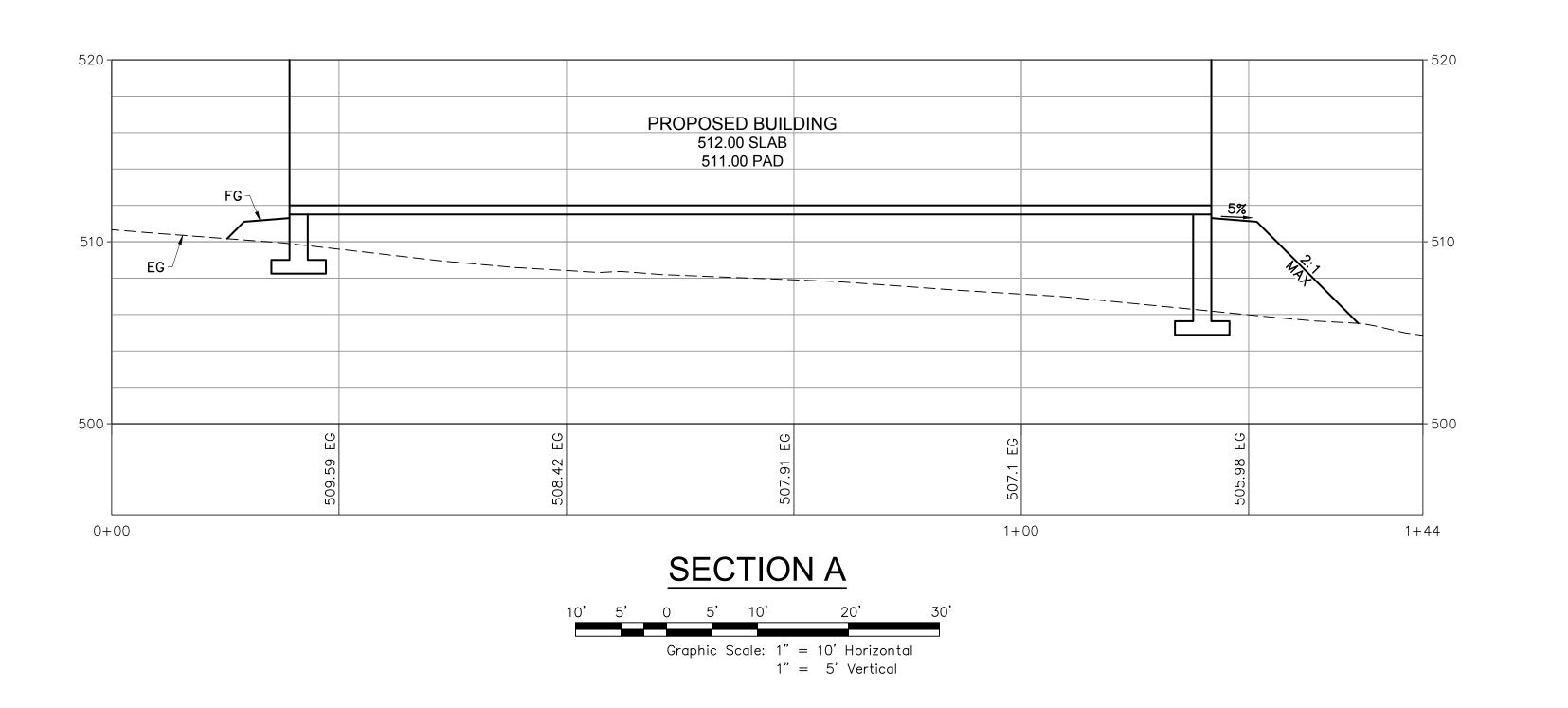
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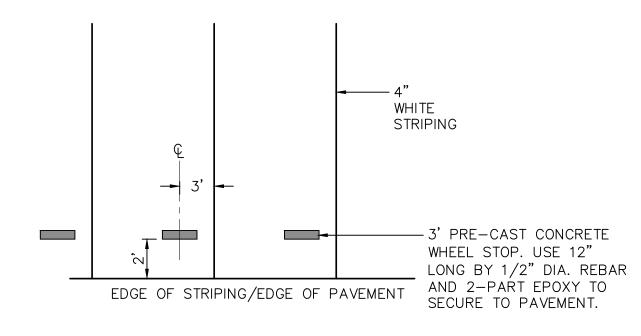
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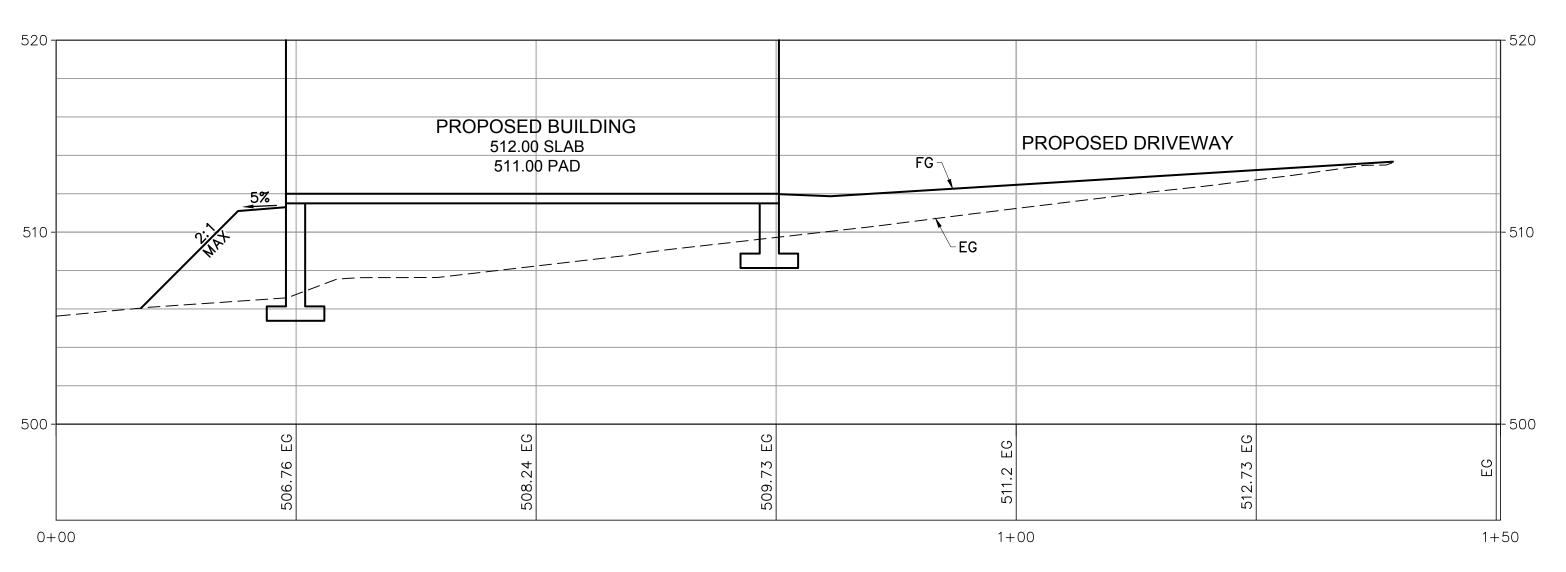
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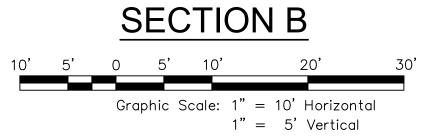
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PRELIMINARY IMPROVEMENT PLAN
GOLD RIDGE FIRE DISTRICT
SITE SECTIONS
4510 Hessel Road

adobe associates, inc.

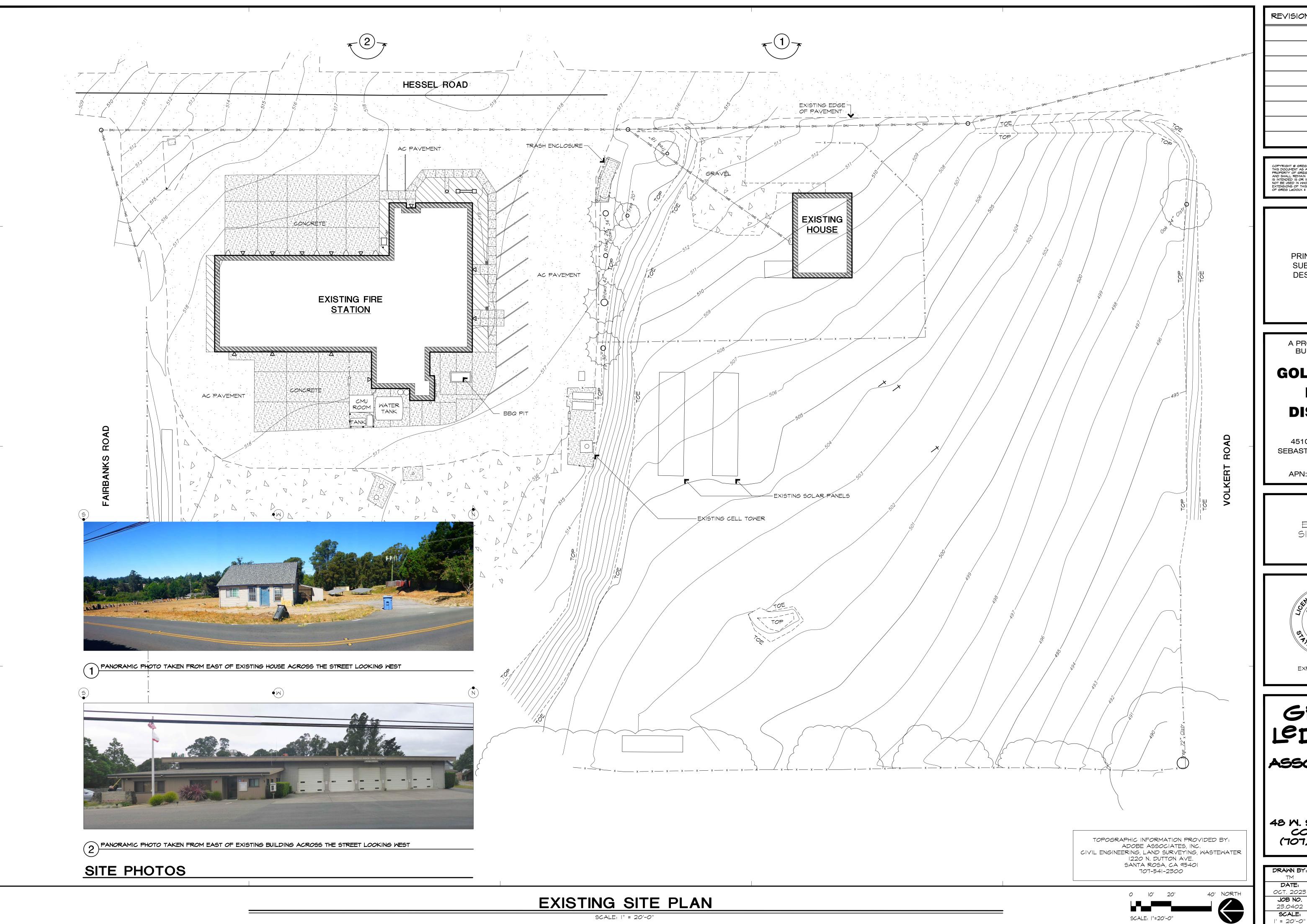
civil engineering I land surveying I wastewater

N. Dutton Ave., Santa Rosa, CA 95401

7) 541-2300 F. (707) 541-2301

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A PROPOSED NEW BUILDING FOR:

GOLD RIDGE FIRE DISTRICT

4510 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

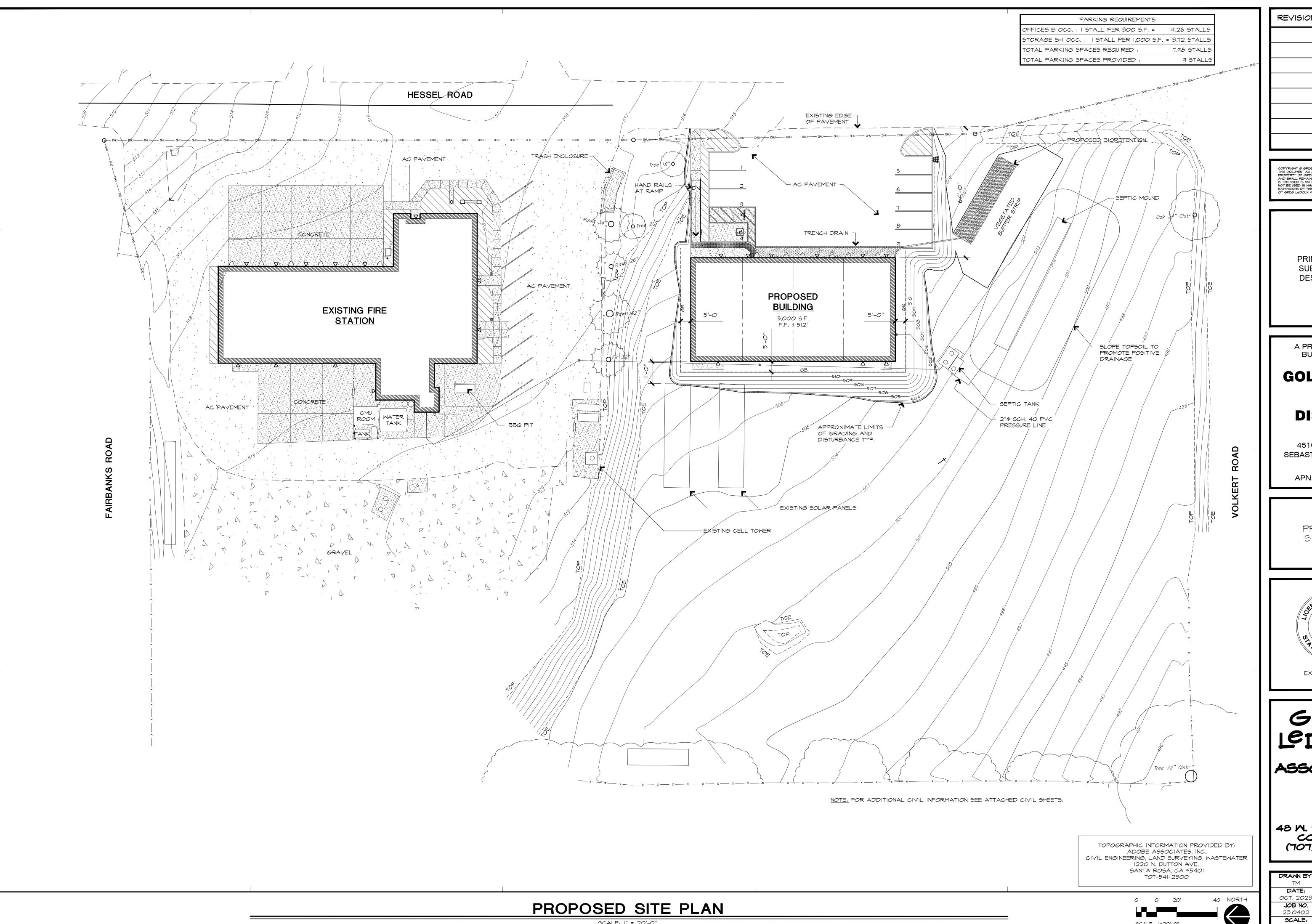
EXISTING SITE PLAN



48 M. SIERRA AVE. COTATI, CA (707) 795-8855

DATE: *OCT.* 2023 **JOB NO.** 23.0402

1' = 20'-0" **of** 6 Arch **shts**.



REVISIONS:

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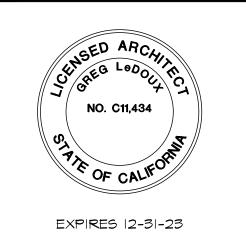
A PROPOSED NEW BUILDING FOR:

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4510 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

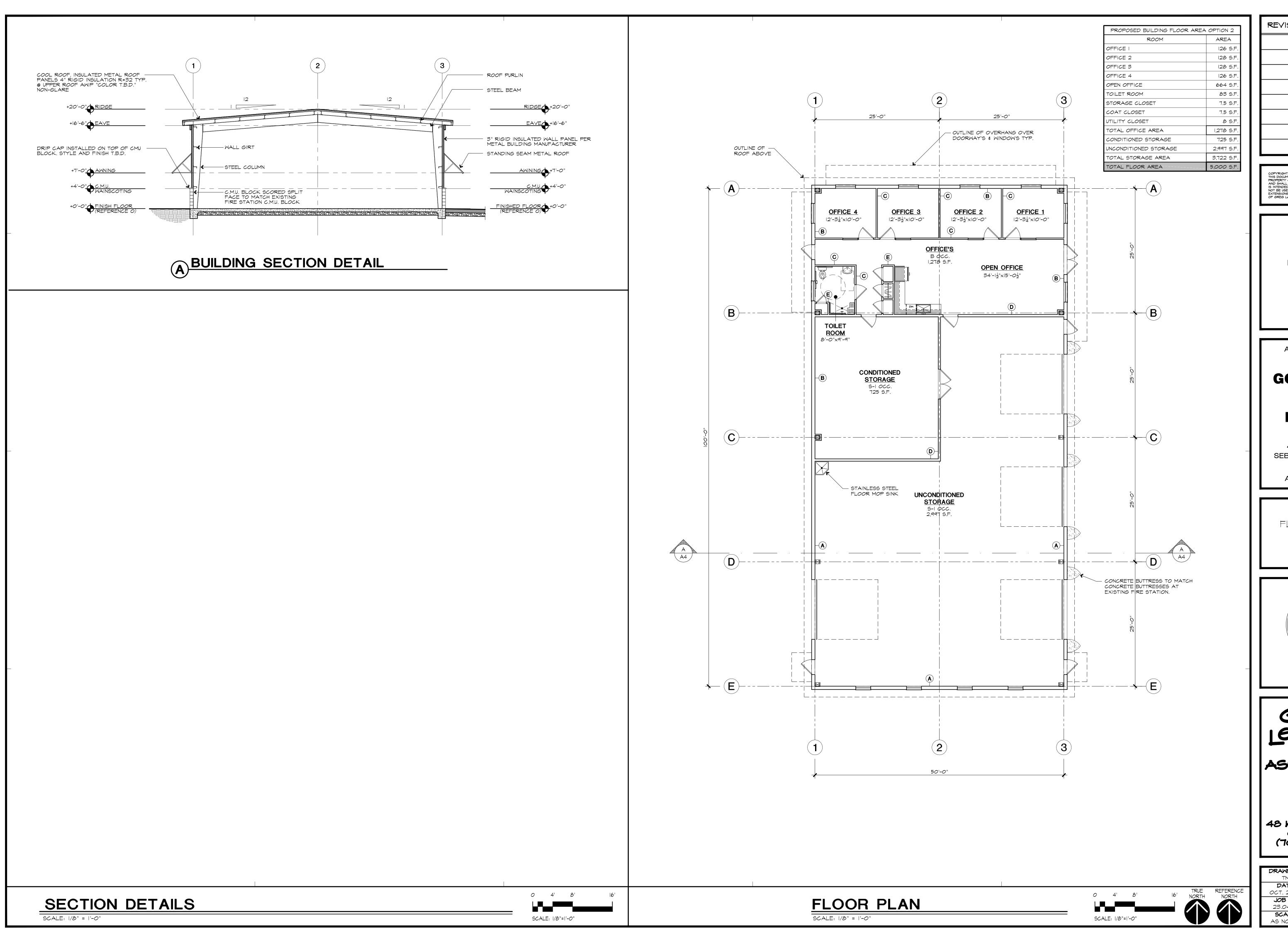
PROPOSED SITE PLAN



48 M. SIERRA AVE. COTATI, CA (707) 795-8855

OCT. 2023 **JOB NO.** 23.0402

OF 6 ARCH SHTS.



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PRINTED 10/13/23 SUBMITTED FOR **DESIGN REVIEW**

A PROPOSED NEW BUILDING FOR:

GOLD RIDGE FIRE DISTRICT

4510 HESSEL RD. SEBASTOPOL, CA 95472

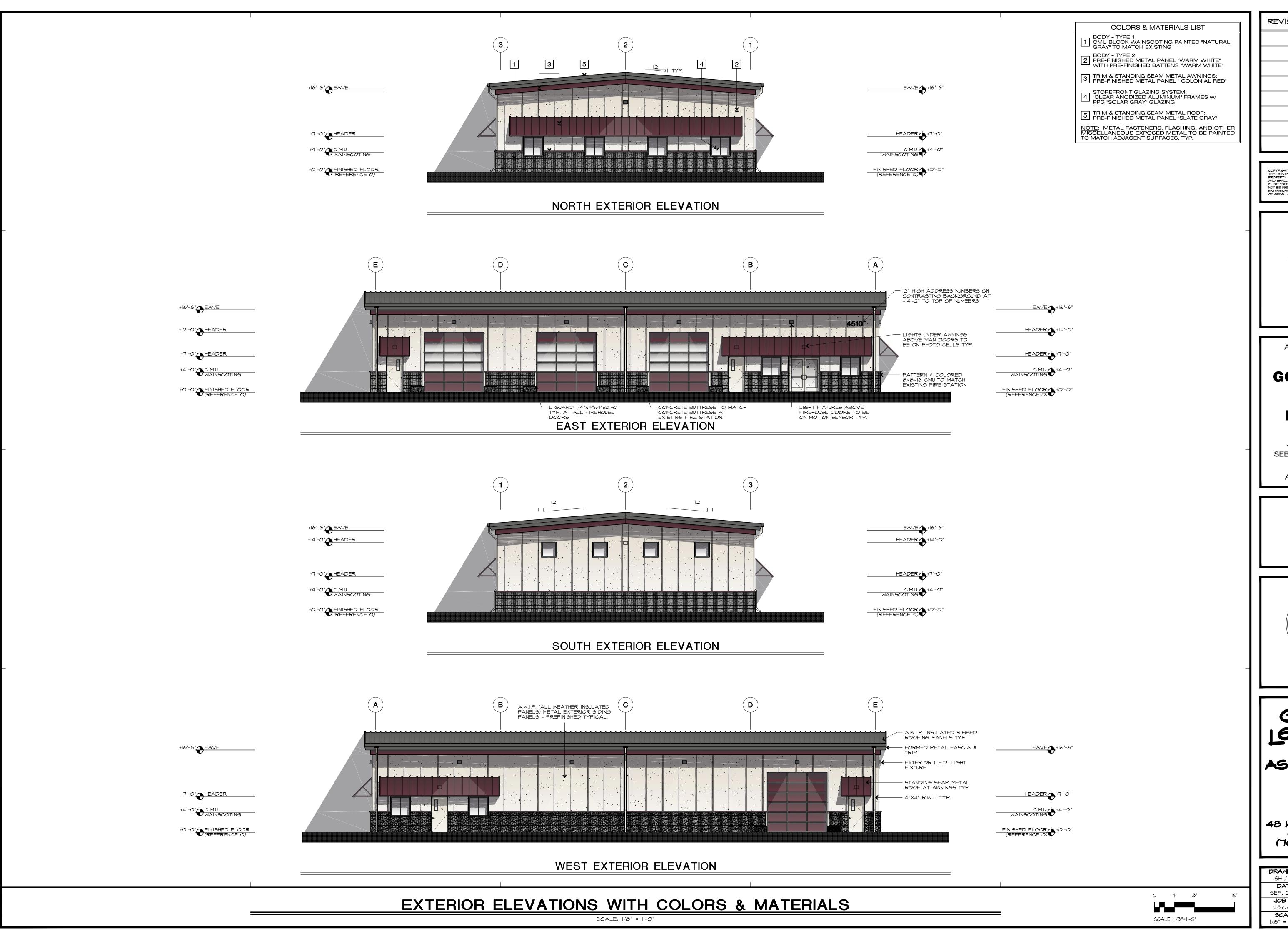
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FLOOR PLANS / SECTIONS DETAIL



GREG ASSOCIATES,

48 M. SIERRA AVE. COTATI, CA (707) 795-8855



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A PROPOSED NEW BUILDING FOR:

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APN: 062-091-036

EXTERIOR ELEVATIONS MITH COLORS \$ MATERIALS



GREG ASSOCIATES, INC.

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

DRAWN BY: SH / TM DATE: SEP. 2023 **JOB NO.** 23.0402 SCALE:

1/8" = 1'-0" **of** 8 Arch **shts**.

LEDOUX & ASSOCIATES, INC. ARCHITECTURE & PLANNING

PROJECT STATEMENT FOR: **GOLD RIDGE FIRE DISTRICT** 4510 HESSEL ROAD, SEBASTOPOL, CALIFORNIA APN: 062-091-036

For many years the Hessel, Twin Hills, and Freestone Fire Departments have provided service for the Rural Sebastopol Area. As the region has grown, the departments have merged to reduce costs without reducing services. The Gold Ridge Fire District is a special district governed by a board of directors and was formed in 1993 when the Fire Districts of Hessel and Twin Hills merged, serving the communities of Hessel, Twin Hills, and Freestone.

After the devastating fires in 2017, Sonoma County fire services recognized the new extreme threats of a wildland urban interface fire and began the process of reorganizing the fire departments on a local level. During this reorganization the Gold Ridge Fire Protection District has partnered with North Bay Fire and outlying volunteer Fire Departments to provide protection to the communities of: Lakeville, Wilmar, San Antonio, Two Rock, Bloomfield, Valley Ford, Bodega, Freestone, Twin Hills, Hessel, Camp Meeker, and Fort Ross. Gold Ridge Fire District & North Bay Fire provide all-risk fire protection and emergency medical response across 226 square miles as well as mutual aid to all surrounding fire districts. The district is currently made up of 180 members across 10 Stations, and proudly serves a residence population of nearly 22,000 across a 226 square mile district. While the level of training, equipment, and size have changed, this is essentially the same volunteer system that has protected the area since the 1930's.

Station One, the Hessel Station, is located at 4500 Hessel Road and is considered the headquarters of the Gold Ridge Fire Protection District. Station One is consistently staffed by three firefighters responding to emergencies year-round, 24 hours a day. The Gold Ridge Fire Protection District administrative offices are located at Station One and are in desperate need of more space.

Proposed Development:

The property is relatively rectilinear and covers 4 acres. There are currently two buildings on the property; Station One, 4500 Hessel Road, is 7,727 SF, and a vacant single-family residence, 4510 Hessel Road, is approximately 1,245 SF. Additionally, between the buildings and located at the south edge of the existing parking area is an active permitted cell tower that is surrounded by a fence with a gate for maintenance access.

A new 5,000 SF building is proposed on the building site of 4510 Hessel Road. The existing residence shall be used for Fire District training purposes prior to demolition. The total lot coverage of the existing and new buildings will be approximately 7.3%. Onsite solar panels currently provide electric power to Station One and will also serve the new building. Additional solar panels will be installed should the power needs exceed the existing supply.

The new building will be used primarily for Gold Ridge Fire District administrative support staff, and storage of personal protection equipment, hoses, and miscellaneous surplus items. The building will also be used for emergency staging purposes during County wide disasters.

> 48 WEST SIERRA AVENUE COTATI, CA 94931 TEL. (707) 795-8855 FAX. (707) 795-0730

Building & Site Design:

The proposed new building will be a 20' high, 5,000 square foot, one-story building, constructed of metal insulated panels, and shall include 1,278 SF of Administration Offices, 725 SF of conditioned storage space, and 2,997 SF of unconditioned space. The office space will include four private offices, a single accommodation, all-gender toilet room with a shower, a small break area, and an open office meeting and work space. The conditioned storage space will be used for fire district document storage, and the unconditioned space shall be used for fire district equipment.

The building and parking area have been designed with minimal impact to the surrounding neighborhood. The remaining parcel area will be left with natural native grasses. Low Impact Development (LID) and Green Building measures have been incorporated into the building and site design.

The building will be occupied daily Monday – Friday, 8:00 AM – 5:00 PM with one shift of 4 full time

There will be no emergency calls directed to this building; emergency calls and mobilization will occur at Station One.

Parking and Traffic:

Proposed parking includes 9 standard parking stalls, and one accessible stall. An estimated 2-4 daily visitors will typically arrive on foot from the headquarters next door. Should additional parking be necessary during a County wide disaster overflow parking is available next door at Station One.

Estimated trips would include arrival and departure of the support staff. Truck deliveries are not anticipated; all deliveries will be made to Station One.

Community Outreach: Explorer Scout Program

The Exploring program is a division of the Boy Scouts of America that allows youth from ages 14 - 21 an opportunity to "try out' a career in the fire service without actually having to go through the educational and hiring process. Members first go through a basic training course in order to become familiar with the tools and operations of the fire service. Once the course is completed, they earn the privilege of riding on the fire apparatus with the professional firefighters on actual emergency calls. They are allowed to do many of the tasks that paid firefighters do on the fire ground, but largely in a support role. Many of the young volunteers come from the Explorer program and go on to become professional firefighters and paramedics.

Volunteer Fire Foundation -

Gold Ridge Fire District Fire and the Volunteer Fire Foundation, a non-profit organization, work together building strong relationships with members of the program and the communities that support them. The Volunteer Fire Foundation promotes events including Volunteer Fire Wellness, First Responder Wellness Clinic, First Responders Resiliency Training, PTSD Training with First Responders Resiliency, as well as Mental Health Support. In addition to the events and support programs the Volunteer Fire Foundation donates Strike Team Comfort Kits for the first responders that spend days or weeks battling catastrophic

wildfires. The Strike Team Comfort Kits include Coolers, portable cook systems, coffee, high-quality dehydrated meals, healthy snacks, headlamps, etc. A Scholarship program was launched in 2022 to allow access to firefighting training, and education.

North Pole Fire Brigade Food and Toy Drive –

Gold Ridge Fire District participates in the North Pole Fire Brigade program that helps local families struggling during the holiday season by providing a holiday dinner and new toys.

Fundraisers –

The Gold Ridge Fire District puts on two annual Pancake Breakfasts. The public is welcome to tour the fire stations and check out the engines and equipment. Each breakfast is put on by one of the 2 firefighter's associations, both non-profit organizations, and all funds from these breakfasts are used to support the firefighters of the Gold Ridge Fire District.

Adobe Associates, Inc. has prepared Preliminary Improvement Plans including a Grading & Drainage Plan, Erosion Prevention and Sediment Control, Storm Drains, Structural Section (AC Pavement Notes), as well as an Initial Storm Water Low Impact Development Submittal. Please see the Civil Plans, and Initial Storm Water Low Impact Development Submittal for detailed

information.



Specifications

Depth: 10-3/16"

Weight: 20 lbs

Optional Back Box (PBBW)

FOR 3/4*NPT SIDE-ENTRY

- w --

Width: 5-1/2"

Optional Back Box (BBW)

Luminaire

WST LED Architectural Wall Sconce

4+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

Brands' specification for chromatic consistency • This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DT

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See ordering tree for details. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: <u>Link</u>

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REVISIONS:

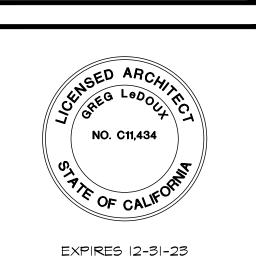
A PROPOSED NEW BUILDING FOR:

GOLD RIDGE FIRE DISTRICT

4510 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

PROJECT STATEMENT MATERIALS



GREG **ASSOCIATES** INC.

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

DRAWN BY DATE: OCT. 2023 **JOB NO.** 23.0402 SCALE: AS NOTED

PROJECT STATEMENT & MATERIALS

PROJECT STATEMENT

SCALE: NONE

NOT USED

SCALE: NONE

NOT USED

SCALE: NONE

NOT USED

SCALE: NONE

NOT USED

SCALE: NONE

6 NOT USED SCALE: NONE

NOT USED

SCALE: NONE

NOT USED

SCALE: NONE

WALL PACK LIGHT

SCALE: NONE

The second second

CMU BLOCK AT EXISTING FIRE STATION

SCALE: NONE

NOT USED

SCALE: NONE

9 NOT USED

SCALE: NONE

SCALE: AS NOTED

OF 6 ARCH SHTS

THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA ADMINISTRATIVE CODE TITLE 24 (2022) AS ADOPTED BY THE LOCAL GOVERNING AGENCY AND THE FOLLOWING: 2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA FIRE CODE 2022 CAL-GREEN CODE 2022 CALIFORNIA REFERENCE STANDARDS CODE

2017 ICC/ANSI AII7.I STANDARDS FOR ACCESSIBILITY & LOCAL ORDINANCES.

ADA NOTE

THIS WORK SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PLEASE NOTE THAT SOME OF THE REQUIREMENTS OF THE ADA MAY BE MORE RESTRICTIVE THAN THOSE SHOWN HERE. IN ALL CASES, THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED.

GENERAL NOTES:

ALL WORK SHALL COMPLY WITH THE 2022 CBC, 2022 CMC, 2022 CEC, 2022 CPC, 2022 CFC, 2022 CALGREEN, 2022 REFERENCE STANDARDS, TITLE 24 ENERGY AND DISABLE ACCESSIBILITY REGULATIONS AS ADOPTED BY THE CITY OF SEBASTOPOL AND ALL OTHER APPLICABLE CODES.

THESE DRAWINGS ARE TO BE CONSIDERED IN THEIR ENTIRETY. THE ISSUANCE OF PARTIAL SETS BY THE CONTRACTOR, OWNER OR ARCHITECT DOES NOT REMOVE THE OBLIGATION OF THE CONTRACTOR OR SUBCONTRACTOR TO KNOW THE FULL CONTENT OF THE DRAWINGS AND ALL OTHER CONTRACT DOCUMENTS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERING A FINAL PRODUCT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE PLANS SHALL NOT BE CONSTRUED TO REPRESENT ANY INSTALLATION TECHNIQUES OR METHODS OF CONSTRUCTION. CONSTRUCTION SEQUENCES, TECHNIQUES, METHODS, DIRECTION AND SUPERVISION SHALL BE THE SOLE RÉSPONSIBILITY OF THÉ GENERAL CONTRACTOR.

ALL STRUCTURES AND OTHER CONSTRUCTION SHALL BE ADEQUATELY SHORED OR BRACED TO PROVIDE SUPPORT AND PREVENT DAMAGE OR INJURY DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY INCLUDING BUT NOT LIMITED TO CONFORMANCE WITH ALL O.S.H.A. CALIFORNIA SB 198 INJURY AND ILLNESS PREVENTION ACT AND ANY OTHER APPLICABLE STATE, LOCAL OR FEDERAL REQUIREMENTS.

TESTING AGENCIES, PROFESSIONAL CONSULTANTS AND REQUIRED BUILDING INSPECTIONS BY THE LOCAL BUILDING OFFICIAL. ALL SHOP DRAWINGS SHALL BE VERIFIED AND APPROVED BY THE GENERAL

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL THE

WORK ON THIS JOB INCLUDING BUT NOT LIMITED TO SUBCONTRACTORS, MATERIAL

CONTRACTOR BEFORE AUTHORIZING ANY FABRICATION OR AFFECTED WORK.

SITE OBSERVATION PERFORMED BY THE ARCHITECT OR ENGINEER DOES NOT PREEMPT OR IN ANY WAY SUPERSEDE INSPECTIONS BY THE LOCAL BUILDING OFFICIAL. SITE OBSERVATION IS DISTINGUISHED FROM INSPECTION OR SUPERVISION SERVICES AND IS INTENDED ONLY TO ASSIST IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. SITE OBSERVATION BY THE ARCHITECT OR ENGINEER DOES NOT GUARANTEE THE WORK AND SHALL NOT BE JUDGED TO BE SUPERVISION

ANY ATTACHED CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE, IRRIGATION DRAWINGS MAY HAVE NOTES PERTAINING TO THOSE TRADES. NOTES FOUND WITHIN ANY OF THESE DRAWINGS ARE TO BE CONSIDERED AS APPLICABLE TO THE ENTIRE SET OF DRAWINGS. DISCREPANCIES WITHIN THE NOTES SHALL BE REPORTED AS DISCREPANCIES WITHIN THE DRAWINGS

THIS BUILDING SHALL COMPLY WITH THE CALIFORNIA ADMINISTRATIVE CODE TITLE 24 "ENERGY CONSERVATION STANDARDS FOR NEW NON RESIDENTIAL BUILDINGS". THESE PLANS SHALL NOT BE JUDGED COMPLETE UNTIL ISSUANCE OF BUILDING

WRITTEN DIMENSIONS SHALL BE OBSERVED IN ALL CASES OVER SCALED DIMENSIONS. THESE PLANS SHALL NOT BE SCALED.

IN THE EVENT DISCREPANCIES ARE FOUND IN THESE PLANS THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR ARCHITECT BEFORE

AUTHORIZING OR PROCEEDING WITH ANY WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND

CONDITIONS BEFORE PROCEEDING WITH ANY WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY ISSUING

REVISED DRAWING(S) OR CLARIFICATION DRAWING(S) TO THE APPROPRIATE

PERSONNEL IN THE FIELD UPON RECEIPT FROM THE ARCHITECT OR ENGINEER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND MAKING THEMSELVES AWARE OF ALL EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS AND THE TIONS AS OBSERVED BY THE GENERAL CONTRACTOR SHALL BE BROUGHT TO

THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE BEST INFORMATION AVAILABLE; HOWEVER, THE C AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN, OR FOR THE INADVERTENT OMISSION OF ANY SUCH INFORMATION. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES AND OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF THIS

ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER 5 IN DEPTH. ALL TRENCHES OR HOLE OPENINGS SHALL BE PROTECTED AGAINST CAVING BY SUITABLE SHORING, CAGES, OR PROPER SLOPING. ALL WORK AND EQUIPMENT SHALL COMPLY WITH THE CDIS REQUIREMENTS.

CONTRACTOR SHALL OBTAIN ALL PERMITS PRIOR TO CONSTRUCTION OF THE WORK. ENCROACHMENT PERMITS SHALL BE OBTAINED FROM THE CITY OF SEBASTOPOL DEPARTMENT OF PUBLIC WORKS.

CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THE PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY 48 HOURS BEFORE STARTING WORK. CALL UNDERGROUND SERVICE ALERT (USA) TOLL FREE AT LEAST 48 HOURS PRIOR TO EXCAVATION, (800) 642-2444.

SIMILAR DETAILS SHALL APPLY AT SIMILAR CONDITIONS. SITE WORK NOTES:

SEE ALSO CIVIL ENGINEERING DRAWINGS AND NOTES.

ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE LOCAL JURISDICTION STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC

UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER 5

FEET IN DEPTH. ALL TRENCHES OR HOLE OPENINGS SHALL BE PROTECTED

AGAINST CAVING BY SUITABLE SHORING, CAGES, OR PROPER SLOPING. ALL WORK

AND EQUIPMENT SHALL COMPLY WITH THE CDIS REQUIREMENTS CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES PRIOR TO COMMENCEMENT OF THE WORK. ENCROACHMENT PERMITS SHALL BE OBTAINED FROM THE LOCAL DEPARTMENT OF PUBLIC WORKS IF REQUIRED.

THE LOCAL PUBLIC WORKS AGENCIES SHALL BE GIVEN 48 HOURS NOTICE BEFORE

CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THE PARTICULAR UTILITY. THE CITY AND/OR COUNTY AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR THE EXISTING UTILITIES OR FOR THE INADVERTENT OMISSION OF ANY SUCH INFORMATION. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES AND OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY 48 HOURS BEFORE STARTING WORK. CALL UNDERGROUND SERVICE ALERT (USA) TOLL FREE AT LEAST 48 HOURS PRIOR TO EXCAVATION, (800)642-2444.

<u>SELECTIVE DEMOLITION:</u>

DEMOLITION SHALL BE CAREFULLY COORDINATED BETWEEN THE EXISTING FLOOR PLAN AND THE PROPOSED FLOOR PLAN. DEMOLITION SHALL OCCUR ONLY TO THE POINT REQUIRED FOR INSTALLATION OF NEW IMPROVEMENTS AS SHOWN ON THE PROPOSED FLOOR PLAN.

ALL EXISTING AND NEW CONSTRUCTION SHALL BE BRACED, SHORED OR OTHERWISE ADEQUATELY SUPPORTED DURING DEMOLITION IN ORDER TO PREVENT INJURY OR

DEBRIS AND MATERIALS RESULTING FROM DEMOLITION SHALL NOT BE REUSED UNLESS OTHERWISE NOTED ON THE PLANS. THEY SHALL BE PROPERLY STORED ON THE SITE AND PROMPTLY DISPOSED OFF SITE.

USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO NEIGHBORS, AND TO OTHER WORK BEING PERFORMED ON THE SITE. ADEQUATELY PROTECT PARTIALLY DEMOLISHED AREAS FROM WEATHER DAMAGE

EVERY EFFORT POSSIBLE SHALL BE MADE DURING CONSTRUCTION TO PROTECT EXISTING CONSTRUCTION (WHERE IT IS TO BE SAVED), FINISHES, WALKWAYS UTILITIES, LANDSCAPING AND OTHER IMPROVEMENTS. DAMAGE DUE TO NEGLECT ON THE PART OF THE GENERAL CONTRACTOR OR SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY REPAIR OF SUCH DAMAGES SHALL BE BACK CHARGED AGAINST THE CONTRACT AMOUNT AND WILL BE DEDUCTED FROM THE FINAL PAYMENT.

SEE "G" SHEETS FOR DEMOLITION/RECYCLING PROCEDURES.

<u>DESIGN BUILD SYSTEMS:</u>

ALL MECHANICAL SYSTEMS ARE DESIGN BUILD, INCLUDING HVAC SYSTEM, SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR. THE LOCATIONS SIZES AND TYPES OF EQUIPMENT, GRILLES, REGISTERS, THERMOSTATS, ETC., THAT ARE INDICATED ON ANY OF THE DRAWINGS WITHIN THIS SET ARE SCHEMATIC ONLY. THE INSTALLER IS RESPONSIBLE FOR THE FULL COVERAGE AND PROPER FUNCTION OF THE SYSTEM TO ACCEPTABLE INDUSTRY STANDARDS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE UNIFORM MECHANICAL CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. SEE ALSO "HVAC" NOTES.

ALL ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR. THE CONTRACTOR SHALL SIZE THE MAIN SERVICE AND ALL SUBPANELS BASED UPON INDUSTRY STANDARDS AND DESIGN INFORMATION FURNISHED BY THE OWNER. ALL FIXTURES SHALL BE UL APPROVED AND ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. ALL ELECTRICAL WORK DONE OUTSIDE THE BUILDING SHALL CONFORM TO STANDARDS ESTABLISHED BY THE PACIFIC GAS AND ELECTRIC COMPANY, PLANS AND LOAD DATA SHALL BE SUBMITTED TO PG !E FOR PURPOSES OF PROVIDING PRIMARY SERVICE. CONSTRUCTION OF THE TRANSFORMER PAD AND THE COORDINATION OF IT'S LOCATION WITH POSE AND THE ARCHITECT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. SEE ALSO "ELECTRICAL" NOTES.

SEE "G" SHEETS FOR ADDITIONAL ELECTRICAL REQUIREMENTS.

ALL PLUMBING SYSTEMS SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR. ALL WORK WITHIN THE BUILDING SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE UNIFORM PLUMBING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. ALL WORK OUTSIDE THE BUILDING SHALL ALSO COMPLY WITH ALL APPLICABLE ADOPTED CITY STANDARDS. SEE ALSO "PLUMBING" NOTES

SEE "G" SHEETS FOR PLUMBING REQUIREMENTS.

SHOP DRAWINGS:

SHOP DRAWINGS ARE REQUIRED FOR ALL WINDOW AND DOOR, METAL ROOFING, MILLWORK, GFRC, CAST STONE WORK, AND FIRE SPRINKLER SYSTEMS. <u>FIRE PROTECTION NOTES:</u>

SEE ATTACHED FIRE SPRINKLER DRAWINGS FOR ADDITIONAL INFORMATION. THIS BUILDING IS EQUIPPED WITH A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM AND THAT SYSTEM SHALL BE EXTENDED TO COVER ALL AREAS OF NEW CONSTRUCTION. SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND THE FIRE MARSHAL OF THE LOCAL FIRE DEPARTMENT FOR

PROVIDE AND INSTALL ONE 2A IOBC DRY CHEMICAL FIRE EXTINGUISHER FOR EACH 2500 SQUARE FEET OF FLOOR AREA. FIRE EXTINGUISHER LOCATIONS SHALL BE APPROVED BY THE FIRE MARSHAL.

EXIT SIGN TYPE AND LOCATIONS SHALL BE SUBJECT TO APPROVAL OF THE FIRE MARSHAL

ALL EXITING SHALL CONFORM TO CHAPTER 10 OF THE CALIFORNIA BUILDING CODE. ALL WASTE CONTAINERS SHALL BE METAL OR APPROVED FIRE RETARDANT PLASTIC.

FURRED SPACES AND OPENINGS AROUND PIPES, VENTS, FLUES, ETC. SHALL BE FIRESTOPPED.

DRAFT STOPS SHALL BE PROVIDED IN THE FLOOR CEILING ASSEMBLY SO THAT THE AREA BETWEEN DRAFT STOPS DOES NOT EXCEED 1000 SQUARE FEET AND THE HORIZONTAL DIMENSION DOES NOT EXCEED 60'. WHERE APPROVED FIRE SPRINKLERS ARE INSTALLED, THE AREA BETWEEN DRAFT STOPS MAY NOT EXCEED 3,000 SQUARE FEET AND THE HORIZONTAL DIMENSION MAY NOT EXCEED 100 FEET.

DRAFT STOPS SHALL BE PROVIDED IN THE ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS, AND SIMILAR CONCEALED SPACES SO THAT THE AREA BETWEEN DRAFT STOPS DOES NOT EXCEED 3,000 SQUARE FEET AND THE GREATEST HORIZONTAL DISTANCE DOES NOT EXCEED 60. WHERE APPROVED FIRE SPRINKLERS ARE INSTALLED, THE AREA BETWEEN DRAFT STOPS MAY NOT EXCEED 9,000 SF AND THE HORIZONTAL DIMENSION MAY NOT EXCEED 100'.

DRAFT STOPS SHALL BE 1/2" GYPSUM BOARD OR 3/8" PLYWOOD ADEQUATELY SUPPORTED. AUTOMATIC, SELF CLOSING DAMPERS SHALL BE PROVIDED IN ALL DRAFT STOP PENETRATIONS.

PROVIDE LEVER LATCHSETS, PUSH PULL OR PANIC DEVICES FOR ALL LATCHING OR LOCKING DOORS

DOORWAY CLEAR WIDTH SHALL BE A MINIMUM OF 32" WHEN DOOR IS 90° OPEN. MINIMUM DOOR WIDTH SHALL BE 3'-0". THRESHOLD HEIGHT ABOVE FLOOR AND/OR LANDING SHALL BE 1/2" MAXIMUM BEVEL EDGES OF THRESHOLD AT 1:2 MAXIMUM IF HIGHER THAN 1/4".

PROVIDE 'KNOX' BOX FOR KEY CONTROL, LOCATED ON BUILDING AS DIRECTED BY THE FIRE MARSHAL. KEEP STORED GOODS 18" MINIMUM BELOW SPRINKLER HEADS IN WAREHOUSE AREAS

LLOW 2" CLEARANCE AROUND FIRE SPRINKLER LATERAL. CAULK ALL PENETRATIONS IN WALLS DESIGNATED TO BE OF FIRE RESISTIVE CONSTRUCTION WITH 'FYRE' PUTTY OR EQUAL APPROVED FIRE RATED CAULKING. PROVIDE EMERGENCY BATTERY BACKUP EXIT LIGHTING AS DIRECTED BY THE FIRE

PROVIDE FIRE BLOCKING AT THE FOLLOWING LOCATIONS: . IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS, AND AT 10 FOOT INTERVALS BOTH

VERTICAL AND HORIZONTAL. B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL

OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND

SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY

FIRE BLOCK CONSTRUCTION SHALL BE PER 2001 CBC SECTION 708. PROVIDE 110 V. SMOKE DETECTORS AS SHOWN ON THE PLANS.

ANY BUILDING OR PORTION OF A BUILDING USED FOR HIGH PILED COMBUSTIBLE STORAGE SHALL CONFORM TO ARTICLE 81 OF THE UNIFORM FIRE CODE. A PERMIT IS REQUIRED BY THE FIRE MARSHAL'S OFFICE.

PROVIDE A MINIMUM OF TWO SETS OF PLANS AND CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL PRIOR TO

SPRINKLER SYSTEM SHALL BE PROVIDED WITH CENTRAL STATION ALARM MONITORING WHICH SHALL NOTIFY THE FIRE DEPARTMENT IN THE EVENT OF WATER FLOW. IN ADDITION, A LOCAL ALARM SHALL BE PROVIDED ON THE EXTERIOR AND INTERIOR OF THE BUILDINGS.

THAT WILL NOTIFY ALL OCCUPIED SPACES. PROVIDE ADDITIONAL HORN/STROBE DEVICES IN ALL LOBBY AND CORRIDOR LOCATIONS. PROVIDE ELECTRICAL CONDUIT FROM POST INDICATOR VALVE TO ALARM PANEL

CONTRACTOR SHALL PROVIDE THE FIRE MARSHAL'S OFFICE WITH TWO SETS OF PLANS FOR THE UNDERGROUND FIRE SERVICE MAIN FOR PERMIT APPROVAL, PRIOR TO COMMENCEMENT OF THE WORK.

A TWO INCH CLEARANCE SHALL BE PROVIDED AROUND FIRE SPRINKLER LATERAL AND RISER AT FOUNDATION AND FLOOR SLAB.

ALL EXISTING EXTERIOR EXIT DOORS AND NEW CORRIDOR LOBBY DOORS SHALI FIELD VERIFICATION BY THE FIRE AND BUILDING INSPECTORS. WALL CONSTRUCTION:

MAY BE SUBSTITUTED AT OWNER'S DISCRETION.

ALL WALLS IN T-BAR CEILING AREAS SHALL EXTEND A MINIMUM OF 6" ABOVE THE T-BAR CEILING OR AS NOTED OR DETAILED ON THE DRAWINGS. GYPSUM BOARD WALL SURFACE, INSULATION AND FRAMING MUST EXTEND A MINIMUM OF 6" ABOVE CEILING OR AS NOTED OR DETAILED ON THE DRAWINGS.

PROVIDE LATERAL BRACING FOR ALL WALLS AS REQUIRED BY C.B.C. INSULATE ALL WALLS PER "INSULATION NOTES".

SEE WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING

ALL WALLS TO BE CHALKED AND REVIEWED BY ARCHITECT BEFORE WALL CONSTRUCTION IS TO BEGIN.

ALL INSULATION MATERIALS, INCLUDING FACINGS SUCH AS VAPOR BARRIERS OR BREATHER PAPERS, INSTALLED WITHIN FLOOR, CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS SHALL HAVE A FLAME SPREAD RATING NOT TO

FOR INSULATION INSTALLED IN CONCEALED SPACES OF TYPES III. IV. AND \ CONSTRUCTION, THE FLAME SPREAD AND SMOKE DENSITY LIMITATIONS DO NOT APPLY TO THE FACINGS IF THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF CEILING, WALL OR FLOOR FINISH.

PROVIDE A MINIMUM R=12 INSULATED BLANKET AROUND THE HOT WATER HEATER. ALL STUD WALLS AROUND THE PERIMETER OF CONDITIONED SPACE SHALL INSULATED WITH 3 1/2" THICK R=13 FIBERGLASS BATTS AT 3 1/2" THICK WALLS. USE

INSULATE ALL EXPOSED PIPING UNDER SINKS AND LAVATORIES WITH CLOSED CELI PIPE INSULATION MINIMUM WALL THICKNESS 3/8". TAPE INSULATION IN PLACE FOR A NEAT FINISHED APPEARANCE.

ALL ATTIC OR FLOOR/CEILING AREAS SHALL BE INSULATED WITH 5 1/2" THICK R=19 FIBERGLASS BATTS TO BE LOCATED AT THE UNDERSIDE OF THE ROOF OR FLOOR SHEATHING

ALL ELECTRICAL OUTLETS, SWITCHES, THERMOSTATS, ETC. REQUIRED TO BE ACCESSIBLE SHALL BE INSTALLED +15" MINIMUM TO THE BOTTOM OF THE BOX AND +48" MAXIMUM TO THE TOP OF THE BOX ABOVE FINISH FLOOR. WHEN FORWARD REACH OBSTRUCTIONS PROJECT 20" OR GREATER WITH KNEE SPACE BELOW, ELECTRICAL DEVICES SHALL BE INSTALLED +44" MAXIMUM TO THE TOP OF THE

CENTER 15, 20 \$ 30 AMPERE RECEPTACLE OUTLETS SHALL BE INSTALLED 15' MINIMUM ABOVE FINISHED FLOOR TO CENTERLINE OF OUTLET. INSTALL +44" ABOVE FINISH FLOOR AT COUNTER OR LAVATORY LOCATIONS.

ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL EMERGENCY BATTERY BACKUP EXIT LIGHTING AND ILLUMINATED EXIT SIGNS AS REQUIRED BY THE LOCAL

ALL EXPOSED WIRING SHALL BE IN APPROVED CONDUIT.

ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CIRCUIT DESIGN. ALL LED FIXTURES SHALL BE ENERGY SAVING.

FIRE MARSHAL. ALL EXPOSED WIRING SHALL BE IN APPROVED CONDUIT.

DOUBLE SMITCH ALL LIGHTS AS REQUIRED BY C.E.C. ROOMS LARGER THAN 100 S.F. SHALL BE DOUBLE SWITCHED. ALL ELECTRICAL WORK SHALL CONFORM TO THE C.E.C., LATEST ADOPTED EDITION,

ALL OUTLET LOCATIONS FOR DUPLEX, TELEPHONE, AND COMPUTER SHALL VERIFIED WITH OWNER AND THE CAPACITY OF THE SUBPANEL AS WELL AS THE

THE POINT OF CONNECTION FOR NEW ELECTRICAL WORK (SUBPANEL) SHALL BE VERIFIED WITH OWNER AND THE CAPACITY OF THE SUBPANEL AS WELL AS THE MAIN PANEL SHALL BE CHECKED FOR THE REQUIRED CAPACITY INDUCED BY THE

EXTENSION CORDS ARE NOT ALLOWED. ALL APPLIANCES SHALL BE PLUGGED

ALL WIRING IN CONCEALED SPACES MAY BE OF APPROPRIATE SIZE CONDUIT APPROVED BY THE BUILDING OWNER AND THE LOCAL BUILDING OFFICIAL.

OUTSIDE LIGHTS TO BE WATERPROOF PROTECTED AND CONNECT TO TIME CLOCK

SEE ALSO 'DESIGN BUILD SYSTEMS' NOTES.

<u>NOTE:</u> #2 COPPER UFER GROUND IN FOOTING. #2 BOND WIRE TO WATER SYSTEM.

PLUMBING NOTES:

ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH THE C.P.C. AND THE C.M.C., CURRENTLY ADOPTED EDITION AND ANY OTHER APPLICABLE STATE AND LOCAL CODES. VERIFY ALL PIPE SIZES AND TYPES TO ASSURE CONFORMANCE.

SEE ARCHITECTURAL DRAWINGS FOR DETAILED PLUMBING FIXTURE SCHEDULE STRAP OR ANCHOR ANY WATER HEATER OVER 4 FOOT HIGH AND CONNECT WITH NONRIGID PIPING TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE

PROVIDE UPPER AND LOWER COMBUSTION AIR VENTS IN ACCORDANCE WITH U.M.C. CHAPTER 7 WITH OPENINGS COVERED WITH $\frac{1}{4}$ " MESH GALVANIZED SCREEN. SEE LOCATION ON FLOOR PLAN.

PROVIDE ALL FAUCETS, CONTROLS, VALVES, CONNECTING PIPING, AND ANY OTHER HARDWARE REQUIRED FOR A FINISHED INSTALLATION OF PLUMBING FIXTURES. ALL PLUMBING SYSTEMS SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCHITECT AND THE CITY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY WORK. ALL WORK WITHIN THE BUILDING SHALL BE DONE IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. ALL WORK OUTSIDE THE BUILDING SHALL ALSO COMPLY WITH ALL APPLICABLE ADOPTED CIT

ALL FIXTURES AND FAUCETS SHALL COMPLY WITH C.B.C. AND TITLE 24. ALL FIXTURES AND ACCESSORIES SHALL BE MOUNTED PER TITLE 242 AND ADA. INSULATE ALL EXPOSED PIPING (HOT, COLD, & WASTE/DRAIN PIPING) UNDER ALL SINKS AND LAVATORIES PER TITLE 24. SEE "INSULATION" NOTES. OFFICE AREA FINISHES:

PROVIDE FLOOR COVERING AND BASEBOARD AS INDICATED ON THE DRAWINGS.

JSE 5/8" TYPE "X" GYPSUM WALLBOARD ON BOTH SURFACES OF WALLS WITH SPRAYED ON KNOCKED DOWN TEXTURE. USE PROPERLY SIZE METAL STUDS 16" O.C. PROVIDE GYPSUM WALLBOARD CEILING WHERE INDICATED ON DRAWINGS USE 5/8" GYPSUM BOARD ON THE INSIDE SURFACE OF CEILING WITH TEXTURE AS ON WALLS USE PROPERLY SIZED METAL CEILING JOISTS AT 16" O.C. USE FLAT LATEX PAINT ON ALL GYPSUM WALLBOARD SURFACES.

NSTALL CEILING IN ACCORDANCE WITH C.B.C. STD. NUMBER 47 18 WITH LATERAL FORCE BRACING IN ACCORDANCE WITH C.B.C. STD. NUMBER 47 1812(c). PROVIDE I DIAMETER STEEL TUBE WITH 16 GA. WALL FOR COMPRESSION STRUT AT LATERAL BRACE LOCATIONS. MATCH EXISTING CEILING PANEL. SUSPEND AT HEIGHT AS INDICATED ON THE DRAWINGS. PROVIDE 2'x4' LED DROP IN FIXTURES, WELL MADE OR EQUAL. TOILET ROOM FINISHES:

PROVIDE TILE, SHEET TILE, VINYL, OR VCT FLOORING, AND TILE OR FRP WAINSCOT UP 48" PER PLAN AND SCHEDULE, TYPE AND COLOR BY OWNER. USE PROPERLY SIZED METAL STUDS AND CEILING JOISTS AT 16" O.C. USE 5/8" WATER RESISTANT SYPSUM BOARD ON INSIDE SURFACE OF WALLS AND 5/8" TYPE "X" GYPSUM BOARD ON CEILING.

USE ENAMEL PAINT WITH SMOOTH SURFACE ON ALL GYPSUM BOARD SURFACES. PROVIDE LIGHT AND DUPLEX OUTLET (+42" GFI). PROVIDE GRAB BARS AT SIDE AND REAR OF TOILET. PROVIDE HVAC REGISTERS OR FANS AS SHOWN ON PLANS PROVIDE SOAP, PAPER TOWEL AND TOILET PAPER DISPENSERS AS SHOWN ON PLANS. PROVIDE 38" HIGH MIRROR OVER LAVATORY. INSTALL ALL FIXTURES AND ACCESSORIES PER CALIFORNIA ADMINISTRATIVE CODE TITLE 24 (SEE EXCERPTS PROVIDED ON THESE PLANS) AND THE ADA.

ACCESSORIES: PROVIDE LIGHT SWITCH AND DUPLEX (+42" GFI), GRAB BARS AND OTHER TOILET ROOM ACCESSORIES AND FIXTURES AS SHOWN AND PER SCHEDULE TO BE INSTALLED PER CALIFORNIA ADMINISTRATIVE CODE TITLE 24. LAVATORY FAUCET CONTROLS SHALL BE METERED, AND SHALL BE C.E.C. CERTIFIED. INSULATE HOT WATER AND DRAIN PIPES UNDER LAVATORIES.

PAINTING NOTES: INLESS NOTED OTHERWISE, ALL GYPSUM BOARD SURFACES SHALL RECEIVE A LIGHT SPRAYED ON/KNOCKED DOWN TEXTURE WITH 2 COATS OF PAINT PER FINISH

SCHEDULE. COLOR AS SELECTED BY TENANT. GYPSUM BOARD SURFACES AT WAREHOUSE SHALL BE FIRE TAPED SMOOTH. THE PAINTER SHALL BE RESPONSIBLE FOR 100 PERCENT COVERAGE.

APPLY ONE COAT OF APPROPRIATE SEALER AND/OR PRIMER TO ALL SURFACES TO BE PAINTED. ALL WALL AND CEILING PAINT TO BE APPLIED WITH A SPRAYER AND BACKROLLED. ALL SURFACES NOT TO BE PAINTED SHALL BE PROPERLY

PROTECTED FROM OVERSPRAY. ALLOW 24 HOURS MINIMUM BETWEEN COATS OF PAINT.

ALL TRIM, BASEBOARD JOINTS AND CONNECTIONS SHALL BE MITERED UNLESS INTERIOR TRIM AT INTERIOR WINDOWS SHALL BE GYPSUM BOARD WRAPPED AT THE HEAD AND JAMB. AT THE SILL PROVIDE A PAINT GRADE WOOD STOOP AND

PROVIDE 90° ANGLE METAL CORNERS AT ALL OUTSIDE CORNERS OF INTERIOR GYPSUM BOARD WALLS. PROVIDE 90° ANGLE METAL CORNERS AT WINDOWS WHERE GYPSUM BOARD WRAPS AT HEAD, JAMB, AND SILL.

<u>WINDOW AND DOOR NOTES:</u>

ALL EXTERIOR DOORS SHALL BE COMPLETELY WEATHER-STRIPPED. MANUFACTURER OF DOORS AND WINDOWS SHALL CERTIFY AIR INFILTRATION RATES TO MEET OR EXCEED TABLE 2 53J OF TITLE 24 PART 2 OF CALIFORNIA ADMINISTRATIVE CODE.

LBS. FOR INTERIOR DOORS, 5 LBS. FOR EXTERIOR DOORS AND 15 LBS. FOR REQUIRED FIRE DOORS. ALL LOCKS SHALL BE IN ACCORDANCE WITH SECTION 1004.3 OF THE C.B.C. AND

ANY LOCAL SECURITY ORDINANCE IF APPLICABLE. CONFIRM WITH LOCAL POLICE

ALL DOOR CLOSERS SHALL BE ADJUSTED FOR OPENING EFFORT AS FOLLOWS: 5

DIMENSIONS SHOWN FOR DOORS & SLIDING GLASS DOORS AND WINDOWS ARE NOMINAL. PROVIDE APPROPRIATE FRAME WITH 1/4" SHIM SPACE ALL AROUND TO

WOOD DOORS, FRAMES AND TRIM SHALL HAVE NATURAL FACTORY CLEAR FINISH. ALL REQUIRED EXIT DOORS SHALL COMPLY WITH C.B.C. SECTION 1008. REVOLVING, SLIDING AND OVERHEAD DOORS SHALL NOT BE USED AS REQUIRED EXITS WHERE OCCUPANT LOAD IS 10 OR MORE.

DOOR JAMBS AND TRIM SHALL MATCH DOORS U.N.O. ON THE PLANS. DOORS INDICATED AS LOCKABLE (LOCK) ON PLAN SHALL BE PROVIDED WITH A LOCKING LATCHSET. CONFIRM LOCKING LATCHSET LOCATIONS AND KEYING REQUIREMENTS WITH TENANT.

WOOD DOORS, FRAMES AND TRIM DESIGNATED "PAINT GRADE" SHALL BE PRIMED AND PAINTED WITH SEMI GLOSS LATEX ENAMEL (100% COVERAGE, 2 COATS). COLOR BY TENANT HOLLOW METAL DOORS & FRAMES AND ROLL UP DOORS SHALL BE SHOP PRIMED

NTERIOR WINDOWS TO BE CLEAR GLASS IN ALUMINUM FRAME FINISH TO MATCH DOOR TRIM. PROVIDE TEMPERED GLASS WHERE SHOWN ON PLANS OR OTHERWISE REQUIRED BY CHAPTER 24 OF THE C.B.C. ALL WINDOWS INDICATED TO BE FIRE RATED SHALL BE A UL LABELED WINDOW \$

FRAME ASSEMBLY. SEE PLANS FOR DOOR TYPE, SIZE, HARDWARE AND LOCATION.

SEE ALSO HARDWARE NOTES. SEE ALSO 'MANDATORY FEATURES' IN TITLE 24 DOCUMENTATION.

AND JOB FINISHED TO MATCH EXISTING.

VERIFY ALL OPENING DIMENSIONS PRIOR TO FABRICATION OR ORDERING. DOOR DIMENSIONS ARE NOMINAL LEAF SIZE FOR SWING DOORS. ALL SWING DOORS SHALL BE I 3/4" THICK UNLESS NOTED OTHERWISE.

HARDWARE NOTES:

WHERE BUTT HINGES ARE REQUIRED TO SWING 180 DEGREES, FURNISH BUTTS OF SUFFICIENT THROW TO CLEAR THE TRIM.

FURNISH SILENCERS FOR DOOR FRAMES AT THE RATE OF THREE FOR EACH SINGLE DOOR AND TWO FOR EACH DOOR FOR A PAIR OF DOORS; EXCEPT WEATHER-STRIPPED DOORS AND DOORS WITH LIGHT SEALS OR SOUND SEALS. FURNISH DOOR STOPS FOR ALL DOORS.

FACTORY KEY, MASTER KEY, AND GRANDMASTER KEY LOCKS AND CYLINDERS AS DIRECTED BY THE OWNER.

WITH THE DELIVERY OF PERMANENT KEYS, DELIVER TO THE OWNER ONE COMPLETE SET OF ADJUSTMENT TOOLS AND ONE SET OF MAINTENANCE MANUALS FOR LOCKSETS, LATCHSETS, AND CLOSERS AS SPECIFIED.

WHERE HARDWARE FINISH IS NOT DESIGNATED BY MANUFACTURER'S NUMBER PROVIDE FINISH TO MATCH REMAINDER OF DOOR HARDWARE. PROVIDE PUSH PULL HARDWARE FOR ALL LATCHING OR LOCKING DOORS FOR ALL

DOORS NOT PROVIDED WITH LEVER LATCHSETS

ALL HARDWARE SHALL BE "STANLEY" OR EQUAL

SEE ALSO WINDOW AND DOOR NOTES.

WHERE LATCHSETS ARE FURNISHED, PROVIDE FOR 2 3/4" BACKSET. PROVIDE LEVER TYPE LATCHSETS PER C.B.C. AND TITLE 24 C.A.C., LATEST EDITION.

ALL LATCHSETS AND LOCKSETS SHALL BE "SCHLAGE" OR EQUAL. PROVIDE 2 PAIR BUTTS, HEAVY DUTY, COMMERCIAL, BALL BEARING TYPE, MINIMUM ALL DOORS. HINGE SIZE, TYPE AND CAPACITY TO MATCH THE INTENDED DOOR.

NO ROOF MOUNTED EQUIPMENT OR STRUCTURE SHALL BE CONSTRUCTED IN A MANNER THAT WOULD INTERFERE WITH THE INTENDED ROOF DRAINAGE PATTERNS. ALL NEW ROOF PENETRATIONS SHALL BE WATERPROOFED AS RECOMMENDED BY THE ORIGINAL ROOFING MANUFACTURER TO NOT JEOPARDIZE ANY IN PLACE ROOFING WARRANTIES.

ROOFING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH TH MANUFACTURER'S RECOMMENDATIONS OVER A SURFACE PREPARED AS DIRECTED BY THE ROOFING MANUFACTURER. THE ROOFER SHALL PROVIDE A WATERTIGHT ASSEMBLY GUARANTEED FOR I YEAR FROM THE DATE OF ACCEPTANCE. ANY ROOFING OR FLASHING DETAIL THAT DOES NOT MEET THE MANUFACTURER'S

SPECIFICATIONS AND/OR THE STANDARDS FOR INSTALLATION WITHIN THE INDUSTRY

MUST BE BROUGHT TO THE OWNER'S AND ARCHITECT'S ATTENTION BY WRITTEN NOTIFICATION PRIOR TO INSTALLATION. ALL SHEET METAL WORK, GUTTERS, FLASHINGS, ETC. SHALL BE IN CONFORMANCE WITH THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) STANDARDS CURRENT EDITION. ANY DISCREPANCIES

BETWEEN THESE STANDARDS AND THE INFORMATION WITHIN THESE PLANS SHALL B REPORTED TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK. ALL SHEET METAL SHALL BE 24 GA. GALV. MATERIAL UNLESS REQUIRED TO BE OF HEAVIER GAUGE BY SMACNA OR OTHER APPLICABLE CODE OR SHOWN TO BE OF LIGHTER GAUGE ON THESE DRAWINGS. IN THE EVENT OF CONFLICTING NOTATIONS THE HEAVIEST GAUGE SHALL BE USED.

HVAC NOTES: SEE ATTACHED MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

ALL HVAC SYSTEM WORK SHALL BE DONE IN ACCORDANCE WITH THE CPC AND THE CMC CURRENTLY ADOPTED EDITION AND ANY OTHER APPLICABLE STATE AND

PROVIDE NEW AIR HANDLING MULTI-ZONE UNITS (AS REQUIRED) TO SUPPLY ALL NEW OFFICE AREAS. SYSTEM TO BE DESIGNED AND INSTALLED BY MECHANICAL CONTRACTOR

THE DRAWINGS ARE DIAGRAMMATIC. INSTALL ALL EQUIPMENT, DUCTWORK AND PIPING TO SUIT FIELD CONDITIONS. ANY CHANGES TO STRUCTURAL, ARCHITECTURAL OR OTHER TRADES CAUSED BY A SUBSTITUTION ON EQUIPMENT OR MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR MAKING THE

PROVIDED SEISMIC RESTRAINTS ON ALL EQUIPMENT, PIPING, AND DUCTWORK IN CONFORMANCE WITH THE S.M.A.C.N.A. PUBLICATION: "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS".

ALL EQUIPMENT, MATERIAL, AND INSTALLATION PROCEDURES SHALL CONFORM TO ALL THE REQUIREMENTS OF THE CBC ASHRAE BULLETIN 90 A CURRENT INSTALLATION STANDARD, CALIFORNIA TITLE 24 ENERGY REQUIREMENTS, THE C.M.C., THE FEDERAL, STATE, AND LOCAL CODES. EXTERNALLY INSULATE ALL CONCEALED SUPPLY AND RETURN HVAC DUCTWOR!

WITH OWENS CORNING FRK DUCTWRAP, 1.5 INCHES THICK. THE SYSTEM INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING COPIES OF THE TITLE 24 DOCUMENTATION AND CERTIFYING SYSTEM COMPLIANCE TO TITLE 24. PROVIDE PERMANENT ACCESS TO ALL ROOF MOUNTED HVAC EQUIPMENT PER CMC. PROVIDE ADEQUATE WORK AREA AND CLEARANCES AROUND ALL HVAC EQUIPMENT AS REQUIRED BY C.M.C. AND MANUFACTURER.

EXTERIOR FINISH, PAINT, & TRIM:

ALL EXPOSED SURFACES OF BUILDING COMPONENTS SHALL BE FINISHED TO MATCH ADJACENT SURFACES. COLOR AS ELECTED BY OWNER.

PAINTER SHALL PAINT TEST AREAS ON THE BUILDING FOR THE REVIEW OF THE

OWNER AND ARCHITECT. PAINTING SHALL NOT PROCEED UNTIL WRITTEN APPROVAL OF THE COLOR AND MATERIAL IS GRANTED BY THE OWNER AND ARCHITECT. ALLOW 24 HOURS MINIMUM BETWEEN COATS OF PAINT. THE PRIMARY BODY COLOR MAY BE APPLIED TO THE EXTERIOR WITH A SPRAYER

PROVIDED ALL SURFACES NOT TO BE PAINTED ARE PROPERLY PROTECTED FROM OVERSPRAY AND THAT ALL SURFACES ARE BACKROLLED. SURFACES NOT ACCESSIBLE WITH A ROLLER MUST BE BRUSHED (I.E. REVEALS) TO PROVIDE 100% COVERAGE WITH EACH COAT OF PAINT. ALL PREFABRICATED METAL BUILDING COMPONENTS TO BE PREFINISHED AT THE FACTORY. COLOR AND FINISH SAMPLES TO BE SUBMITTED TO THE OWNER FOR

APPROVAL PRIOR TO ORDER, FABRICATION OR ERECTION. ALL EXPOSED SURFACES OF SITE FABRICATED BUILDING COMPONENTS SHALL BE FINISHED TO MATCH ADJACENT SURFACES. COLOR AS SELECTED BY OWNER.

THE TRIM COLOR SHALL BE CAREFULLY APPLIED ONLY TO THE AREAS AS SHOWN ON THE EXTERIOR ELEVATIONS AND DETAILS. ALL OTHER AREAS SHALL BE PROPERLY PROTECTED FROM OVERSPRAY. ALL EXPOSED METAL (DOWNSPOUTS, RAINWATER LEADERS, FLASHINGS, ETC.) SHALL BE PAINTED TO MATCH ADJACENT SURFACES. ALL METAL SURFACES TO BE

PAINTED SHALL BE PROPERLY PREPARED AND PRIMED TO ACCEPT PAINT AND INSURE PROPER ADHESION. PAINTER SHALL BE RESPONSIBLE FOR 100% COVERAGE.

ALL EXTERIOR SURFACES SHALL BE PAINTED AS SHOWN ON THE COLOR SCHEDULE ON THE EXTERIOR ELEVATIONS. ALL AREAS TO BE PAINTED SHALL BE PRIMED WITH MATERIAL SPECIFICALLY DESIGNED FOR THE SURFACE ON WHICH IT IS TO BE APPLIED. LIKEWISE THE PAINT SHALL BE OF HIGHEST QUALITY AND SPECIFICALL' DESIGNED FOR USE WITH THE PRIMER AND ON THE SURFACE TO WHICH IT IS TO BE

WARRANTY: PROVIDE (5) FIRE YEAR LIMITED WARRANTY FROM THE DATE OF COMPLETION AGAINST CRACK, PEEL AND FLAKING, WASHABILITY, NON-YELLOWING, AND WILL NOT CAUSE CHALK STAINS BELOW PAINT SURFACE.

REVISIONS:

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PRINTED 10/13/23 SUBMITTED FOR **DESIGN REVIEW**

A PROPOSED NEW **BUILDING FOR:**

GOLD RIDGE DISTRICT

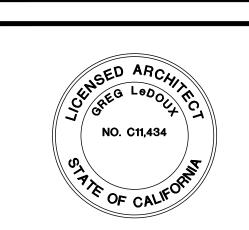
SEBASTOPOL, CA 95472

HESSEL RD.

APN: 062-091-036

NOTES and

SPECIFICATIONS



EXPIRES 12-31-23

48 M. SIERRA AVE COTATI, CA (707) 795-8855

OCT. 2025 JOB NO. 23.0402 SCALE:

NONE

NOTES and SPECIFICATIONS

BUILT CHIMNEYS.

MARSHAL.

IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM

FIRE PROTECTION NOTES (CONTINUED):

INSTALLATION OF THE SYSTEM.

ACTIVATION OF THE FIRE SPRINKLER SYSTEM SHALL SOUND AN INTERIOR ALARM LOCATION FOR TAMPER SMITCH AS UNDERGROUND IMPROVEMENTS ARE BEING

INSTALLED.

COMPLY WITH CHAPTER 10 OF THE CBC AND ARE SUBJECT TO INSPECTION AND

ALL WALLS SHALL BE METAL STUDS (SIZE PER C.B.C.) AT 16" O.C. WITH 5/8" GYPSUM WALLBOARD EACH SIDE U.O.N. PROPERLY SIZED DOUGLAS FIR STUDS

WALL CONSTRUCTION.

5 1/2" THICK R=19 FIBERGLASS BATTS AT 5 1/2" THICK WALLS.

<u>ELECTRICAL NOTES:</u> SEE ATTACHED ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

BOX ABOVE FINISH FLOOR.

ELECTRICAL SWITCHES AND CONTROLS WHICH ARE PROVIDED FOR THE USE OF ROOM OCCUPANTS SHALL BE MOUNTED +44" ABOVE THE FLOOR TO CENTERLINE C

AND ANY OTHER APPLICABLE STATE AND LOCAL CODES. ALL OUTLET LOCATIONS FOR DUPLEX, TELEPHONE AND COMPUTER SHALL BE VERIFIED WITH THE OWNER AND TENANT BEFORE WORK BEGINS.

MAIN PANEL SHALL BE CHECKED FOR THE REQUIRED CAPACITY INDUCED BY THE NEW LOADS.

DIRECTLY INTO ELECTRICAL OUTLET. ALL WIRING WILL BE IN CONDUIT, SIZED FOR LOADS BEING SERVED.

ALL ELECTRICAL FIXTURES TO BE SELECTED BY OWNER. SEE ALSO MANDATORY MEASURES ON TITLE 24 ENERGY DOCUMENTATION FOR ADDITIONAL NOTES REGARDING ELECTRICAL AND LIGHTING SYSTEMS.

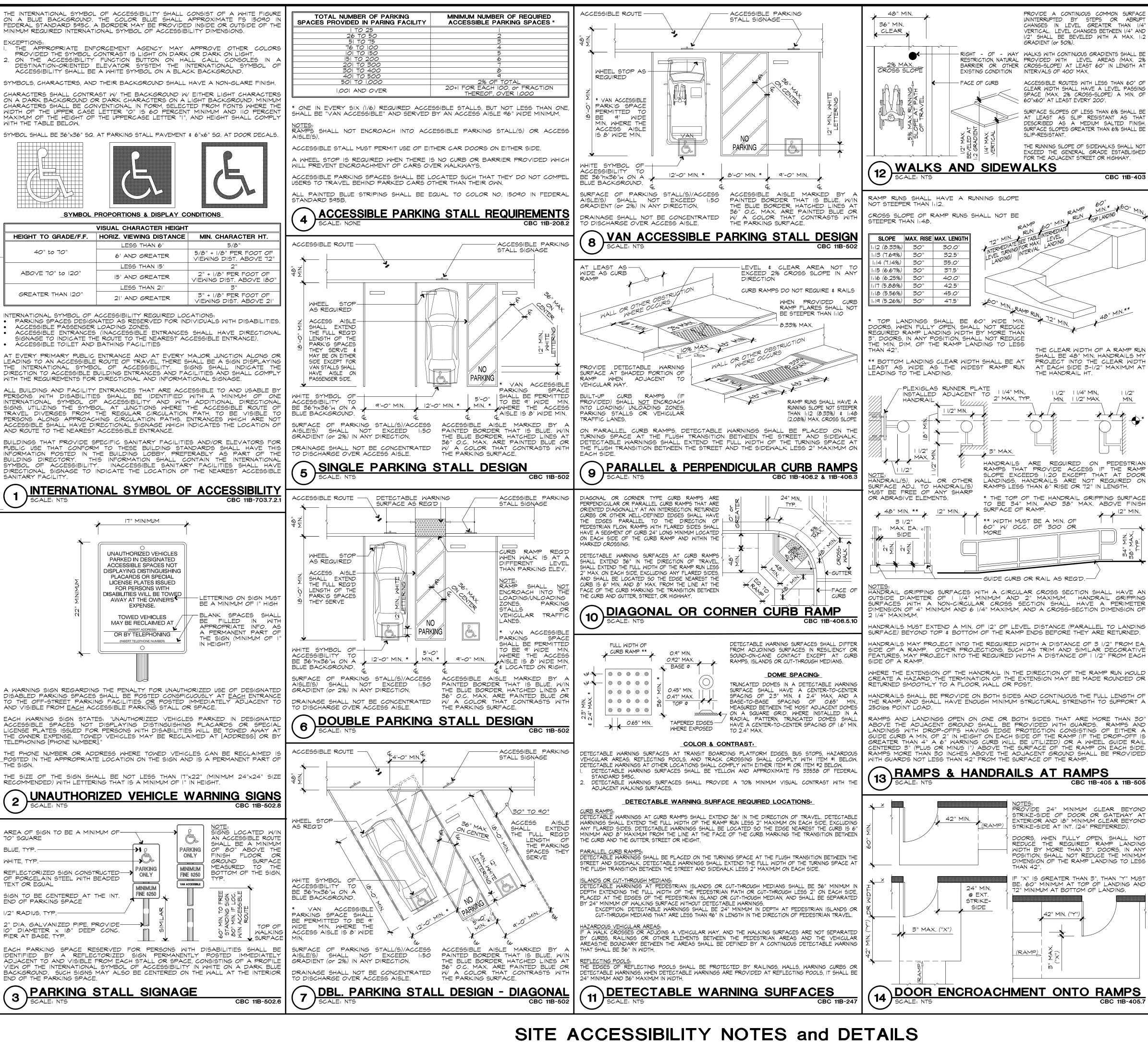
NEW LOADS.

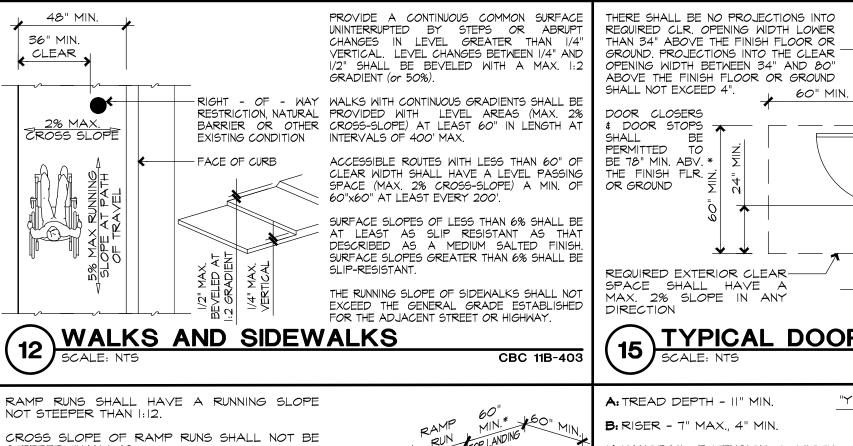
FRAME ASSEMBLY.

ALL DOORS INDICATED TO BE FIRE RATED SHALL BE A UL LABELED DOOR \$

DRAWN BY

OF 6 ARCH. SHTS





THE CLEAR WIDTH OF A RAMP RUN

SHALL BE 48" MIN. HANDRAILS MY

1 1/2"

PROJECT INTO THE CLEAR WIDTH

AT EACH SIDE 3-1/2" MAXIMUM AT

THE HANDRAIL HT.

HANDRAILS ARE REQUIRED ON PEDESTRIAN RAMPS THAT PROVIDE ACCESS IF THE RAMP SLOPE EXCEEDS 1:20 EXCEPT THAT AT DOOR

LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMPS LESS THAN 6" RISE OR 72" IN LENGTH.

TO BE 34" MIN. AND 38" MAX. ABOVE FINISH

THE TOP OF THE HANDRAIL GRIPPING SURFACE

PROVIDE 24" MINIMUM CLEAR BEYOND

STRIKE-SIDE OF DOOR OR GATEWAY AT EXTERIOR AND 18" MINIMUM CLEAR BEYOND

DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3". DOORS, IN ANY

POSITION, SHALL NOT REDUCE THE MINIMUM

DIMENSION OF THE RAMP LANDING TO LESS

"X" IS GREATER THAN 3", THAN "Y" MUS

BE: 60" MINIMUM AT TOP OF LANDING AND

72" MINIMUM AT BOTTOM OF LANDING.

(RAMP)

STRIKE-SIDE AT INT. (24" PREFERRED)

2" MAX., TYP.

SURFACE OF RAMP.

MORE

@ EXT.

STRIKE-

SIDE

** WIDTH MUST BE A MIN. OF

- GUIDE CURB OR RAIL AS REQ'D.

60" W/ OCC. OF 300 OR

1 1/2" | 1 1/4" MIN.,

MIN. | 1/2" MAX.

30.0'

32.5'

35.0'

40.0'

42.5'

45.0'

47.5'

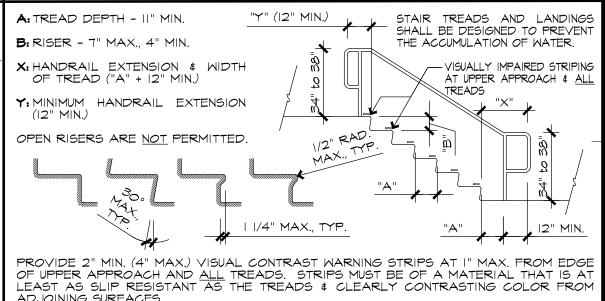
PLEXIGLAS RUNNER PLATE

INSTALLED ADJACENT TO

30"

HANDRAIL

SIDE



LANDING AT TOP \$ BOTTOM OF EACH STAIRWAY SHALL NOT BE LESS THAN STAIR WIDTH EXTERIOR STAIRS & HANDRAILS

THE "X" EXTENSION OF THE HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12" TO THE END OF THE LEVEL PORTION OF THE HANDRAIL (SEE "HANDRAILS AT RAMPS" FOR ADDITIONAL INFO ON HANDRAIL CONSTRUCTION).

SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ET ACCESS SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SI ACCESSIBLE ROUTES OF TRAVEL SHALL BE PROVIDED BETWEEN BUILDINGS AND ACCESSIBLE S FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. T ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETWEE ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE SITE FACILITIES AND THE ACCESSIBLE ENTRANCE THE SITE. IF ACCESS IS PROVIDED FOR PEDESTRIANS FROM A PEDESTRIAN TUNNEL ELEVATED WALKWAY, ENTRANCES TO THE BUILDING FROM EACH TUNNEL OR WALKWAY MUST

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH ALONG OR LEADING TO AL ACCESSIBLE ROUTE OF TRAVEL, ENTRANCE, OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS.

EACH LOT OR PARKING STRUCTURE WHERE PARKING IS PROVIDED FOR THE PUBLIC AS CLIENTS GUESTS OR EMPLOYEES SHALL PROVIDE THE REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO ACCESSIBL INTRANCE. IN PARKING FACILITIES THAT DO NO SERVE A PARTICULAR BUILDING, ACCES PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO A ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. IN BUILDINGS WITH MULTIPL ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING STALLS SHALL E DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES.

ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK & AN ADJACENT STREET OF DRIVEWAY, EXCEEDING FOUR INCHES (4") IN VERTICAL HEIGHT, SUCH AS AT PLANTERS OF FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST SIX INCHES (6") IN HEIGHT ABOVE T WALK OR SIDEWALK SURFACES TO WARN THE BLIND OF A POTENTIAL DROP OFF. WHEN A GUART OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED THREE INCHES (3") PLUS OR MINUS ONE INCH (I") ABOVE THE SURFACE OF THE WALK OR SIDEWALK THE WALK IS LESS THAN 5% OR LESS GRADIENT OR NO ADJACENT HAZARD EXISTS IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED E CURBS, RAILS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE IDENTIFIED BY A CONTINUOUS DETECTABLE

ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABV. WALKING SURFACE (MEASURED TO THE BOTTOM OF THE OBSTRUCTION). WHERE A GUY SUPPORT USED PARALLEL TO A PATH OF TRAVEL, INCLUDING, BUT NOT LIMITED TO, SIDE- WALKS, A GU BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION AS DEFINED. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80", A BARRIER TO WARN BLIND OR VISUALLY IMPAIRED PERSONS SHALL BE PROVIDED.

WHEN NECESSARY, A PARKING BUMPER (WHEEL STOP) OR CURB SHALL BE PROVIDED TO PREVENT ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS. IS RECOMMENDED THAT ANY MAXIMUM SLOPE BE INSTALLED USING A MIN. TOLERANCE OF 0.5% LESS THAN THAT OF THE REQUIRED CONDITION.

GENERAL SITE ACCESSIBILITY NOTES SCALE: NONE

BUILDING CODE (TITLE 24 PART 2 CALIFORNIA BLDG. CODE) CURRENT EDITIONS AS ENFORCED BY THE GOVERNING AGENCY. IN THE EVENT OF DISCREPANCIES IN CODE REQUIREMENTS THE MOST RESTRICTIVE REQUIREMENT SHALL APPLY. THIS BUILDING SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PLEASE NOTE SOME OF THE REQUIREMENTS OF THE ADA MAY BE MORE RESTRICTIVE THAN THOSE SHOWN

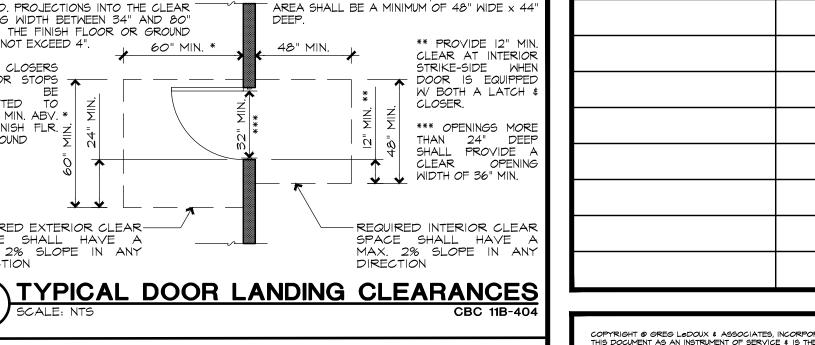
HERE. IN ALL CASES, THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED. HE DIAGRAMS ON THIS SHEET ARE ILLUSTRATIVE OF THE APPLICABLE BUILDING STANDARDS AND DO NOT DELINEATE THE ONLY MEANS OF COMPLYING WITH THE STANDARDS. DRAWINGS

DISABLED ACCESSIBILITY OF THIS BUILDING MAY NOT BE LIMITED TO THE STANDARDS INDICATED ON THIS SHEET. SEE OTHER DRAWINGS WITHIN THIS SET FOR ADDITIONAL INFO. QUESTIONS REGARDING THE APPLICATION OF THESE STANDARDS SHOULD BE DIRECTED EITHER TO THE ARCHITECT, GREG LEDOUX & ASSOC., INC. OR THE OFFICE OF THE STATE ARCHITECT (916)445-6285. THIS IS A PRIVATELY FUNDED ADDITION TO AN EXISTING BUILDING, IT IS REQUIRED

a. A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY AND THE PRIMARY PATH OF TRAVEL THE ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS. . THAT SANITARY FACILITIES, DRINKING FOUNTAINS, AND PUBLIC TELEPHONES SERVING T ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS.

IF ANY OF THE ITEMS LISTED IN (a) AND/OR (b) ABOVE ARE NOT IN COMPLIANCE WITH THE DETAILS & DIMENSIONS SHOWN ON THIS SHEET, THEY SHALL BE MODIFIED SO THEY ARE IN COMPLIANCE THE ARCHITECT SHALL BE NOTIFIED IN WRITING IN THE EVENT ANY CONDITIONS ARE FOUND TO BE IN VIOLATION OF THESE STANDARDS. ALL STONE OR CERAMIC TILE FLOORS SHALL HAVE A COEFFICIENT OF FRICTION OF 0.6 FOR LEVEL FLOORS AND 0.8 FOR RAMPS.

(18) GENERAL NOTES



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F GREG LeDOUX & ASSOCIATES, INCORPORATED.

PRINTED 10/13/23 SUBMITTED FOR **DESIGN REVIEW**

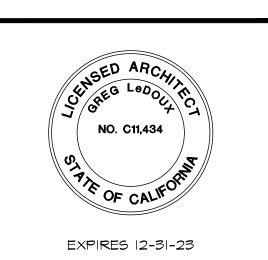
A PROPOSED NEW **BUILDING FOR:**

GOLD RIDGE DISTRICT

SEBASTOPOL, CA 95472

APN: 062-091-036

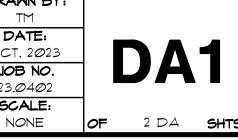
ACCESSIBILITY NOTES and DETAILS

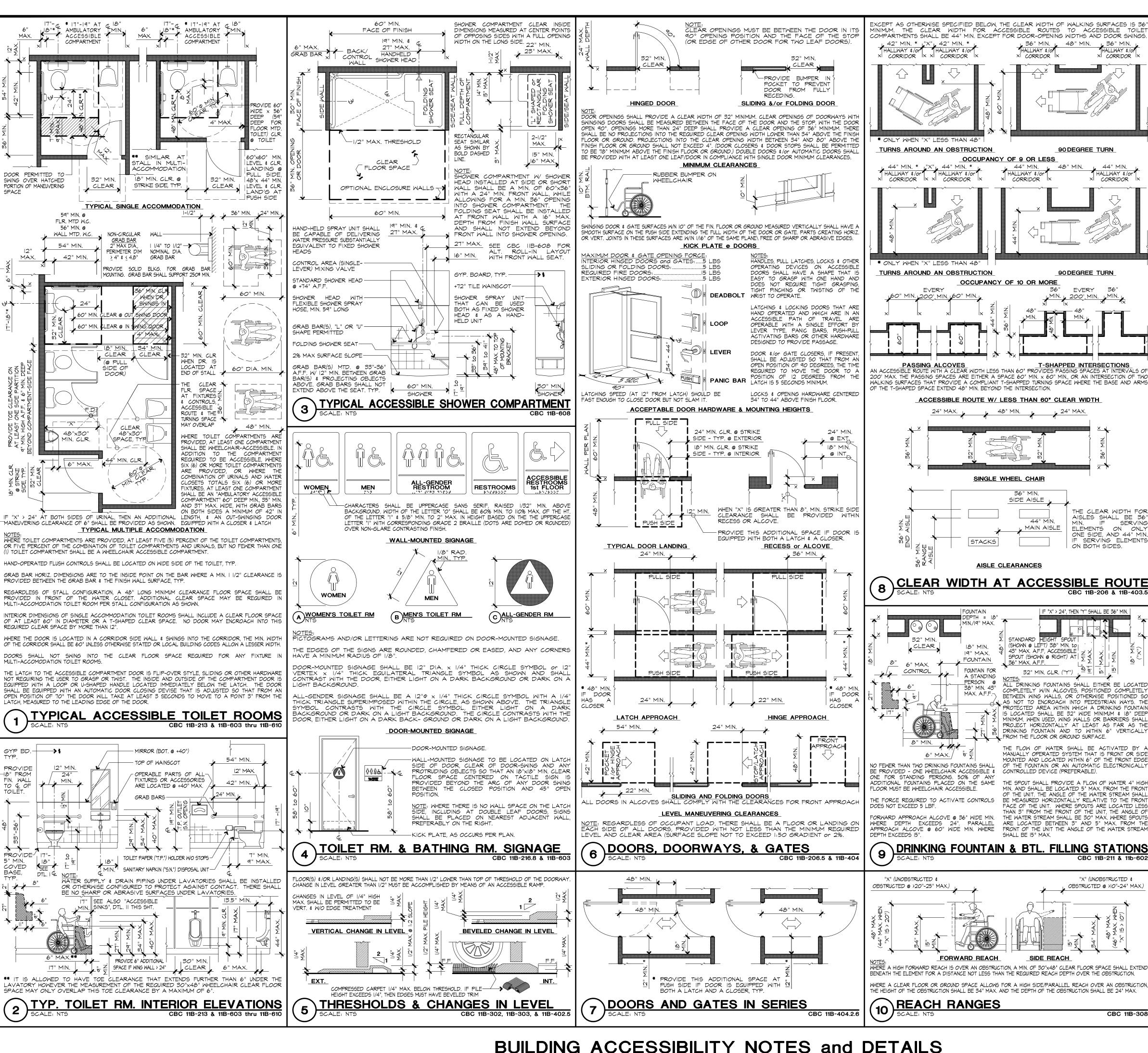


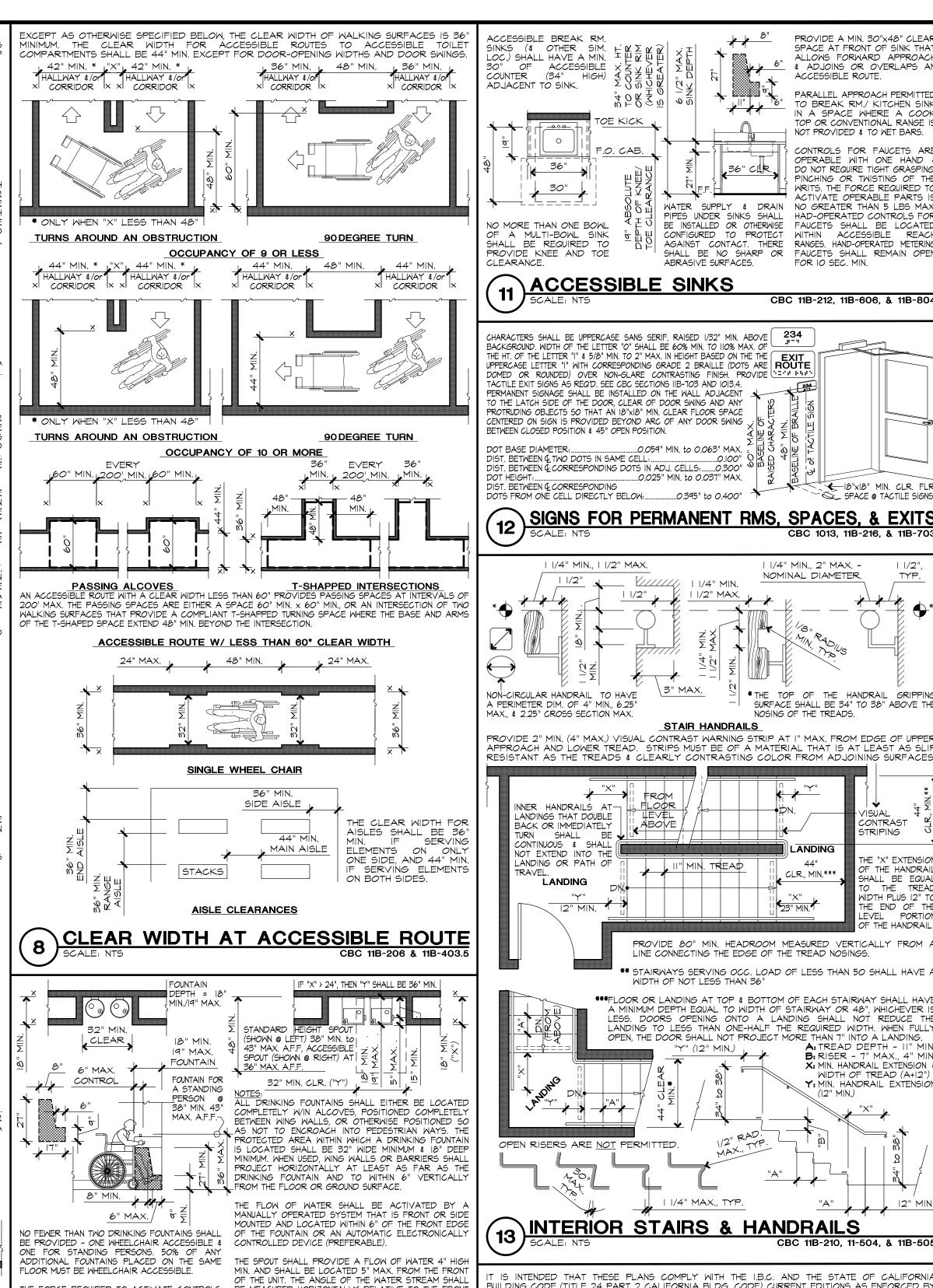
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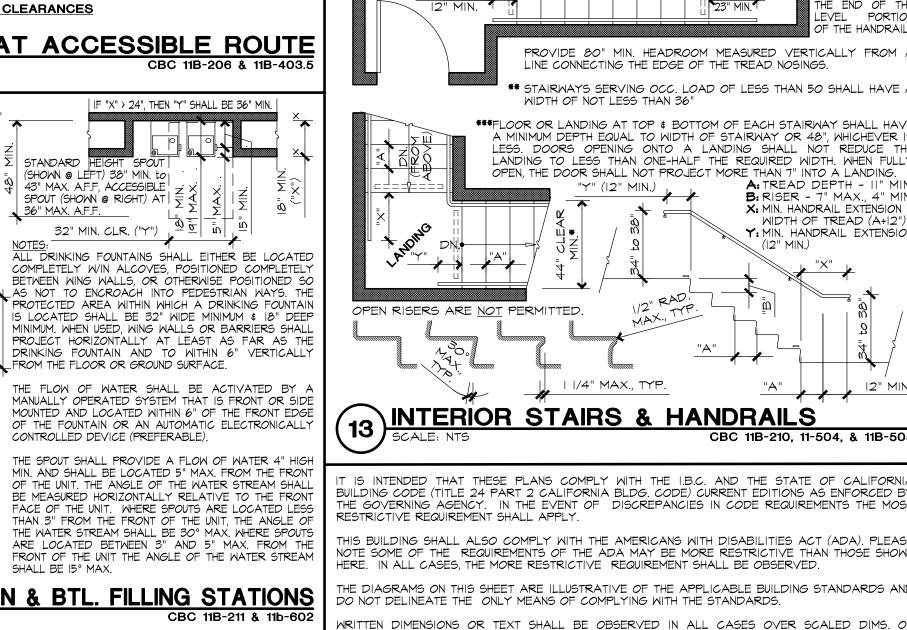
48 M. SIERRA AVE COTATI, CA (707) 795-8855

DRAWN BY OCT. 2023 JOB NO. 23.0402 SCALE:









"X" (UNOBSTRUCTED \$

OBSTRUCTED @ >10"-24" MAX.

BUILDING CODE (TITLE 24 PART 2 CALIFORNIA BLDG. CODE) CURRENT EDITIONS AS ENFORCED B' THE GOVERNING AGENCY. IN THE EVENT OF DISCREPANCIES IN CODE REQUIREMENTS THE MOST THIS BUILDING SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PLEASE NOTE SOME OF THE REQUIREMENTS OF THE ADA MAY BE MORE RESTRICTIVE THAN THOSE SHOWN HERE. IN ALL CASES, THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED. THE DIAGRAMS ON THIS SHEET ARE ILLUSTRATIVE OF THE APPLICABLE BUILDING STANDARDS AND DO NOT DELINEATE THE ONLY MEANS OF COMPLYING WITH THE STANDARDS. DISABLED ACCESSIBILITY OF THIS BUILDING MAY NOT BE LIMITED TO THE STANDARDS INDICATED ON THIS SHEET. SEE OTHER DRAWINGS WITHIN THIS SET FOR ADDITIONAL INFO. QUESTIONS REGARDING THE APPLICATION OF THESE STANDARDS SHOULD BE DIRECTED EITHER THE ARCHITECT, GREG LEDOUX & ASSOC., INC. OR THE OFFICE OF THE STATE ARCHITEC (916)445-6285. F THIS IS A PRIVATELY FUNDED ADDITION TO AN EXISTING BUILDING, IT IS REQUIRED: A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY AND THE PRIMARY PATH OF TRAVEL THE ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS.

THAT SANITARY FACILITIES, DRINKING FOUNTAINS, AND PUBLIC TELEPHONES SERVING TH ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS. DIMENSIONS SHOWN ON THIS SHEET, THEY SHALL BE MODIFIED SO THEY ARE IN COMPLIANCE HE ARCHITECT SHALL BE NOTIFIED IN WRITING IN THE EVENT ANY CONDITIONS ARE FOUND TO B N VIOLATION OF THESE STANDARDS.

ALL STONE OR CERAMIC TILE FLOORS SHALL HAVE A COEFFICIENT OF FRICTION OF 0.6 FOR EVEL FLOORS AND 0.8 FOR RAMPS.

GENERAL NOTES

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SUBMITTED FOR **DESIGN REVIEW**

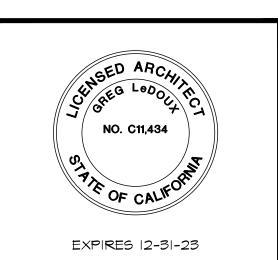
A PROPOSED NEW **BUILDING FOR:**

GOLD RIDGE FIRE DISTRICT

HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

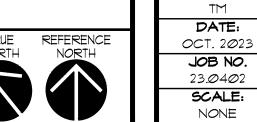
BUILDING ACCESSIBILITY NOTES and DETAILS



GREG

48 M. SIERRA AVE COTATI, CA (707) 795-8855

DRAWN BY OCT. 2023 JOB NO. 23.0402 SCALE:



DESIGN REVIEW RESUBMITTAL PLANS & DOCUMENTS FOR:

PLP23-0022 GOLD RIDGE FIRE PROTECTION DISTRICT

4510 HESSEL ROAD SEBASTOPOL, CA 95472 APN: 062-091-036

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PREPARED BY:
GREG LeDOUX & ASSOCIATES, INC.
48 WEST SIERRA AVENUE
COTATI, CA 94931



December 20th, 2023

Greg LeDoux & Associates 48 West Sierra Ave Cotati, CA, 94931

Re: Notice of Project Status

File No. PLP23-0022 Project Name Site Address: 48 West Sierra Ave

APN: 062-091-036

We have completed our initial review of the above referenced application for a Use Permit Modification of file no. 7492 and Design Review for a new 20ft tall, 5,000-sf, single story metal insulated panel building. The proposed use is for office space in the north section of the building and the rest used for storage, with a small area of conditioned space, on a 4-acre parcel. Pursuant to Government Code Section 65943, Permit Sonoma must notify you that your application is either complete or incomplete. Your application was received on November 21st, 2023 and processing has begun. Based upon the information submitted, we have determined that your application is incomplete and cannot be processed until additional information is provided. The following lists the information that will be required prior to initiating further processing of the permit including additional information that is needed to complete environmental review.

Use Permit Application Requirements (PJR-010)

1. Supplemental Application. (PJR-126).

The following is required to complete this submittal item:

a. Please include as part of your application a completed Supplemental Application form (PJR-126). I have enclosed a copy of PJR-126 for your convenience.

2. Site Plan

The following is required to complete this submittal item:

- a. Please revise the submitted site plan to include a measurement for the Front Street Centerline Setback, Rear Property Line Setback, and Interior Side Property Line Setback.
- b. Please revise the submitted site plan to include measurements from the proposed building to all existing structures on the subject property.
- c. Please revise the submitted site plan by labeling all structures that are intended to be removed as part of this proposal.





d. Please revise the site plan to include the square footage of all existing buildings on the subject property.

3. Project Description/Proposal Statement

The following is required to complete this submittal item:

- a. Please revise the submitted Project Description to clarify the total number of new employees that are intended to work on site because of this development.
- b. Please revise the submitted Project Description to include a statement regarding connection of the proposed building to the existing septic system.

4. Title Report.

The following is required to complete this submittal item:

a. A preliminary title report prepared within the last year must be submitted with the application for new development. The title report will detail any conditions, covenants and restrictions, easements, agreements, deed notices or other restrictions on the property. Applicants may obtain title reports from any title company. Please include copies of any easements, agreements or restrictions on the property.

5. Preliminary Landscape and Irrigation Plans.

The following is required to complete this submittal item:

a. The submitted stormwater management plan identifies that landscaping is proposed as part of this development. Please submit a landscaping plan which clearly labels the location of proposed plantings, existing vegetation, the size of the proposed plantings, and species name. Please make sure all proposed plantings are native and drought resistant.

6. Accessibility Requirements.

The following is required to complete this submittal item:

- a. New construction and remodeling of, or additions to, existing facilities must meet State of California accessibility requirements, which may include but is not limited to accessible parking spaces, accessible path of travel and accessible restrooms. Applicants should discuss building code requirements at the Building cubicle at Permit Sonoma.
- b. Please provide a statement explaining how all Accessibility Requirements are being met for this proposed project.





7. Fire & Emergency Services:

The following is required to complete this submittal item:

- a. Please provide a statement explaining how all Fire & Emergency Requirements are being met for this proposed project.
- **8. At-Cost Agreement.** Many planning applications are processed on an at-cost basis and an At-cost agreement is required at the time of application submittal to provide a minimum fee and deposit sufficient to cover the cost of staff work on the project. Deposits must be maintained to cover staff costs or work may be halted on the project.

The following is required to complete this submittal item:

a. In accordance with the County's policy for at-cost projects and the Agreement for payment of At Cost Fees, a good faith estimate of the cost of processing this application is estimated at approximately \$21,381.19. (Please refer to the attached cost estimate). Your initial deposit of \$14,847.19 will be applied towards this cost, however an additional deposit of \$6,534.00 will be needed prior to initiating the processing of this application. Please consider this as a preliminary estimate of costs based on your application submittal and is subject to change based on the amount of staff time required. Staff time can vary depending upon many factors including the responsiveness, thoroughness and accuracy of your application, the complexity of the issues involved, and the degree of controversy involved in the public review process.

Administrative design review Application Requirements (PJR-010)

1. Materials and colors.

The following is required to complete this submittal item:

a. Provide a diagram with material and colors details for the roof, siding, trim, and windows. Include proposed paint and finish as appropriate. Provide color photographs of the materials.

Environmental Review:

Staff have reviewed the project and find that it may qualify for CEQA exemption 15301: Existing Facilities. Given that the subject property has been developed in the past with an existing fire station currently in use, and a single-family dwelling that will be removed as part of this development, it can be considered that this project involves a negligible expansion of the existing use. The proposal may qualify for this exemption as the addition is not greater than 10,000-sqft and is currently served by existing facilities including a well and septic system. To determine the site is not environmentally sensitive (required for the CEQA exemption), staff is requesting a cultural resources study be prepared for the project, as discussed further below.





December 20th, 2023 File No. PLP23-0022 Page 4

The following lists items that will be needed to begin the environmental review process. However, additional information may be needed to complete environmental review or to address any issues that are identified. It is our intention to work closely with your project team to resolve any environmental issues as soon as possible. If potential environmental impacts are identified that cannot be fully mitigated, an Environmental Impact Report (EIR) will be required.

1. Cultural Resources Assessment.

Because this development proposal involves ground disturbance, Permit Sonoma has determined that an on-site archaeological survey of the project site is required to determine if any significant sites are located on your parcel, and if so, how they might be protected. Arrangements can be made with any of the qualified professional archaeologists listed on the website for the Northwest Information Center. Go to their website at http://www.sonoma.edu/nwic/ and click on the Consultant Referral List under Related Links. The archaeologist of your choice must provide one survey report copy to this office and to the Northwest Information Center, Sonoma State University, 150 Professional Center Drive, Suite E, Rohnert Park, CA 94928-3609. If you have technical questions about the requirement for this study, you can contact the Northwest Information Center directly at (707) 588-8455.

The County's policy is to require peer review of technical reports submitted by project applicants (traffic, hydrology, noise). The costs for this review is paid by the applicant.

If an EIR is required, the cost for consultant services will be based on the consultant selected from a Request for Proposals process. An additional deposit covering the full cost of these services will be required once the consulting firm is selected and the scope of work is defined.

Additional Information and Key Issues for Consideration

 A Water Supply, Use and Conservation Assessment prepared by a qualified professional. PRMD Policy and Procedure 8-2-1 – Water Supply, Use and Conservation Assessment Guidelines should be used as guidance. The scope of the assessment should include all water sources and uses on the project parcel including sources and uses for existing residences and existing vineyards.

Referral Agency Comments

Enclosed for your review of referral agency comments/draft conditions from County Fire Prevention and County Building Division, and Natural Resources Division. Additional comments may arrive at a later date, I will forward you them once they arrive. Delays in submitting this information may impact relevant conditions or preclude referral agencies from providing draft conditions of approval necessary for project approval.

We would welcome an opportunity to meet with you and your project team to discuss all items raised in this letter. Likewise, if you have any questions regarding this request or need some clarification or





December 20th, 2023 File No. PLP23-0022 Page 5

additional time to compile the information, please contact me at (707) 565-2592 or Levan.KingCranston@sonoma-county.org.

Sincerely,

Levan King Cranston Project Planner

c: File No. PLP23-0022 Hannah Spencer, Supervising Planner

Enclosure: Referral Agency Comments/ Draft Conditions

At-Cost Estimate

Supplemental Application Form (PJR-126)







March 20, 2024

Permit Sonoma 2550 Ventura Ave. Santa Rosa, CA 95403

Attn. Levan King Cranston

Re: PLP23-0022

Gold Ridge Fire District 4510 Hessel Road. Sebastopol, CA 95472

Following are responses to the notice of project status letter dated December 20, 2023:

Use Permit Application Requirements (PJR-010):

- 1. Supplemental Application (PJR-126):
 - a. See attached completed Supplemental Application form.

2. Site Plan:

- a. The measurements for the front street centerline, rear property line setback, and side property line setback have been added to the site plan, see Sheet A2 for revisions.
- b. All measurements from proposed new building to all surrounding structures have been added to the site plan, See Sheet A2 for revisions.
- The existing site plans at Sheet A1 have been revised to show the existing structure to be removed.
- d. The site plans have been revised to show the square footage of each building on the property, See Sheets A1, A2 and building area totals added to Title Sheet T1.

3. Project Description/Proposal Statement:

- a. The proposed building will have (4) new full time administrative employees, (3) admin and (4) 24-hour fire fighters at existing building. See also employee count at Sheets T1 & A2.
- b. The proposed building will be connected to a new septic system per permit SEP23-0264 as submitted by Adobe Associate, INC. The project statement has been revised, see Sheet A5 "Building & Site Design" on the Project Statement.

4. Title Report:

a. A preliminary title report has been provided by North Coast Title Co., see attached title report for detail information.

5. Preliminary Landscape and Irrigation Plans:

a. There is no proposed landscaping and irrigation for the proposed building. The site will consist of native vegetation already present on site. The stormwater plan calls for a infiltration trench to be installed which does not require any landscaping.

6. Accessibility Requirements:

- a. This project is designed to meet all requirements for the State of California accessibility requirements. On Sheet A2, the proposed site plan has been revised to show accessible path of travel from accessible parking stall to proposed building and public right of way.
- b. All required site features including but not limited to parking, building entrance and path of travel have been designed to ADA standards. Additional notes have been added to the plans that the proposed building has been designed to meet all accessibility requirements, See Sheets A2 and A3 for accessible design and Sheets DA1 & DA2 for accessibility details.

7. Fire & Emergency Services:

 a. The proposed building is on the same property as the Gold Ridge Fire Protection District – Station 1.

8. At-Cost Agreement:

a. The remaining deposit per the At-Cost agreement has been paid by client.

Administrative design review Application Requirements (PJR-010):

1. Materials and colors:

a. Color elevations are shown on Sheet A4 with color and material call-outs. Color samples for each of the finishes in slate gray, warm white, and colonial red have been added to Sheet A5. AWIP (or equivalent) insulated roof panel, corrugated roof panel and AWIP (or equivalent) insulated wall panel profiles have been added to Sheet A5. For additional product information and colors see attached project color and material supplemental document.

Environmental Review:

1. Cultural Resource Assessment: Tom Origer & Associates have conducted an archeological survey for the site of the proposed building and have found that the site is not environmentally sensitive, see attached cultural resources study.

Additional Information and Key Issues for Consideration:

1.	Water supply on this site is provided by a well on site, see location on Sheet A1. There will be no new irrigation system installed on site and the landscaping will be natural vegetation. Therefore, all water demand will be in support of the structures existing and proposed.
Sincer	ely,
,	Mandler LeDoux & Associates, Inc.
Greg L	nse reviewed by: LeDoux, Architect e C-11,434



DRAFT WELL AND SEPTIC QUESTIONS- USE PERMIT

DATE: December 15, 2023

TO: Permit and Resource Management Department, Project Review Section

ATTN: Levan King Cranston

FROM: Tuan Huynh., Project Review Section, Health

PROJECT TYPE: Use Permit

SUBJECT File Number: PLP23-0022

Applicant Name: Greg LeDoux & Associates, INC Owner Name: HESSEL FIRE PROTECTION DIST Site Address: 4500 Hessel Rd SebastopolCA 95472

APN: 062-091-036

Project Description:

Further information as indicated below is needed prior to drafting well and septic conditions

- 1) I want to verify that the septic permit SEP23-0264. Can you get the applicant to clarify how many offices are in the existing Station 1 building?
- 2) How many people many administrative employees will there be in total?
- 3) How many special events will be held at the station? How many people will be at each event? If the Station has too many event then, the applicant may need to increase septic capacity. Please see Number 9-2-31

Notes:

- Adobe Associate Plan has septic design capacity for 9 admin employees and 4 firefighters.
- Wel04-0717 has a 50' seal in zone 2 area
- The proposal shows 4 offices, but need to know more about what is in the existing building station 1 to verify if the septic system has the capacity to support both.





March 20, 2024

Permit Sonoma 2550 Ventura Ave. Santa Rosa, CA 95403

Attn. Tuan Huynh., Project Review Section, Health

Re: PLP23-0022

Gold Ridge Fire District 4510 Hessel Road. Sebastopol, CA 95472

Following are responses to the Well and Septic Questions letter dated December 15, 2023:

Well and Septic Questions:

- There are 4 offices in the existing building at Station 1. The total number of employees on site at
 existing and new buildings will be 11 employees (see employee count in response 2 below). The
 new septic system is designed for 13 employees and will have the capacity to support both
 buildings. Employee total has been added to the plan set. See Sheet A2 for revisions.
- 2. There will be 7 administrative employees total (4 employees in proposed building and 3 employees in existing building) with 4 fire fighters on shift at any time, making a total of 11 employees at both buildings. The administrative employees will be working Monday thru Friday 8:00 AM 5:00 PM and the fire fighters will be working 24 hours a day. Admin and fire fighter employee info has been added to employee count at Sheet A2.
- 3. Table A under policy and procedure #9-2-31 allows for 0 to 4 special events per year to be accommodated by portable toilets. There will be 2 special events held a year, portable toilets and hand wash stations will be rented to alleviate any additional strain to the septic system. See sheet A5 under "Building & Site Design" on project statement for more information.

Sincerely,

Tony Mandler Greg LeDoux & Associates, Inc.

Response reviewed by: Greg LeDoux, Architect License C-11,434

Supplemental Application Information PJR-126

* ======	
Existing use of property:	Public Service First Responders - Gold Ridge Fire Protection District
	& Residential Acreage: 4 acres
Existing structures on pro	operty: Gold Ridge Fire Protection District - Station 1 1 single family Residence
Proximity to creeks, water	erways and impoundment areas: None
Vegetation on site: Nati	ve grasses and trees
General topography:	ee attached topography plan provided by Adobe Associates, Inc.
Surrounding uses to	North: <u>AR - Agriculture & Residence</u> South: <u>AR - Argriculture & Residence</u>
(Note: An adjoining road is not a use.)	East: AR - Agriculture & Residence West: AR - Agriculture & Residence
New structures proposed (size, height, type):	5,000 SF, single story, 20' high metal building (50' x 100' x 20')
Number of employees:	Full time: 4 Part time: 0 Seasonal: 0 *see note below
Operating days: Monda	ay - Friday Hours of operation: 8:00 AM - 5:00 PM
Number of vehicles per d	lay: Passenger: <u>4</u> Trucks: <u>0</u>
Water source: Well	Sewage disposal:
Provider, if applicable:	
New noise sources (compressors, power too	ols, music, etc.): N/A
than one acre be disturbed excavation, building removactivities? Yes N	mount of cut (cu. yds.): 52 Amount of fill (cu. yds.): 1,088 Will more ed by construction of access roads, site preparation and clearing, fill or oval, building construction, equipment staging and maintenance, or other to X If Yes, indicate area of disturbance(acres): ainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):
Vegetation to be removed	d: Native grasses
Will proposal require ann	exation to a district in order to obtain public services: Yes No _X
Are there currently any haprocessed on this site?	azardous materials (chemicals, oils, gasoline, etc.) stored, used or Yes X No
Will the use, storage, or project is authorized?	orocessing of hazardous materials occur on this site in the future if this Yes X No The existing diesel fuel tank shall remain behind the Station 1 building.
Fire safety information (e building materials, etc):	existing/proposed water tanks, hydrants, emergency access and turnaround, The proposed building is on the same property as the Gold Ridge Fire Protection District - Station 1.

^{*}As essential services this building may be used for emergency staging purposes during County wide disasters.



PROJECT STATEMENT FOR: GOLD RIDGE FIRE DISTRICT

4510 HESSEL ROAD, SEBASTOPOL, CALIFORNIA APN: 062-091-036

Updated 02/01/2024

For many years the Hessel, Twin Hills, and Freestone Fire Departments have provided service for the Rural Sebastopol Area. As the region has grown, the departments have merged to reduce costs without reducing services. The Gold Ridge Fire District is a special district governed by a board of directors and was formed in 1993 when the Fire Districts of Hessel and Twin Hills merged, serving the communities of Hessel, Twin Hills, and Freestone.

After the devastating fires in 2017, Sonoma County fire services recognized the new extreme threats of a wildland urban interface fire and began the process of reorganizing the fire departments on a local level. During this reorganization the Gold Ridge Fire Protection District has partnered with North Bay Fire and outlying volunteer Fire Departments to provide protection to the communities of: Lakeville, Wilmar, San Antonio, Two Rock, Bloomfield, Valley Ford, Bodega, Freestone, Twin Hills, Hessel, Camp Meeker, and Fort Ross. Gold Ridge Fire District & North Bay Fire provide all-risk fire protection and emergency medical response across 226 square miles as well as mutual aid to all surrounding fire districts. The district is currently made up of 180 members across 10 Stations, and proudly serves a residence population of nearly 22,000 across a 226 square mile district. While the level of training, equipment, and size have changed, this is essentially the same volunteer system that has protected the area since the 1930's.

Station One, the Hessel Station, is located at 4500 Hessel Road and is considered the headquarters of the Gold Ridge Fire Protection District. Station One is consistently staffed by three firefighters responding to emergencies year-round, 24 hours a day. The Gold Ridge Fire Protection District administrative offices are located at Station One and are in desperate need of more space.

Proposed Development:

The property is relatively rectilinear and covers 4 acres. There are currently two buildings on the property; Station One, 4500 Hessel Road, is 7,727 SF, and a vacant single-family residence, 4510 Hessel Road, is approximately 1,245 SF. Additionally, between the buildings and located at the south edge of the existing parking area is an active permitted cell tower that is surrounded by a fence with a gate for maintenance access.

A new 5,000 SF building is proposed on the building site of 4510 Hessel Road. The existing residence shall be used for Fire District training purposes prior to demolition. The total lot coverage of the existing and new buildings will be approximately 7.3%. Onsite solar panels currently provide electric power to Station One and will also serve the new building. Additional solar panels will be installed should the power needs exceed the existing supply.

The new building will be used primarily for Gold Ridge Fire District administrative support staff, and storage of personal protection equipment, hoses, and miscellaneous surplus items. The building will also be used for emergency staging purposes during County wide disasters.

Building & Site Design:

The proposed new building will be a 20' high, 5,000 square foot, one-story building, constructed of metal insulated panels, and shall include 1,278 SF of Administration Offices, 725 SF of conditioned storage space, and 2,997 SF of unconditioned space. The office space will include four private offices, a single accommodation, all-gender toilet room with a shower, a small break area, and an open office meeting and work space. The conditioned storage space will be used for fire district document storage, and the unconditioned space shall be used for fire district equipment.

The building and parking area have been designed with minimal impact to the surrounding neighborhood. The remaining parcel area will be left with natural native grasses. Low Impact Development (LID) and Green Building measures have been incorporated into the building and site design.

A new septic system will be installed to service the building. Adobe Associates, Inc has prepared plans and secured a permit, SEP23-0264, for the new system. The location and connection of the new system is shown on plan sheet A2. Portable toilets and handwash station shall be utilized for the two annual fundraisers.

Hours and Shifts:

The building will be occupied daily Monday – Friday, 8:00 AM – 5:00 PM with one shift of 4 full time employees.

There will be no emergency calls directed to this building; emergency calls and mobilization will occur at Station One.

Parking and Traffic:

Proposed parking includes 9 standard parking stalls, and one accessible stall. An estimated 2-4 daily visitors will typically arrive on foot from the headquarters next door. Should additional parking be necessary during a County wide disaster overflow parking is available next door at Station One.

Estimated trips would include arrival and departure of the support staff. Truck deliveries are not anticipated; all deliveries will be made to Station One.

Community Outreach:

Explorer Scout Program -

The Exploring program is a division of the Boy Scouts of America that allows youth from ages 14-21 an opportunity to "try out' a career in the fire service without actually having to go through the educational and hiring process. Members first go through a basic training course in order to become familiar with the tools and operations of the fire service. Once the course is completed, they earn the privilege of riding on the fire apparatus with the professional firefighters on actual emergency calls. They are allowed to do many of the tasks that paid firefighters do on the fire ground, but largely in a support role. Many of the young volunteers come from the Explorer program and go on to become professional firefighters and paramedics.

Volunteer Fire Foundation -

Gold Ridge Fire District Fire and the Volunteer Fire Foundation, a non-profit organization, work together building strong relationships with members of the program and the communities that support them. The Volunteer Fire Foundation promotes events including Volunteer Fire Wellness, First Responder Wellness Clinic, First Responders Resiliency Training, PTSD Training with First Responders Resiliency, as well as Mental Health Support. In addition to the events and support programs the Volunteer Fire Foundation donates Strike Team Comfort Kits for the first responders that spend days or weeks battling catastrophic wildfires. The Strike Team Comfort Kits include Coolers, portable cook systems, coffee, high-quality dehydrated meals, healthy snacks, headlamps, etc. A Scholarship program was launched in 2022 to allow access to firefighting training, and education.

North Pole Fire Brigade Food and Toy Drive -

Gold Ridge Fire District participates in the North Pole Fire Brigade program that helps local families struggling during the holiday season by providing a holiday dinner and new toys.

Fundraisers -

The Gold Ridge Fire District puts on two annual Pancake Breakfasts. The public is welcome to tour the fire stations and check out the engines and equipment. Each breakfast is put on by one of the 2 firefighter's associations, both non-profit organizations, and all funds from these breakfasts are used to support the firefighters of the Gold Ridge Fire District.

Other Topics -

Adobe Associates, Inc. has prepared Preliminary Improvement Plans including a Grading & Drainage Plan, Erosion Prevention and Sediment Control, Storm Drains, Structural Section (AC Pavement Notes), as well as an Initial Storm Water Low Impact Development Submittal.

Please see the Civil Plans, and Initial Storm Water Low Impact Development Submittal for detailed information.

Cultural Resources Study of the Property at 4510 Hessel Road Sebastopol, Sonoma County, California

Eileen Barrow, MA/RPA



Cultural Resources Study of the Property at 4510 Hessel Road Sebastopol, Sonoma County, California

Prepared by:

Eileen Barrow, MA/RPA

Tom Origer & Associates Post Office Box 1531 Rohnert Park, California 94927 (707) 584-8200

Prepared for:

Greg LeDoux Greg LeDoux & Associates, Inc. 48 West Sierra Avenue Cotati, CA 94931

ABSTRACT

Tom Origer & Associates conducted a cultural resources study of the property at 4510 Hessel Road, Sebastopol, Sonoma County, California. The study was requested and authorized by Greg LeDoux, Greg LeDoux & Associates, Inc. This study was conducted to meet the requirements of the Sonoma County Permit and Resource Management Department and those of the California Environmental Quality Act. The purpose of this report is to identify potential historical resources other than Tribal Cultural Resources, as defined in Public Resources Code [PRC] 21074 (a)(1)(A)-(B) and discussed in the Regulatory Context section). Tribal Cultural Resources are defined in Public Resources Code [PRC] 21074 (a)(1)(A)-(B).

The Gold Ridge Fire District owns the subject parcel which is partially developed with their existing Hessel Station and a single-family dwelling. The District is proposing to demolish the existing single-family dwelling and construct a new building in its place which will include existing parking and infrastructure.

This study included archival research at the Northwest Information Center, Sonoma State University, examination of the library and files of Tom Origer & Associates, Native American contact, and field inspection of the study area. No cultural resources were found within the study area.

This report contains information about the locations of archaeological sites. For the protection of these resources, this report, and such location information, should not be publicly circulated.

Synopsis

Project: 4510 Hessel Road

Location: 4510 Hessel Road, Sebastopol, Sonoma County

APN: 062-091-036

Quadrangles: Two Rock 7.5' series

Study Type: Intensive
Scope: 4.0 acres
Field Hours: 0.5 hours
NWIC #: 23-1050
TOA #: 2024-008
Finds: None

Key Personnel

Eileen Barrow

Ms. Barrow conducted all necessary tasks for this project. Ms. Barrow has been with Tom Origer & Associates since 2005. She holds a Master of Arts in cultural resources management from Sonoma State University and a graduate certificate in Historic Preservation from the University of Kentucky. Ms. Barrow's experience includes work that has been completed in compliance with local ordinances, the California Environmental Quality Act, the National Environmental Policy Act, and Section 106 of the National Historic Preservation Act requirements. Her professional affiliations include the Society for American Archaeology, the Society for California Archaeology, the Sonoma County Historical Society, the California Historical Society, the Society for Architectural Historians, and the Register of Professional Archaeologists (#989269).

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INTRODUCTION

This report describes a cultural resources study of the property at 4510 Hessel Road, Sebastopol, Sonoma County, California (Figure 1). The study was requested and authorized by Greg LeDoux, Greg LeDoux & Associates, Inc. This study was conducted to meet the requirements of the Sonoma County Permit and Resource Management Department and those of the California Environmental Quality Act (CEQA). The Gold Ridge Fire District owns the subject parcel which is partially developed with their existing Hessel Station and a single-family dwelling. The District is proposing to demolish the existing single-family dwelling and construct a new building in its place which will include existing parking and infrastructure. Documentation pertaining to this study is on file at Tom Origer & Associates (File No. 2024-008).

REGULATORY CONTEXT

The State of California requires that cultural resources be considered during the environmental review process. This process is outlined in CEQA and accomplished by an inventory of resources within a study area and by assessing the potential that historical resources could be affected by development. The term "Historical Resources" encompasses all forms of cultural resources including prehistoric and historical archaeological sites and built environment resources (e.g., buildings, bridges, canals), that would be eligible for inclusion on the California Register of Historical Resources (California Register). An additional category of resources is defined in CEQA under the term "Tribal Cultural Resources" (Public Resources Code Section 21074). They are not addressed in this report because Tribal Cultural Resources are resources that are of specific concern to California Native American tribes, and knowledge of such resources is limited to tribal people. Pursuant to CEQA, as revised in July 2015, such resources are to be identified by tribal people in direct, confidential consultation with the lead agency (PRC §21080.3.1).

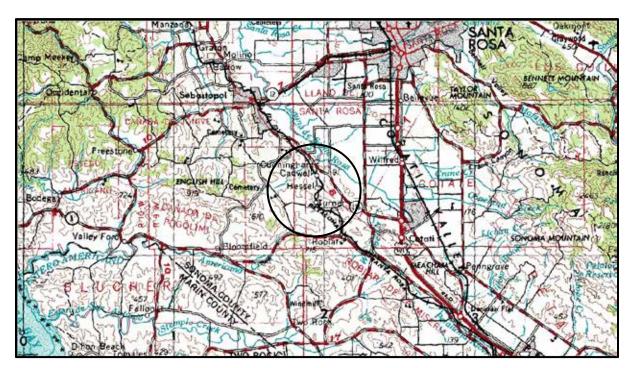


Figure 1. Project vicinity (adapted from the 1980 Santa Rosa 1:250,000-scale USGS map).

This cultural resources study was designed to satisfy environmental issues specified in the CEQA and its guidelines (Title 14 CCR §15064.5) by: (1) identifying historical resources within the project area; (2) offering a preliminary significance evaluation of the identified cultural resources; (3) assessing resource vulnerability to effects that could arise from project activities; and (4) offering suggestions designed to protect resource integrity, as warranted.

Resource Definitions

Historical resources are classified by the State Office of Historic Preservation (OHP) as sites, buildings, structures, objects and districts, and each is described by OHP (1995) as follows.

Site. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

Building. A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail, or a house and barn.

Structure. The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Object. The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

District. A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Significance Criteria

When a project might impact a cultural resource, the project proponent is required to conduct an assessment to determine whether the impact may be one that is significant. Consequently, it is necessary to determine the importance of resources that could be impacted. The importance of a resource is measured in terms of criteria for inclusion on the California Register. A resource may be important if it meets any one of the criteria, or if it is already listed on the California Register or a local register (Title 14 CCR, §4852).

An important resource is one which:

- 1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- 2. Is associated with the lives of persons important to local, California, or national history.

- 3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master or possesses high artistic values.
- 4. Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retains sufficient integrity to convey a sense of its significance or importance. Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

The OHP advocates that all resources over 45 years old be recorded for inclusion in the OHP filing system (OHP 1995:2), although the use of professional judgment is urged in determining whether a resource warrants documentation.

PROJECT SETTING

Study Area Location and Description

The study area lies on the eastern fringe of the hills that separate the Santa Rosa Plain from the Pacific Ocean. These hills to the north toward the Russian River were predominately forested but were heavily logged in the late 1800s and early 1900s the hills surrounding the study area toward the south near the Petaluma Gap were primarily open grassland. East of these hills lies the Santa Rosa Plain, a northwest-trending valley of the southern Coast Ranges. Twenty-two miles long and nine miles wide at its widest point, the Santa Rosa Plain was once a broad savannah cross-cut by seasonal streams that drained toward the area now known as the Laguna de Santa Rosa. The Laguna de Santa Rosa also lies to the east of these hills.

The study area is located at 4510 Hessel Road (APN 062-091-036), Sebastopol, Sonoma County, as shown on the Two Rock 7.5' USGS topographic map (Figure 2). This part of Sonoma County remained rural until the relatively recent spread of residential development. Figure 3 provides a current overview of the study area.

The study area consists of four acres situated on gently sloping land with a slope of about 6 percent. The closest water source is Hessel Creek which is 200 meters from the southeast corner of the study area.

The geology of the study area belongs to the Wilson Grove Formation which dates from the late Pliocene to the late Miocene Epochs (2.58 to 5.33 million years ago) (Bezore *et al.* 2003).

Soils within the study area belong to the Cotati series (Miller 1972: Sheet 97). Cotati soils are moderately well-draining, fine sandy loams found on undulating to hilly terraces. In a natural state, these soils support the growth of annual and perennial grasses, forbs, and scattered oaks. Historically, parcels containing Cotati soils were used primarily for dryland and irrigated pasture with some places used for chicken ranches and homesites (Miller 1972:29-30).

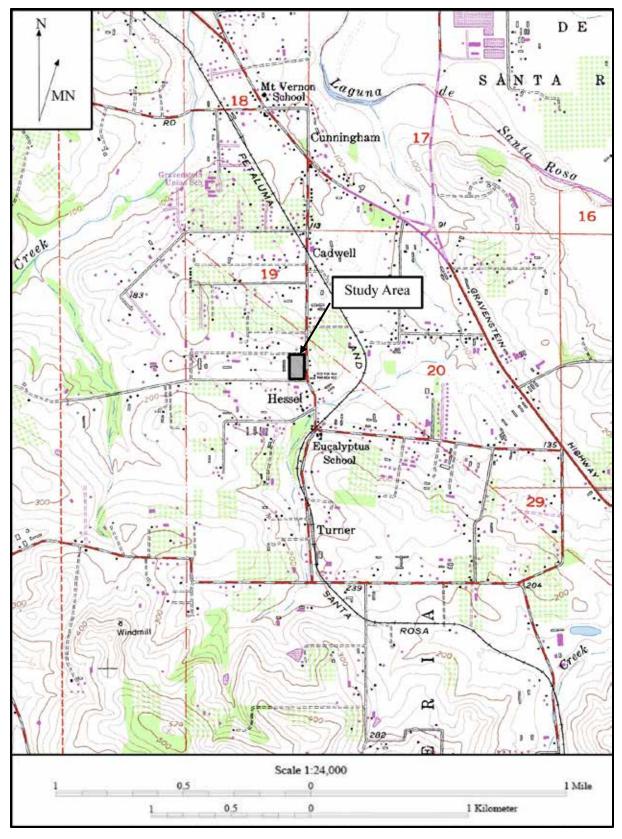


Figure 2. Study area location (adapted from the 1971 Two Rock 7.5' USGS topographic map).



Figure 3. Overview photo of the study area, facing southeast.

Cultural Setting

Prehistory

The concept of prehistory refers to the period of time before events were recorded in writing and vary worldwide. Because there is no written record, our understanding of California prehistory relies on archaeological materials and oral histories passed down through generations. Early archaeological research in this area began with the work of Max Uhle and Nels Nelson. Uhle is credited with the first scientific excavation in California with his work at the Emeryville Shellmound in 1902, and Nelson spent several years (1906 to 1908) surveying the San Francisco Bay margins and California coast for archaeological sites (Nelson 1909). In the 1930s, archaeologists from Sacramento Junior College and the University of California began piecing together a sequence of cultures primarily based on burial patterns and ornamental artifact from sites in the lower Sacramento Valley (Lillard *et al.* 1939; Heizer and Fenenga 1939). Their cultural sequence became known as the Central California Taxonomic System (CCTS), which identified three culture periods termed the Early, Middle, and Late Horizons, but without offering date ranges. Refinement of the CCTS became a chief concern of archaeologists as the century progressed with publications by Richard Beardsley (1948, 1954) and Clement Meighan (1955) based on materials excavated by the University of California archaeological survey.

In 1973, David Fredrickson synthesized prior work, and in combination with his own research, he developed a regional chronology that is used to this day, albeit modified for locality-specific circumstances. Fredrickson's scheme shows that native peoples have occupied the region for over 11,000 years (which is supported by Erlandson *et al.* 2007), and during that time, shifts took place in their social, political, and ideological regimes (Fredrickson 1973). While Fredrickson's chronology was adopted by many archaeologists, Beardsley's cultural sequence was adopted by others creating a roughly North Bay-South Bay division in usage.

In 1960, the first study of obsidian hydration as a dating tool for archaeologists was published (Friedman and Smith 1960). This study showed that the chemical composition of the obsidian and temperature affect the hydration process. It was not until 1980s that research into this dating method was conducted for the North Bay Area which has four major obsidian sources. In 1987, Thomas Origer

devised a hydration chronology for the North Bay Area (Origer 1987). This chronology was developed by pairing micron readings taken from obsidian specimens and pairing them with radiocarbon dated artifacts and features. Origer was able to develop a hydration rate for Annadel and Napa Valley obsidian sources as a result of his study. Later, Tremaine (1989, 1993) was able to develop comparison constants among the four primary obsidian sources in the North Bay Area. The concept of comparison constants allows for the calculation of dates from hydration band measurements taken from obsidian specimens from sources with unknown hydration rates.

The development of obsidian hydration rates for the four, primary north Bay Area obsidian sources have provided archaeologists the ability to obtain dates from sites that could not previously be dated due to lack of diagnostic artifacts or organic material suitable for radiocarbon dating. Origer was able to support and refine Fredrickson's chronology dating tools diagnostic of certain periods (Origer 1987).

In an effort to bridge the differences between chronologies, Milliken *et al.* (2007: Figure 8.4) presented a concordance for comparing time periods, cultural patterns, and local variations for the San Francisco Bay Area. Milliken included Dating Scheme D, as presented by Groza in 2002, which is a refinement of previous radiocarbon-based temporal sequences for the San Francisco Bay Area. More recently, Byrd, Whitaker, Mikkelsen, and Rosenthal (2017) called upon archaeologists to abandon previous temporal sequences in favor of Scheme D, further refined in Groza *et al.* 2011. Table 1 assimilates Scheme D, Fredrickson's (1973) chronology, and the obsidian hydration dating scheme from Origer (1987). Note that the Early, Middle, Late Horizon scheme is still evident though refinements have been made within those categories.

Early occupants appear to have had an economy based largely on hunting, with limited exchange, and social structures based on the extended family unit. Later, milling technology and an inferred acorn economy were introduced. This diversification of economy appears to be coeval with the development of sedentism and population growth and expansion. Sociopolitical complexity and status distinctions based on wealth are also observable in the archaeological record, as evidenced by an increased range and distribution of trade goods (e.g., shell beads, obsidian tool stone), which are possible indicators of both status and increasingly complex exchange systems.

These horizons or periods are marked by a transition from large projectile points and milling slabs, indicating a focus on hunting and gathering during the Early Period, to a marine focus during the Middle Period evidenced by the number of shellmounds in the Bay Area. The Middle Period also saw more reliance on acorns and the use of bowl-shaped mortars and pestles. Acorn exploitation increased during the Late Period and the bow and arrow were introduced.

Prehistoric archaeological site indicators expected to be found in the region include but are not limited to: obsidian and chert flakes and chipped stone tools; grinding and mashing implements such as slabs and hand-stones, and mortars and pestles; and locally darkened midden soils containing some of the previously listed items plus fragments of bone, shellfish, and fire-affected stones.

Table 1. North Bay/San Francisco Bay Area Chronology

		1		1	Т
Temporal Period ¹	Approximate ~ Hydratic Time Range ¹ Interval (μ		Scheme D Periods ³	Approximate Time Range ⁴	~ Hydration Interval (μ) ⁵
Historical	< AD 1800	<1.20	Historic Mission	AD 1835 to AD 1770	1.10 - 1.27
Upper Emergent	AD 1800 to AD 1500	1.21 - 1.84	Late 2	AD 1770 to AD 1520	1.28 - 1.80
			Late 1b	AD 1520 to AD 1390	1.81 - 2.02
Lower	AD 1500 to AD 1000	1.85 - 2.58	Late 1a	AD 1390 to AD 1265	2.03 - 2.22
Emergent	71D 1300 to 71D 1000	1.03 2.30	Middle/Late Transition	AD 1265 to AD 1020	2.23 - 2.55
			Middle 4	AD 1020 to AD 750	2.56 - 2.88
			Middle 3	AD 750 to AD 585	2.89 - 3.06
Unner Archeic	AD 1000 to 500 BC	2.59 - 4.05	Middle 2	AD 585 to AD 420	3.07 - 3.23
Upper Archaic	AD 1000 to 500 BC	2.39 - 4.03	Middle 1	AD 420 to 200 BC	3.24 - 3.80
			Early/Middle Transition	200 BC to 600 BC	3.81 - 4.13
			Early	600 BC to 2100 BC	4.14 - 5.18
Middle Archaic	500 BC to 3000 BC	4.06 - 5.72			
Lower Archaic	3000 BC to 6000 BC	5.73 - 7.23			
Paleo-Indian	6000 BC to 8000 BC	7.24 - 8.08+			

¹ based on Fredrickson (1994)
² based on Napa Glass Mountain rate by Origer (1987)
³ based on Groza *et al.* (2011)
⁴ based on Groza *et al.* (2011) and Byrd *et al.* (2017)
⁵ based on Origer (1987) and Effective Hydration Temperature value from the vicinity of Santa Rosa, Sonoma County

Ethnography

Linguists and ethnographers tracing the evolution of languages have found that most of the indigenous languages of the California region belong to one of five widespread North American language groups (the Hokan and Penutian phyla, and the Uto-Aztecan, Algic, and Athabaskan language families). The distribution and internal diversity of four of these groups suggest that their original centers of dispersal were outside, or peripheral to, the core territory of California, that is, the Central Valley, the Sierra Nevada, the Coast Range from Cape Mendocino to Point Conception, and the Southern California coast and islands. Only languages of the Hokan phylum can plausibly be traced back to populations inhabiting parts of this core region during the Archaic period, and there are hints of connections between certain branches of Hokan, such as that between Salinan and Seri, that suggest that at least some of the Hokan languages could have been brought into California by later immigrants, primarily from the Southwest and northwestern Mexico (Golla 2011).

At the time of Euroamerican settlement, the study area was on a boundary between the Southern Pomo and Coast Miwok. Both the Southern Pomo and Coast Miwok were hunter-gatherers who lived in rich environments that allowed for dense populations with complex social structures (Barrett 1908; Kroeber 1925). They settled in large, permanent villages about which were distributed seasonal camps and task-specific sites. Primary village sites were occupied throughout the year, and other sites were visited in order to procure particular resources that were especially abundant or available only during certain seasons. Sites often were situated near freshwater sources and in ecotones where plant life and animal life were diverse and abundant.

Southern Pomo is one of seven mutually unintelligible Pomoan languages belonging to the Hokan language stock. The Southern Pomo's aboriginal territory falls within present-day Sonoma County. To the north, it reaches the divide between Rock Pile Creek and the Gualala River, and to the south it extends to near the town of Cotati. The eastern boundary primarily runs along the western flanks of Sonoma Mountain until it reaches Healdsburg, where it crosses to the west side of the Russian River. Within the larger area that constitutes the Southern Pomo homelands there were bands or tribelets that occupied distinct areas.

The Southern Pomo population was decimated early in the historic period, especially in the southern part of their territory. Ethnic identity was severely impacted in the region of Santa Rosa and Sebastopol; McLendon and Oswalt (1978: 279) reported that the few Southern Pomo speakers remaining in 1976 were from north of Healdsburg. For more information about the Pomo, see Bean and Theodoratus (1978), Kniffen (1939), and Stewart (1943).

It is believed that members of the Coast Miwok were the Native Americans who met with both Sir Francis Drake and Sebastian Rodriquez Cermeño during their voyages to California. After those two contacts, the Coast Miwok were left alone for nearly 200 years until the construction of the San Francisco Presidio and Mission Dolores in 1776 (Kelly 1978:414). Even then, Coast Miwok did not enter Mission Dolores in significant numbers until 1800 (Milliken 1995:176).

In 1823, the mission San Francisco Solano de Sonoma (hereafter, the Sonoma Mission) was established in Sonoma. Governor Arguello was nervous about Russian explorers invading farther south and advised Father Jose Altamira to establish the mission. Approximately 500 neophytes from the missions at San Rafael, San Jose, and San Francisco were sent to the Sonoma Mission. Like at all the missions, neophytes were expected to work in the fields and around the mission building complex. Despite glowing descriptions from many of the fathers, mission conditions were often poor. In the fall of 1826, the Sonoma Mission was raided by converted and non-converted Native Americans and parts of it were set on fire. Father Altamira left Sonoma and the mission was abandoned until 1828 when Father

Buenaventura Fortuny was transferred. Father Fortuny stayed only three years. Before secularization, three more fathers oversaw the Sonoma Mission (Hoover *et al.* 2002; Lynch 1997).

When the mission system disbanded and the lands were given to Mexicans instead of the neophytes, Native Americans were either pushed out of the valley, "employed" by families such as the Vallejos, or died of diseases. There were occasions when immigrants showed some measure of kindness to Native Americans, such as Nick Carriger, who willed that "the Indian Vicente and the tribe be allowed to remain on the home place in the western foothills of Sonoma . . . and have the same privileges of wood, water, fishing, and gardening as they enjoyed in my lifetime" (Lynch 1997:11).

History

Historically, the study area was part of the Roblar de la Miseria Rancho, a land grant that was granted to Juan Nepomuceno Padilla in 1845 (Cowan 1977:68). Padilla served as *alcalde* of San Francisco and for his service received the Roblar de la Miseria and the Balas de Tomales (Toumey 1926:439). Padilla and his family were living on the rancho when the Bear Flag Revolt began. Padilla killed two men during the conflict and for his actions was never welcome in the area again. Padilla and his family soon sold their lands and moved to the Los Angeles area.

Historical maps show that by 1866, the study area was a part of a large tract of land (540 acres) owned by William Hill (Bowers 1866). Hill was born in New York in 1829. He traveled to California in 1853 and went straight to the gold country like many did in that day. After striking out with his prospecting endeavors, he sought work as a daily hired hand. After three months, Hill had earned enough money to leave the gold country and traveled to Sonoma County where he chopped wood and sold it to San Francisco markets. After a year of such work, Hill became ill for two months and during that time moved to Petaluma where he went into the less strenuous mercantile business. Over the next few years, Hill saved enough money to buy a farm near Stony Point, which appears to be the tract of land shown on the 1866 map (Bowers 1866; Gregory 1911:275).

Hill's mercantile company went out of business in 1860, and at that time he turned to agricultural pursuits. However, six years later when the Bank of Sonoma County was organized, Hill was elected its first president; a position he held for the next 20 years. Over the years, Hill became one of the largest landowners in Sonoma County, amassing about six thousand acres in both Sonoma and Marin counties. Hill also became a stockholder and director of the Sonoma County Water Company and had an interest in the Donohue Railroad. Hill was heavily involved with the early development of Petaluma where he lived after moving off his property near Stony Point until his death in 1902 (Gregory 1911:275-276).

Eventually, the lands containing the study area were subdivided and sold (McIntyre and Lewis 1908; Peugh 1934). An assessor map from 1935 shows E.M. and A.C. Berto associated the property. A search of both the 1930 and 1940 censuses does not show that anyone by the name of Berto lived off Hessel Road during that time, which suggests ownership but not residence (Laughlin 1905; USBC 1930, 1940).

Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

STUDY PROCEDURES AND FINDINGS

Native American Contact

A request was sent to the State of California's Native American Heritage Commission (NAHC) seeking information from the Sacred Lands File and the names of Native American individuals and groups that would be appropriate to contact regarding this project. Letters were also sent to the following groups:

Cloverdale Rancheria of Pomo Indians of California
Dry Creek Rancheria of Pomo Indians
Federated Indians of Graton Rancheria
Guidiville Indian Rancheria
Kashia Band of Pomo Indians of the Stewarts Point Rancheria
Lytton Rancheria of California
Middletown Rancheria of Pomo Indians of California
Mishewal-Wappo Tribe of Alexander Valley
Muwekma Ohlone Indian Tribe of the San Francisco Bay Area
Pinoleville Pomo Nation
Robinson Rancheria of Pomo Indians

This contact does not constitute consultation with tribes.

Native American Contact Results

The NAHC sent a response dated February 12, 2024, stating that the Sacred Lands File results did not show the presence of sacred sites within the township and range of the study area. The NAHC also sent a list of Native American tribes to contact for additional information.

On February 5, 2024, Brenda Tomaras of Tomaras & Ogas, LLP responded via email on behalf of Lytton Rancheria. Ms. Tomaras stated that the Tribe has no specific information to provide and will evaluate whether further consultation with the lead agency is necessary.

On February 15, 2024, Anthony Macias, Tribal Historic Preservation Officer for the Kashia Band of Pomo Indians of Stewarts Point Rancheria responded via email stating that the project area is outside of their aboriginal territory.

On February 15, 2024, Scott Gabaldon, Tribal Chair for the Mishewal-Wappo Tribe of Alexander Valley responded via email stating that they will be deferring comment to the Federated Indians of Graton Rancheria.

No other comments have been received as of the date of this report. A log of contact efforts is appended to this report, along with copies of correspondence (see Appendix A).

Archival Research Procedures

Archival research included examination of the library and project files at Tom Origer & Associates. This research is meant to assess the potential to encounter archaeological sites and built environment within the study area. Research was also completed to determine the potential for buried archaeological deposits.

A review (NWIC File No. 23-1050) was completed of the archaeological site base maps and records, survey reports, and other materials on file at the Northwest Information Center (NWIC), Sonoma State University, Rohnert Park by Eileen Barrow on February 6, 2024. Sources of information included but were not limited to the current listings of properties on the National Register of Historic Places, California Historical Landmarks, California Register of Historical Resources, and California Points of Historical Interest as listed in the OHP's *Historic Property Directory* (2012) and the *Built Environment Resources Directory* (2022).

The OHP has determined that structures in excess of 45 years of age could be important historical resources, and former building and structure locations could be important archaeological sites. Archival research included an examination of 19th and 20th-century maps and aerial photographs to gain insight into the nature and extent of historical development in the general vicinity, and especially within the study area.

Ethnographic literature that describes appropriate Native American groups, county histories, and other primary and secondary sources were reviewed. Sources reviewed are listed in the "Materials Consulted" section of this report.

A model for predicting a location's sensitivity for buried archaeological sites was formulated by Byrd *et al.* (2017) based on the age of the landform, slope, and proximity to water. A location is considered to have highest sensitivity if the landform dates to the Holocene, has a slope of five percent or less, is within 150 meters of fresh water, and 150 meters of a confluence. Note: the Holocene Epoch is the current period of geologic time, which began about 11,700 years ago, and coincides with the emergence of human occupation of the area. A basic premise of the model is that archaeological deposits will not be buried within landforms that predate human colonization of the area. Calculating these factors using the buried site model (Byrd *et al.* 2017:Tables 11 and 12), a location's sensitivity will be scored on a scale of 1-10 and classed as follows: lowest (<1); low (1-3); moderate (3-5.5); high (5.5-7.5); highest (>7.5).

Archival Research Findings

Archival research found that a portion of the study area has been previously subjected to a cultural resources study (Windmiller 2002). Three studies have been conducted within a quarter-mile of the study area (DeGeorgey and McVey 2019; Melero and Fredrickson 1979; Sriro and Praetzellis 1998). Three cultural resources have been recorded within a quarter-mile of the study area (Storey 1998a, 1998b, 1998c). All three of these cultural resources are buildings, the closest of which is 620 feet away from the study area.

There are no reported ethnographic sites within one mile of the study area (Barrett 1908).

County records indicate that there was a building on the property as early as 1925. This is supported by the lack of a building within the study area on the 1922 map and the presence of a building within the study area on the 1935 map and on maps thereafter (Bowers 1867; GLO 1857; Reynolds and Proctor 1898; USACE 1922; USGS 1935, 1942, 1954a, 1954b). Though no additional buildings are shown on later maps, aerial photos show the presence of outbuildings on the property in addition to the house (see Figure 4). In 1978, the construction of the Hessel Fire Station was completed (The Sebastopol Times 1978). By 2003 aerial photos show that all the windbreaks are gone or cut down and all of the outbuildings are gone and only the house remains of the original features (GoogleEarth 2003) (see Figure 5).



Figure 4. View of 4510 Hessel Road showing buildings and features in 1952.



Figure 5. View of 4510 Hessel Road showing buildings and features in 2003.

Based on landform age, our analysis of the environmental setting, and incorporating the Byrd *et al.* (2017) analysis of sensitivity for buried sites, the study area has the lowest potential (<1%) for buried archaeological site indicators.

Field Survey Procedures

An intensive field survey was completed by Eileen Barrow on February 12, 2024. Half an hour was spent in the field and field conditions were foggy and cool. Surface examination consisted of walking in 10-meter transects and a hoe was used as needed to expose the ground surface. The existing Gold Ridge Fire District Hessel Station sits on a pad that appears to have been created through a combination of cut and fill. The parking area to the rear of the building is primarily covered with gravels though a narrow strip of undisturbed land along the north and west sides of this pad provided an opportunity to examine native soils. South of the fire station building and parking pad, the land is relatively undisturbed so examination of native soils was possible in this area.

Field Survey Findings

Archaeology

No archaeological site indicators were observed during the survey.

Built Environment

The house is a wood-framed, single-story building on a rectangular plan. It has a cross-gabled roof of composite shingles and is clad with dropped siding. The windows have vinyl sashes and are a mix of horizontal and vertical sliders. There is a small shed off the northwest corner of the house that is connected to the house by a small breezeway. Evidence of the original windbreak was observed only along the southern boundary of the property along Volkerts Road. All that remains of this windbreak are stumps.



Figure 6. Front view of the house built in 1925.

Modern features include the existing Hessel Station constructed in 1978, a radio tower, and two solar panels.

DISCUSSION AND RECOMMENDATIONS

Field survey found no archaeological sites within the study area. Application of the buried sites model results indicate the lowest potential (< 1%) for buried resources.

The study area contains a house constructed in 1925 and the Hessel Station of the Gold Ridge Fire District. Though the house was constructed in 1925, it has been dramatically renovated by the replacement of the siding and the replacement of all the windows. In addition, none of the related outbuildings and little of the former windbreaks are present. Given the drastic changes to the house and its setting, it no longer looks like a small farmhouse constructed in 1925 and would not meet criteria for inclusion on the California Register. Though the property as a whole was associated with William Hill, the house was not constructed until after his death. Research did not find that the Berto family lived in the Hessel area, so the suggestion is that this property was used as a rental. Because no one important is associated with this property, it would not meet criteria for inclusion on the California Register. Note, the existing row of Eucalyptus trees along the western boundary of the property postdate 1982 and are not considered potentially historical. The fire station is of recent enough construction that it is not considered potentially eligible for inclusion on the California Register.

Archaeological Recommendations

No recommendations are warranted.

Built Environment Recommendations

No recommendations are warranted.

Accidental Discovery

In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds (§15064.5 [f]). Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire-affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

The following actions are promulgated in the CEQA Guidelines Section 15064.5(d) and pertain to the discovery of human remains. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the NAHC. The NAHC will identify the person or persons believed to be most likely descended from the deceased Native American.

The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity.

SUMMARY

Tom Origer & Associates completed a cultural resources study of the property at 4510 Hessel Road, Sebastopol, Sonoma County, California. The study was requested and authorized by Greg LeDoux, Greg LeDoux & Associates, Inc. This study was conducted to meet the requirements of the Sonoma County Permit and Resource Management Department and those of CEQA. No cultural resources were found within the study area; therefore, no resource-specific recommendations are warranted. Documentation pertaining to this study is on file at Tom Origer & Associates (File No. 2024-008).

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APPENDIX A

Native American Contact

Copies of Correspondence

Native American Contact Efforts 4510 Hessel Road Sebastopol, Sonoma County

Organization	Contact	Action	Results
Native American Heritage Commission		Email 2/5/24	The NAHC sent a response dated February 12, 2024, stating that the Sacred Lands File results did not show the presence of sacred sites within the township and range of the study area. The NAHC also sent a list of Native American tribes to contact for additional information.
Cloverdale Rancheria of Pomo Indians	Patricia Hermosillo	Email 2/5/24	No response has been received as of the date of this report.
Dry Creek Rancheria of Pomo Indians	Sherri Smith-Ferri	Email 2/5/24	No response has been received as of the date of this report.
Federated Indians of Graton Rancheria	Greg Sarris Buffy McQuillen Gene Buvelot	Email 2/5/24	No response has been received as of the date of this report.
Guidiville Indian Rancheria	Michael Derry Bunny Tarin	Email 2/5/24	No response has been received as of the date of this report.
Kashia Band of Pomo Indians of the Stewarts Point Rancheria	Anthony Macias Reno Franklin	Email 2/5/24	On February 15, 2024, Anthony Macias, Tribal Historic Preservation Officer for the Kashia Band of Pomo Indians of Stewarts Point Rancheria responded via email stating that the project area is outside of their aboriginal territory.
Lytton Rancheria	Andy Mejia Brenda Tomaras	Email 2/5/24	On February 5, 2024, Brenda Tomaras of Tomaras & Ogas, LLP responded via email on behalf of Lytton Rancheria. Ms. Tomaras stated that the Tribe has no specific information to provide and will evaluate whether further consultation with the lead agency is necessary.
Middletown Rancheria of Pomo Indians of California	Jose Simon III Michael Rivera	Email 2/5/24	No response has been received as of the date of this report.
Mishewal-Wappo Tribe of Alexander Valley	Scott Gabaldon	Email 2/5/24	On February 15, 2024, Scott Gabaldon, Tribal Chair for the Mishewal-Wappo Tribe of Alexander Valley responded via email stating that they will be deferring comment to the Federated Indians of Graton Rancheria.
Muwekma Ohlone Indian Tribe of the San Francisco Bay Area	Monica Arellano	Letter 2/5/24	No response has been received as of the date of this report.

Native American Contact Efforts 4510 Hessel Road Sebastopol, Sonoma County

Organization	Contact	Action	Results
Pinoleville Pomo Nation	Angela James Leona Williams	Email 2/5/24	No response has been received as of the date of this report.
Robinson Rancheria of Pomo Indians	Beniakem Cromwell	Email 2/5/24	No response has been received as of the date of this report.

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100 West Sacramento, CA 95691 (916) 373-3710 (916) 373-5471 – Fax nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Goldridge Fire District

County: Sonoma

USGS Quadrangles Name: Two Rock

Township 6N Range 8W Section(s) N/A MDBM Roblar de la Miseria Land Grant

Date: February 5, 2024

Company/Firm/Agency: Tom Origer & Associates

Contact Person: Taylor Alshuth

Address: PO Box 1531

City: Rohnert Park Zip: 94927

Phone: (707) 584-8200 Fax: (707) 584-8300

Email: taylor@origer.com

Project Description:

The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol.

February 12, 2024



Taylor Alshuth
Tom Origer & Associates

Via Email to: <u>taylor@origer.com</u>

Re: Goldridge Fire District Project, Sonoma County

Dear Mr. Alshuth:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were <u>negative</u>. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

NATIVE AMERICAN HERITAGE COMMISSION

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cameron.vela@nahc.ca.gov.

Sincerely,

Cameron Vela
Cultural Resources Analyst

Campson Vola

Attachment

CHAIRPERSON Reginald Pagaling Chumash

VICE-CHAIRPERSON Buffy McQuillen Yokayo Pomo, Yuki, Nomlaki

Secretary Sara Dutschke Miwok

PARLIAMENTARIAN Wayne Nelson Luiseño

COMMISSIONER Isaac Bojorquez Ohlone-Costanoan

COMMISSIONER Stanley Rodriguez Kumeyaay

COMMISSIONER Laurena Bolden Serrano

COMMISSIONER Reid Milanovich Cahuilla

Commissioner Vacant

EXECUTIVE SECRETARY Raymond C. Hitchcock Miwok, Nisenan

NAHC HEADQUARTERS 1550 Harbor Boulevard Suite 100 West Sacramento, California 95691 (916) 373-3710 nahc@nahc.ca.gov NAHC.ca.gov

Native American Heritage Commission Native American Contact List Sonoma County 2/12/2024

nty		Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
na	Cloverdale Rancheria of Pomo Indians	F	Patricia Hermosillo, Chairperson	555 S. Cloverdale Blvd., Suite A Cloverdale, CA, 95425	(707) 894-5775	(707) 894-5727	info@cloverdalerancheria.com	Pomo	Sonoma	
	Dry Creek Rancheria of Pomo Indians	F	Sherrie Smith-Ferri, THPO	P.O. Box 607 Geyserville, CA, 95441	(707) 272-6767		sherries@drycreekrancheria.com	Pomo	Sonoma	3/20/202
	Federated Indians of Graton Rancheria	F	Greg Sarris, Chairperson	6400 Redwood Drive, Ste 300 Rohnert Park, CA, 94928	(707) 566-2288	(707) 566-2291	gbuvelot@gratonrancheria.com	Coast Miwok Pomo	Marin,Sonoma	11/1/2023
	Federated Indians of Graton Rancheria	F	Gene Buvelot,	6400 Redwood Drive, Suite 300 Rohnert Park, CA, 94928	(707) 566-2288	(415) 279-4844	gbuvelot@gratonrancheria.com	Coast Miwok Pomo	Marin,Sonoma	11/1/2023
	Guidiville Rancheria of California	F	Bunny Tarin, Tribal Administrator	PO Box 339 Talmage, CA, 95481	(707) 462-3682		admin@guidiville.net	Pomo	Alameda,Contra Costa,Lake,Marin,Mendocino,Napa,Sacrament o,San Joaquin.Solano,Sonoma	6/21/2023
	Guidiville Rancheria of California	F	Michael Derry, Historian	PO Box 339 Talmage, CA, 95481	(707) 391-1665		historian@guidiville.net	Pomo	Alameda,Contra Costa,Lake,Marin,Mendocino,Napa,Sacrament o,San Joaquin.Solano,Sonoma	6/21/2023
	Kashia Band of Pomo Indians of the Stewarts Point Rancheria	F	Loren Smith, Tribal Historic Preservation Officer	1420 Guernerville Road, Ste 1 Santa Rosa, CA, 95403	(707) 591-0580	(707) 591-0583		Pomo	Mendocino,Sonoma	
	Kashia Band of Pomo Indians of the Stewarts Point Rancheria	F	Dino Franklin, Chairperson	1420 Guerneville Road, Ste 1 Santa Rosa, CA, 95403	(707) 591-0580	(707) 591-0583	dino@stewartspoint.org	Pomo	Mendocino,Sonoma	
	Lytton Rancheria	F	Marjorie Mejia, Chairperson	437 Aviation Boulevard Santa Rosa, CA, 95403	(707) 575-5917	(707) 575-6974	margiemejia@aol.com	Pomo	Sonoma	
	Middletown Rancheria of Pomo Indians of California	F	Jose Simon III, Tribal Chairman	PO Box 1035 Middletown, CA, 95461	(707) 987-1303		jsimon@middletownrancheria.co m	Lake Miwok Pomo	Lake,Napa,Sonoma	11/17/2023
	Middletown Rancheria of Pomo Indians of California	F	Tribal Historic Preservation Department,	PO Box 1035 Middletown, CA, 95461	(707) 987-1315		THPO@middletownrancheria.co m	Lake Miwok Pomo	Lake,Napa,Sonoma	11/17/2023
	Middletown Rancheria of Pomo Indians of California	F	Michael Rivera, Tribal Historic Preservation Officer	PO Box 1035 Middletown, CA, 95461	(707) 987-1315		mlrivera@middletownrancheria.c om	Lake Miwok Pomo	Lake,Napa,Sonoma	11/17/2023
	Mishewal-Wappo Tribe of Alexander Valley	N	Scott Gabaldon, Chairperson	2275 Silk Road Windsor, CA, 95492	(707) 494-9159		scott@g4firearms.com	Wappo	Lake,Napa,Sonoma	1/31/2024
	Mishewal-Wappo Tribe of Alexander Valley	N	Christi Gabaldon, Tribal Monitor	7095 Saint Helena Rd Santa Rosa, CA, 95404	(707) 889-1423		1tektekh@gmail.com	Wappo	Lake,Napa,Sonoma	1/31/2024

Native American Heritage Commission Native American Contact List Sonoma County 2/12/2024

Muwekma Ohlone Indian Tribe of the SF Bay Area	N	Monica Arellano, Vice Chairwoman	20885 Redwood Road, Suite 232 Castro Valley, CA, 94546	(408) 205-9714		monicavarellano@gmail.com	Costanoan	Alameda,Contra Costa,Marin,Merced,Napa,Sacramento,San Francisco,San Joaquin,San Mateo,Santa Clara,Santa Cruz,Solano,Sonoma,Stanislaus	7/12/2019
Pinoleville Pomo Nation	F		500 B Pinoleville Drive Ukiah, CA, 95482	(707) 463-1454	(707) 463-6601		Pomo	Lake,Mendocino,Napa,Sonoma	
Pinoleville Pomo Nation	F	Leona Willams, Chairperson	500 B Pinoleville Drive Ukiah, CA, 95482	(707) 463-1454	(707) 463-6601		Pomo	Lake,Mendocino,Napa,Sonoma	
Robinson Rancheria of Pomo Indians	F	Beniakem Cromwell, Chairperson	P.O. Box 4015 Nice, CA, 95464	(707) 275-0527	(707) 275-0235	bcromwell@rrcbc-nsn.gov	Pomo	Colusa,Glenn,Lake,Mendocino,Sonoma	

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Goldridge Fire District Project, Sonoma County.

Record: PROJ-2024-000683 Report Type: List of Tribes Counties: Sonoma NAHC Group: All

Tom Origer & Associates

Archaeology / Historical Research

February 5, 2024

Patricia Hermosillo Cloverdale Rancheria of Pomo Indians 555 South Cloverdale Blvd. Suite A Cloverdale, CA 95425

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Ms. Hermosillo:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

This notification does not constitute formal consultation.

Enclosed is a portion of the Two Rock, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Taster alshuth

Archaeology / Historical Research

February 5, 2024

Sherri Smith-Ferri Dry Creek Rancheria of Pomo Indians P.O. Box 607 Geyserville, CA 95441

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Ms. Smith-Ferri:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Gene Buvelot Federated Indians of Graton Rancheria 6400 Redwood Drive, Ste 300 Rohnert Park, CA 94928

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Mr. Buvelot:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Buffy McQuillen Federated Indians of Graton Rancheria 6400 Redwood Drive, Ste 300 Rohnert Park, CA 94928

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Ms. McQuillen:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Sincerely,

Taylor Alshuth

Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Greg Sarris Federated Indians of Graton Rancheria 6400 Redwood Drive, Ste 300 Rohnert Park, CA 94928

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Mr. Sarris:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Sincerely,

Taylor Alshuth

Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Michael Derry Guidiville Rancheria of California P.O. Box 339 Talmage, CA 95481

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Mr. Derry:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Bunny Tarin Guidiville Rancheria of California P.O. Box 339 Talmage, CA 95481

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Ms. Tarin:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Reno Franklin Kashia Band of Pomo Indians of the Stewarts Point Rancheria 1420 Guerneville Road, Suite 1 Santa Rosa, CA 95403

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Mr. Franklin:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Anthony Macias Kashia Band of Pomo Indians of the Stewarts Point Rancheria 1420 Guerneville Road, Suite 1 Santa Rosa, CA 95403

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Mr. Macias:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Sincerely,

Taylor Alshuth

Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Andy Mejia Lytton Rancheria 437 Aviation Boulevard Santa Rosa, CA 95403

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Mr. Mejia:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Brenda Tomaras Lytton Rancheria 437 Aviation Boulevard Santa Rosa, CA 95403

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Ms. Tomaras:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Jose Simon Middletown Rancheria of Pomo Indians P.O. Box 1035 Middletown, CA 95461

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Mr. Simon:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Michael Rivera Middletown Rancheria of Pomo Indians P.O. Box 1658 Middletown, CA 95461

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Mr. Rivera:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Enclosed is a portion of the Two Rock, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Scott Gabaldon Mishewal-Wappo Tribe of Alexander Valley 2275 Silk Road Windsor, CA 95492

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Mr. Gabaldon:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

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Enclosed is a portion of the Two Rock, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Angela James Pinoleville Pomo Nation 500 B Pinoleville Drive Ukiah, CA 95482

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Ms. James:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

This notification does not constitute formal consultation.

Enclosed is a portion of the Two Rock, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Leona Williams Pinoleville Pomo Nation 500 B Pinoleville Drive Ukiah, CA 95482

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Ms. Willaims:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

This notification does not constitute formal consultation.

Enclosed is a portion of the Two Rock, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com

Archaeology / Historical Research

February 5, 2024

Beniakem Cromwell Robinson Rancheria of Pomo Indians P.O. Box 4015 Nice, CA 95464

Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Mr. Cromwell:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The proposed project includes grading and drainage improvements for a new office building, AC parking, walkway, and associated landscaping on the Goldridge Fire District property at 4510 Hessel Road, Sebastopol. The County of Sonoma is reviewing the project for California Environmental Quality Act compliance.

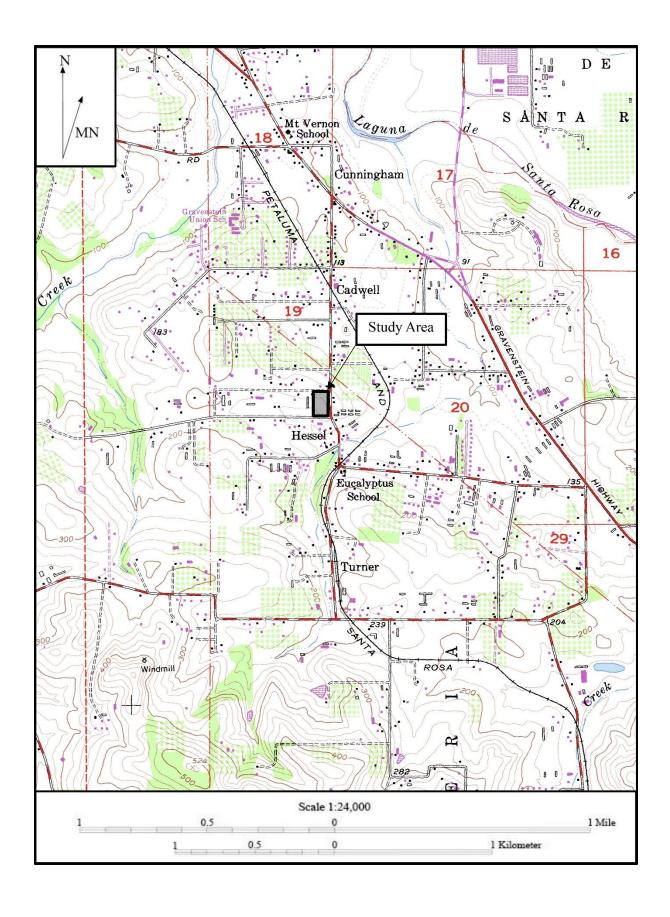
This notification does not constitute formal consultation.

Enclosed is a portion of the Two Rock, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Taylor Alshuth Associate

Email: taylor@origer.com



Eileen Barrow

From: anthony stewartspoint.org <anthony@stewartspoint.org>

Sent: Thursday, February 15, 2024 1:36 PM

To: Taylor Alshuth
Cc: Jessica Chaves

Subject: Goldridge fire district, Sebastopol, Ca

The proposed project at 4510 Hassel Rd, Sebastopol, Ca is out of the Aboriginal Territory of the Stewarts Point Rancheria Kashia Band of Pomo Indians.

We do not have any concerns or comments at this time.

Anthony Macias Tribal Historic Preservation Officer Kashia Band of Pomo Indians 1420 Guerneville Road, Suite 1 Santa Rosa, CA 95403

Email: anthony@stewartspoint.org Office: 707-591-0580 Ext 105

Cell: 707-708-1139

Eileen Barrow

From: Brenda L. Tomaras <btomaras@mtowlaw.com>

Sent: Monday, February 5, 2024 9:17 AM

To: Taylor Alshuth

Subject: RE: Goldridge Fire District, Sebastopol, Sonoma County

Good Morning Taylor,

Thank you for the letter regarding the above-referenced project. While the Tribe has no specific information which it could provide to you for inclusion in your reports, it believes that the project land falls within traditional Pomo territory and that there is a potential for finding tribal cultural resources on the project site. The Lytton Rancheria is interested in the protection and preservation of Pomo artifacts and sites and believes that such cultural resources may be encountered during the project.

The Tribe will evaluate whether further consultation on the project with the appropriate lead agency is necessary, and intends to get a copy of the survey once completed. We would ask that in your report you note all resources (flakes, isolates, etc.) even if they may not reach a level of significance under CEQA.

Brenda L. Tomaras Tomaras & Ogas, LLP 10755-F Scripps Poway Parkway #281 San Diego, CA 92131 (858) 554-0550 (858) 583-3482 Mobile (858) 777-5765 Facsimile

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it is confidential and may be legally privileged. If you are not the intended recipient or authorized agent for the intended recipient, you have received this message and attachments in error, and any review, dissemination, or reproduction is strictly prohibited. If you are not the intended recipient, please immediately notify us by reply e-mail or by telephone at (858) 554-0550, and destroy the original transmission and its attachments without reading them or saving them. Failure to follow this process may be unlawful.

From: Taylor Alshuth <taylor@origer.com> Sent: Monday, February 5, 2024 9:07 AM

To: andymejia@lyttonrancheriaofcalifornia.com; Brenda L. Tomaras

 stomaras@mtowlaw.com>

Subject: Goldridge Fire District, Sebastopol, Sonoma County

Dear Mr. Mejia and Ms. Tomaras:

Attached please find our notification letters and location map for Goldridge Fire District, Sebastopol, Sonoma County.

Sincerely,
Taylor Alshuth (He/Him)
Associate
Tom Origer & Associates
P.O. Box 1531
Rohnert Park, CA 94927
Taylor@origer.com

Office Phone (707) 584-8200

Eileen Barrow

From: Scott Gabaldon <scott@g4firearms.com>
Sent: Thursday, February 15, 2024 7:08 AM

To: Taylor Alshuth

Subject: Re: Goldridge Fire District, Sebastopol, Sonoma County

Dear Taylor,

Thank you for reaching out on this project but we will defer to Graton and Rancheria, because it is closer to their territory

Best regards,

Scott Gabaldon G4 Firearms,LLC

From: Taylor Alshuth <taylor@origer.com> **Sent:** Monday, February 5, 2024 9:09:45 AM **To:** Scott Gabaldon <scott@g4firearms.com>

Subject: Goldridge Fire District, Sebastopol, Sonoma County

Dear Mr. Gabaldon:

Attached please find our notification letter and location map for Goldridge Fire District, Sebastopol, Sonoma County.

Sincerely,
Taylor Alshuth (He/Him)
Associate
Tom Origer & Associates
P.O. Box 1531
Rohnert Park, CA 94927
Taylor@origer.com
Office Phone (707) 584-8200



March 18, 2024

Escrow No: 00116296-001-BJ

Property Address: 4490 Hessel Road4490 Hessel road, Sebastopol CA.

Thank you for allowing **North Coast Title Co.** to handle your upcoming escrow. I will be the escrow officer handling your transaction.

The security of your funds and personal information is very important to us.

Over the course of the transaction, I may send you emails containing requests for information. WIRE FRAUD IS ON THE RISE. If you receive wire transfer information from our office via email, it is very important that you call to confirm the account information prior to initiating the wire with your bank.

Please feel free to contact me at any time if you have questions or need additional information. We look forward to working with you.

Thank you,

North Coast Title Co.

Barbara Woods Escrow Officer



PRELIMINARY REPORT

Issued for the sole use of: Our Order Number: 00116296-001-BJ

Gold Ridge Fire District of Sonoma County Leslie McCormick

When Replying Please Contact:

Barbara Woods/sh (707) 566-0900 bwoods@northcoasttitlecompany.com

Property Address: 4490 Hessel Road, Sebastopol, CA.

In response to the above referenced application for a policy of title insurance, North Coast Title Co., as agent for Title Resource Guaranty Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit B. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit B. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 18, 2024 at 7:30 a.m.

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

NONE

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vesting in:

Gold Ridge Fire District of Sonoma County

LEGAL DESCRIPTION

EXHIBIT A

The land referred to herein below is situated in the unincorporated area of the, County of Sonoma, State of California, and is described as follows:

SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levis taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any fact, rights, interests or claims which are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
- 4. Any encroachments, encumbrances, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material or equipment unless such lien is shown by the Public Records at Date of Policy.
- 7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel location in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
- 8. This is a nontaxable parcel.
- 9. Water rights, claims or title to water, whether or not shown by the public records.
- 10. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Hessel Road and Volkerts Road.
- 11. Lease upon the terms, covenants and conditions contained therein,

Dated: October 11, 2002

Lessor: Gold ridge Fire Protection District

Lessee: Cagal Cellular Communication Corp, A Delaware corporation d/b/a/ AT&T

Wireless

Disclosed By: Memorandum of Lease

Recorded: September 8, 2003 as Document No. 2003188242

NOTE: The present ownership of said leasehold or leaseholds and other matters affecting the interest of the lessee or lessees are not shown herein.

SCHEDULE B (Continued)

12. We find no open Deeds of Trust of record. Please verify by inquiry of Escrow Personnel and/or Agents whether or not we have overlooked something and advise the Title Dept. accordingly prior to closing.

END OF ITEMS

NOTES

We request that all funds be wired. All funds received are subject to clearance. WIRE INSTRUCTIONS PLEASE CONTACT YOUR ESCROW OFFICER FOR WIRE INSTRUCTIONS

North Coast Title Company makes no representation that all or a portion of funds deposited in the subject escrow will be insured or guaranteed by the FDIC or any other government agency.

This report does not reflect requests for notice of default, requests for notice of delinquency, subsequent transfers of easements, and similar matters not germane to the issuance of the policy of title insurance anticipated hereunder.

No endorsement issued in connection with the policy and relating to covenants, conditions or restrictions provides coverage for environmental protection.

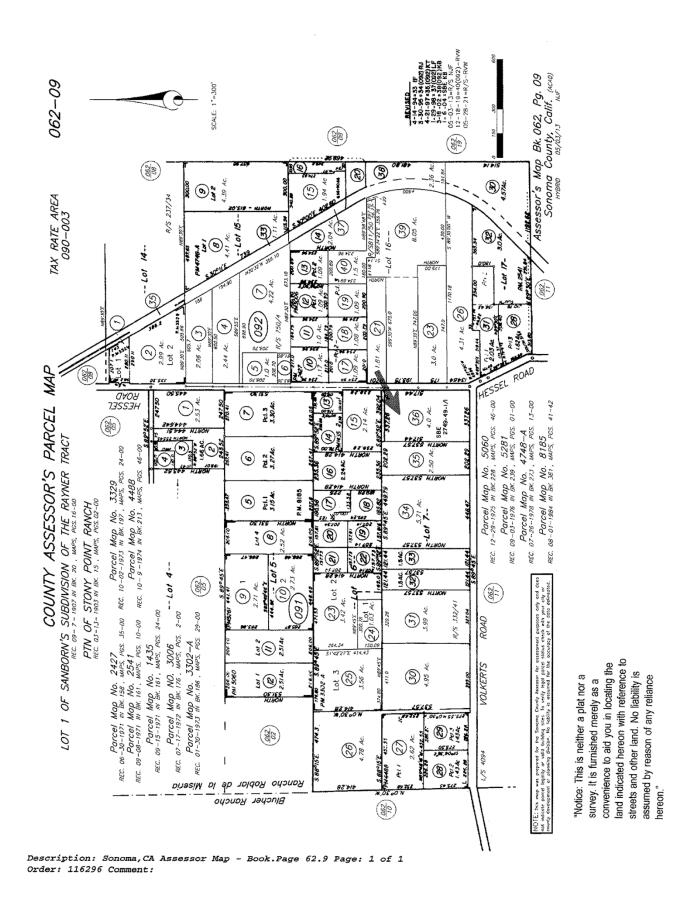
SONOMA COUNTY DOCUMENTARY TRANSFER TAX is based on \$0.55 per five hundred, or portion thereof, of consideration. County Transfer Tax is based on full consideration minus any loans assumed in the sale.

The following cities have enacted provisions to collect Documentary Transfer Tax. If the property herein lies within any of the following cities, be certain to show both the appropriate county and city amounts of Documentary Transfer Tax on your conveyance document(s):

SANTA ROSA: \$2.00 per \$1,000 of consideration or portion thereof, no exemption for assumed loans; PETALUMA: \$2.00 per \$1,000 of consideration or portion thereof, no exemption for assumed loans;

None

END OF NOTES



RESTRICTIVE COVENANT NOTIFICATION

The following statement is deemed attached as a coversheet to any declaration, governing document, or deed identified in the above exceptions:

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Information for processing a "Restrictive Covenant Modification" form:

- 1. Print a complete copy of the document in question. Strike out what you believe to be unlawful restrictive language in the document.
- 2. Print and complete the "Restrictive Covenant Modification" ("RCM") form. Note that the signature on the form must be acknowledged by a notary public or other qualified officer.
- 3. Submit the completed RCM form and the document with your strike-outs to the County Clerk-Recorder's Office for the county where the property is located. No fee is required for this service.
- 4. The County Clerk-Recorder's Office will forward the RCM form and the document with your strike-outs to the Office of the County Counsel, who will determine whether the document contains any unlawful restrictions.
- 5. The Office of the County Counsel will return the RCM form and the document with your strike-outs to the County Clerk-Recorder's Office along with its determination. If approved, a Deputy County Counsel will sign the RCM, and the County Clerk-Recorder's Office will record, image and index it. If the Office of the County Counsel determines that the document does not contain an unlawful restriction, the County Clerk-Recorder's Office will not record the RCM.
- 6. The approved RCM will be returned to the submitter by mail.

The "Restrictive Covenant Modification" form is included.

PLEASE COMPLETE THIS INFORMATION RECORDING REQUESTED BY	
WHEN RECORDED MAIL TO:	
THIS SPAC	E FOR RECORDER'S USE ONLY
RESTRICTIVE COVENANT MO	DIFICATION
(RACIAL OR OTHERWISE UNLAWFULLY RESTRICTI	
I (We)h located at that is covered by the	ave an ownership interest of record in the property e document described below.
The following referenced document contains a restriction based on aggender expression, sexual orientation, marital status, national origin, a veteran or military status, or genetic information as defined in subdivistate and federal fair housing laws and that restriction is void. Pursuar document is being recorded solely for the purpose of eliminating of the document recorded book of the official records of the	ncestry, familial status, source of income, disability, sion (p) of Section 12955, or ancestry that violates at to Section 12956.2 of the Government Code, this that restrictive covenant as shown on page(s)
Book of the official records of the This modification document shall be indexed in the same manner as the Section 12956.2(c):	
The effective date of the terms and conditions of this modification docuoriginal document referenced above.	ment shall be the same as the effective date of the
Signature	Printed Name
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.	
State of California	-
County of	
On before me, (insert name and title of the officer)	
(insert name and title of the officer) personally appeared, wh proved to me on the basis of satisfactory evidence to be the person(s whose name(s) is/are subscribed to the within instrument an	o S) Approved: d BY:
acknowledged to me that he/ she/they executed the same in his/her/their authorized capacity(ies), and that by his/ her/the signature(s) on the instrument the person(s), or the entity upon behalf which the person(s) acted, executed the instrument.	ir
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNES my hand and official seal.	1 1310.

Signature	(Seal)
	` '

Our Commitment

We at North Coast Title Company take pride in preserving your trust in us as we perform background support through the production of your loan package and additional closing documentation. Among our highest priorities is assuring your comfort that nonpublic personal customer information gathered in our rendering of services will be held secure.

What is the Law

Title V of the Gramm-Leach Bliley Act (GLBA) generally prohibits any financial institution directly or through its affiliates from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices. Over the course of our everyday business, we may share your information to process your transaction, maintain your account, respond to court orders or report to credit bureaus.

Types of Information

The type of information that we collect and share depends on the transaction that you have with us. This information about your transaction can include:

- Social Security, Drivers License and employment information
- Mortgage rates, payments and balances
- Checking account, savings account, credit card statements and wire information

Website

Over the course of using our website, it may be necessary for you to enter nonpublic information in order for us to process your transaction and/or process your request. We only utilize information that you voluntarily provide to us. Our site can also be used without disclosing personal information.

Our Promise

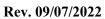
This is our promise to you, our individual customer:

- A. We restrict access to nonpublic information about you to those employees who need this information to provide our services and products to you for your benefit. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.
- B. We will not reveal nonpublic personal information to any external non-affiliated organization except as necessary for us to provide the product or service you have requested or unless required by law.
- C. We will always maintain secure control over nonpublic personal information that we hold.
- D. Whenever we hire other organizations to provide support services, we will require them to conform to our privacy standards and to allow us to audit them for compliance.

Former Customers

Our privacy policy will continue to apply to you, even when you no longer require our products and services.

Revised December 29, 2016





			Kev. 09/0
	WHAT DOES TITLE F YOUR PERSONAL INFO		EE COMPANY DO WITH
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.		
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include:		
	 Social Security number and account balances Payment history and credit card or other debt Checking account information and wire transfer instructions 		
	When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.		
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTEE COMPANY chooses to share; and whether you can limit this sharing.		
Reasons we opersonal info	can share your rmation	Does TITLE RESOURCES GUARANTEE COMPANY share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus		Yes	No
	ting purposes – to offer and services to you	No	We don't share
For joint mark companies	eting with other financial	No	We don't share
purposes - inf	es' everyday business ormation about your nd experiences	Yes	No
	es' everyday business ormation about your ss	No	We don't share
For our affiliat	es to market to you	No	We don't share
For nonaffiliates to market to you			
For nonaffiliate	es to market to you	No	We don't share

Who we are				
Who is providing this notice?	TITLE RESOURCES GUARANTEE COMPANY			
What we do				
How Does TITLE RESOURCES GUARANTEE COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.			
How does TITLE RESOURCES GUARANTEE COMPANY collect my personal information?	 We collect your personal information, for example, when you Apply for insurance or pay insurance premiums Provide your mortgage information or show your driver's license Give us your contact information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies. 			
Why can't I limit all sharing?	Federal law gives you the right to limit only Sharing for affiliates' everyday business purposes – information about your creditworthiness Affiliates from using your information to market to you Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.			
Definitions				
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • Our affiliates include companies that are owned in whole or in part by Anywhere Real Estate, Inc. (https://www.anywhere.re); Anywhere Integrated Services, LLC (https://www.anwhereis.re); and HomeServices of America, Inc. (https://www.homeservices.com).			
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies • TITLE RESOURCES GUARANTEE COMPANY does not share with nonaffiliates so they can market to you.			
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. • TITLE RESOURCES GUARANTEE COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.			
Other Important Information				
For European Union Customers	Please see our Privacy Policy located at https://www.titleresources.com/privacypolicy			
For our California Customers	Please see our notice about the California Consumer Protection Act located at https://www.titleresources.com/privacypolicy			

EXHIBIT B

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY -1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting, or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection; or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at date of Policy.
- 2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- 3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
- 4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
- 5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidence by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- 6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
 - Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- 2. Any facts, rights, interests, or claims that are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (01/01/08) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- 1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.
 - This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
- 2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
- 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
- 4 Risks
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or

- d. that first occur after the Policy Date this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
- 5. Failure to pay value for Your Title.
- 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

Your Deductible Amount Our Maximum Dollar Limit of Liability Covered Risk 16: 1% of Policy Amount or \$5,000.00 \$25,000.00 (whichever is less) Covered Risk 18: 1% of Policy Amount or \$5,000.00 \$25,000.00 (whichever is less) Covered Risk 19: 1% of Policy Amount or \$5,000.00 \$25,000.00 (whichever is less) Covered Risk 21: 1% of Policy Amount or \$5,000.00 \$25,000.00 (whichever is less)

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection
 - or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
 - Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

CLTA Preliminary Report Form – Modified (11/17/06)

- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 - or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
- 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Data of Policy and the date of recording of the deed or other instrument of transfer in Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

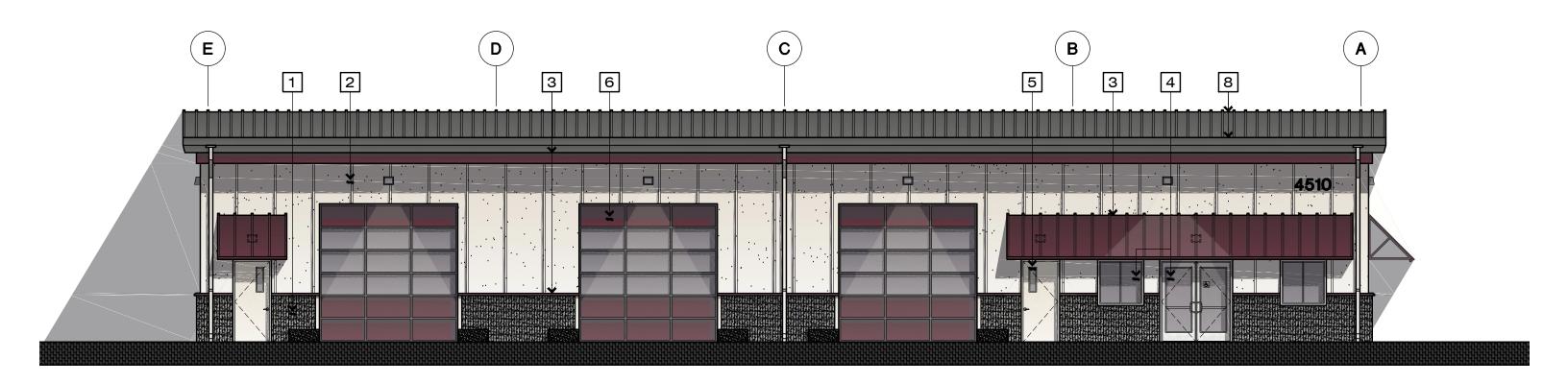
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.



PROPOSED BUILDING FOR: **GOLD RIDGE FIRE PROTECTION DISTRICT**



EAST EXTERIOR ELEVATION

COLORS & MATERIALS LIST

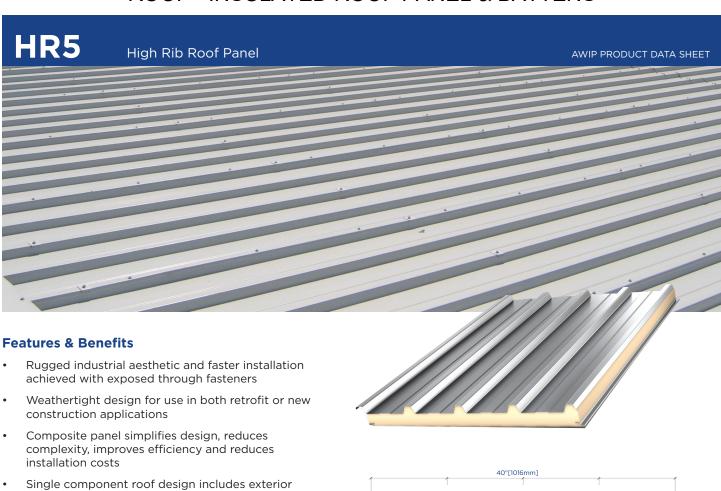
- BODY TYPE 1: CMU BLOCK WAINSCOTING, "NATURAL GRAY"
 TO MATCH EXISTING
- BODY TYPE 2:
 PRE-FINISHED METAL PANEL "WARM WHITE"
 WITH PRE-FINISHED BATTENS "WARM WHITE"
- METAL AWNINGS & TRIM: PRE-FINISHED METAL PANEL " COLONIAL RED"
- STOREFRONT GLAZING SYSTEM:
 "CLEAR ANODIZED ALUMINUM" FRAMES W/
 PPG "SOLAR GRAY" GLAZING
- METAL PEDESTRIAN DOORS: 5 TO MATCH "WARM WHITE" COLOR W/ PPG "SOLAR GRAY" GLAZING

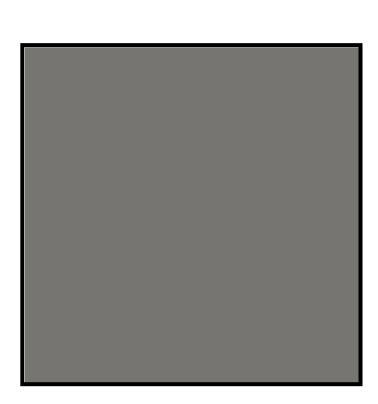
- FIREHOUSE DOORS:
- "BRONZE ANODIZED" FRAMES, PANELS PAINTED
 TO MATCH "COLONIAL RED" COLOR, & PPG "SOLAR GRAY" GLAZING
- ROLL-UP DOORS:

 "BRONZE ANODIZED" FRAMES & PANELS PAINTED
 TO MATCH "COLONIAL RED" COLOR
- 8 INSUL. METAL ROOF, GUTTER, FASCIA & TRIM: PRE-FINISHED METAL PANEL "SLATE GRAY"

NOTE: METAL FASTENERS, FLASHING, AND OTHER MISCELLANEOUS EXPOSED METAL TO BE PAINTED TO MATCH ADJACENT SURFACES TYP.

ROOF - INSULATED ROOF PANEL & BATTENS





aesthetic, weather barrier, insulation and vapor

barrier

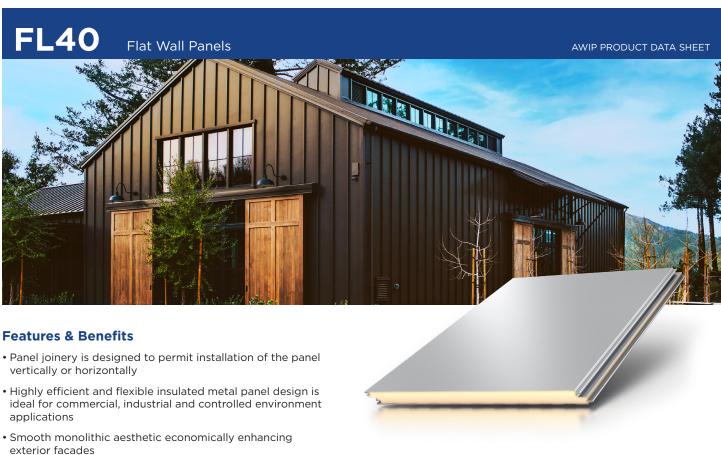




EXTERIOR SIDE

INTERIOR SIDE

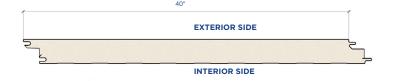
ROOF - INSULATED ROOF PANEL & BATTENS

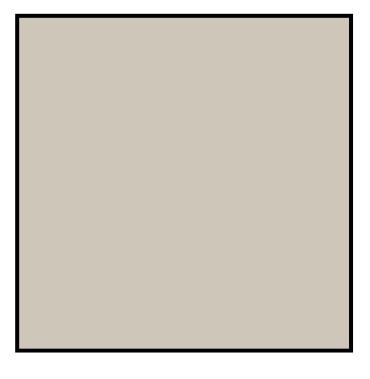




 Composite design requires one-step installation reducing construction time and costs











Product Specifications

Applications: Roof and Wall Coverage Widths: 36" Rib Spacing: 12" on center

Rib Height: 1¼" Minimum Slope: ½:12 Panel Attachment: Exposed

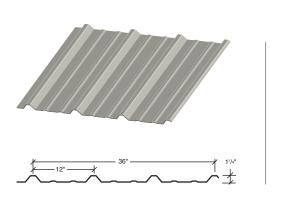
Fastening System

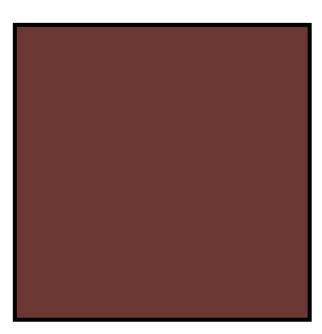
Gauges: 26 (Standard); 29, 24, 22 (Optional)

Finishes: Smooth (standard); Embossed (optional) Coatings: Galvalume Plus*, Signature* 200, Signature* 300



The PBR panel is commonly used for a wide variety of architectural, agricultural, commercial and industrial applications. PBR is a structural panel and an exposed fastener panel that can be used for both roof and wall applications. The minimum roof slope for PBR is ½:12.





COLONIAL RED

CLEAR ANODIZED STOREFRONT WITH SOLAR GRAY GLAZING





STOREFRONT/GLAZING PROFILE

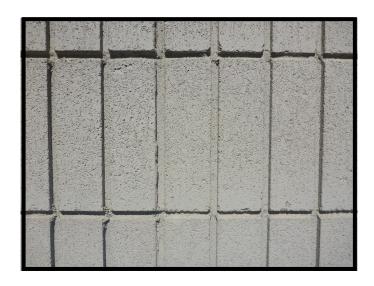


ENTRY DOOR (PHOTO TAKEN - 1422 TECHNOLOGY LANE, PETALUMA)

BRICK WAINSCOT, CONCRETE BUTTRESS & METAL FLASHING



EXISTING GOLD RIDGE FIRE DISTRICT BUILDING - PHOTO TAKEN 07/11/23



CMU BLOCK - NATURAL GRAY



CONCRETE BUTTRESS& METAL FLASHING













The the Tab key of mouse over the page to see all interactive elements

Specifications

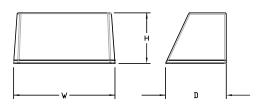
Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17"

(43.18 cm)

Depth: 10-3/16" (25.9 cm)

Weight: 20 lbs (9.1 kg)



A+ Capable options indicated by this color background.

Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixilated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED					
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT ¹ 277 ² 120 ² 347 ² 208 ² 480 ² 240 ²	Shipped included (blank) Surface mounting bracket PBBW Premium surface-mounted back box ^{3,4} Shipped separately BBW Surface-mounted back box ³

Options				Finish (requ	uired)
NLTAIR2 PIR NLTAIR2 PIRH PE PER PER5 PER7 PIR PIR1FC3V PIRH PIRH1FC3V SF DF DS DMG	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights 5.6.7 nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights 5.6.7 Photoelectric cell, button type 8 NEMA twist-lock receptacle only (controls ordered separate) 9 Five-wire receptacle only (controls ordered separate) 9 Seven-wire receptacle only (controls ordered separate) 9 Motion/Ambient Light Sensor, 8-15' mounting height 5.6 Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc 5.6 180° motion/ambient light sensor, 15-30' mounting height, ambient sensor enabled at 1fc 5.6 Single fuse (120, 277, 347V)² Double fuse (208, 240, 480V)² Dual switching 10 0-10V dimming extend out back of housing for external control (control ordered separate) 11 Emergency battery backup, Non CEC compliant (7W) 7	E7WC E7WHR E20WH E20WC E23WHR LCE RCE BAA Shipped RBPW VG WG	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ^{7,12} Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ^{7,13} Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS ⁷ Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS ^{7,12} Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{7,12,14} Left side conduit entry ¹⁵ Right side conduit entry ¹⁵ Buy America(n) Act Compliant separately Retrofit back plate ³ Vandal guard ¹⁵ Wire guard ¹⁵	DDBXD DBLXD DNAXD DWHXD DSSXD DDBTXD DBLBXD DNATXD DWHGXD DSSTXD	Dark bronze Black Natural aluminum White Sandstone Textured dark bronze Textured black Textured natural aluminum Textured white Textured sandstone

See Accessories and Notes on next page.



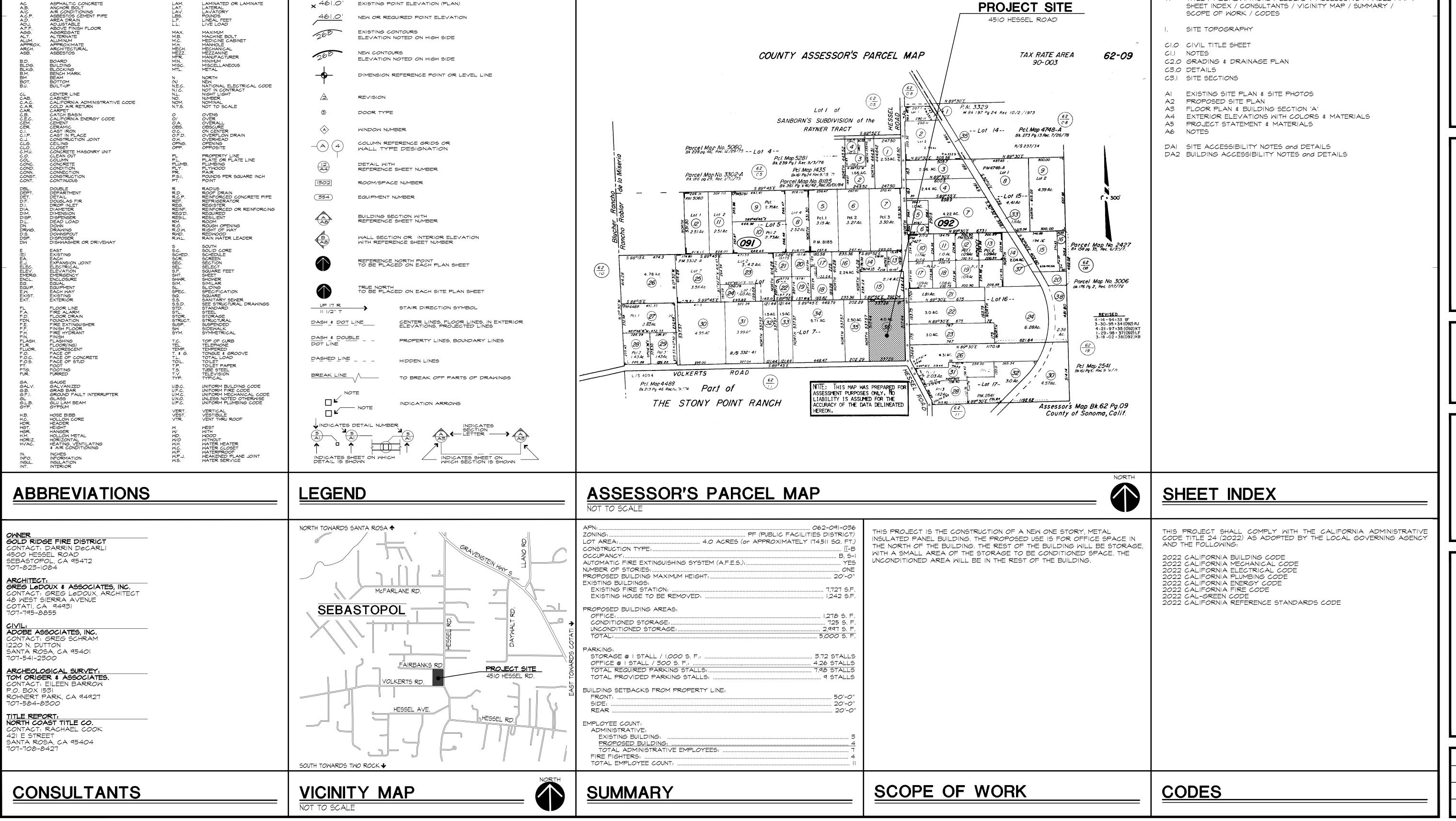
A PROPOSED NEW BUILDING FOR:

4510 HESSEL ROAD, SEBASTOPOL, CA 95472

APN: 062-091-036

EXISTING POINT ELEVATION (PLAN)

AMINATED OR LAMINATE



BY:

REVISIONS:

THIS DOCUMENT AS AN INSTRUMENT OF SERVICE & IS THE SOLE PROPERTY OF GREG LEDOUX & ASSOCIATES, INCORPORATED AND SHALL REMAIN SO WHETHER THE PROJECT FOR WHICH IT IS GREG LeDOUX & ASSOCIATES, INCORPORATED

TITLE / ABBREVIATIONS / LEGEND / ASSESSOR'S PARCEL MAP /

SHEET INDEX / CONSULTANTS / VICINITY MAP / SUMMARY /

A PROPOSED NEW

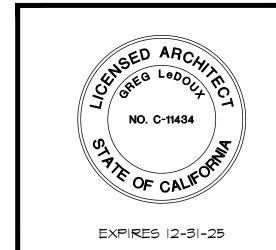
BUILDING FOR:

GOLD RIDGE FIRE DISTRICT

4510 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

TITLE SHEET





48 M. SIERRA AVE. COTATI, CA (707) 795-8855

MARCH 202 JOB NO. SCALE:

NONE

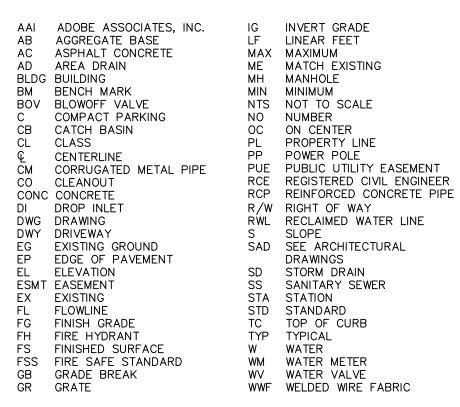
OF 15 TOTAL SHTS

GOLD RIDGE FIRE DISTRICT PRELIMINARY IMPROVEMENT PLANS 4510 HESSEL ROAD

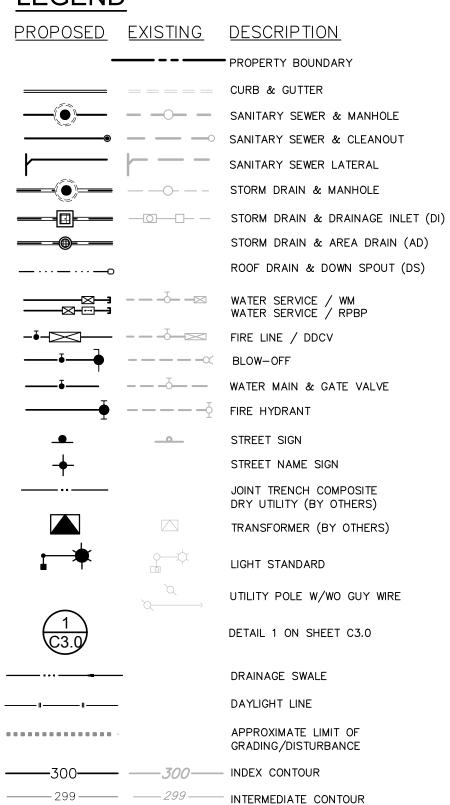
Sebastopol, California

APN 062-091-036

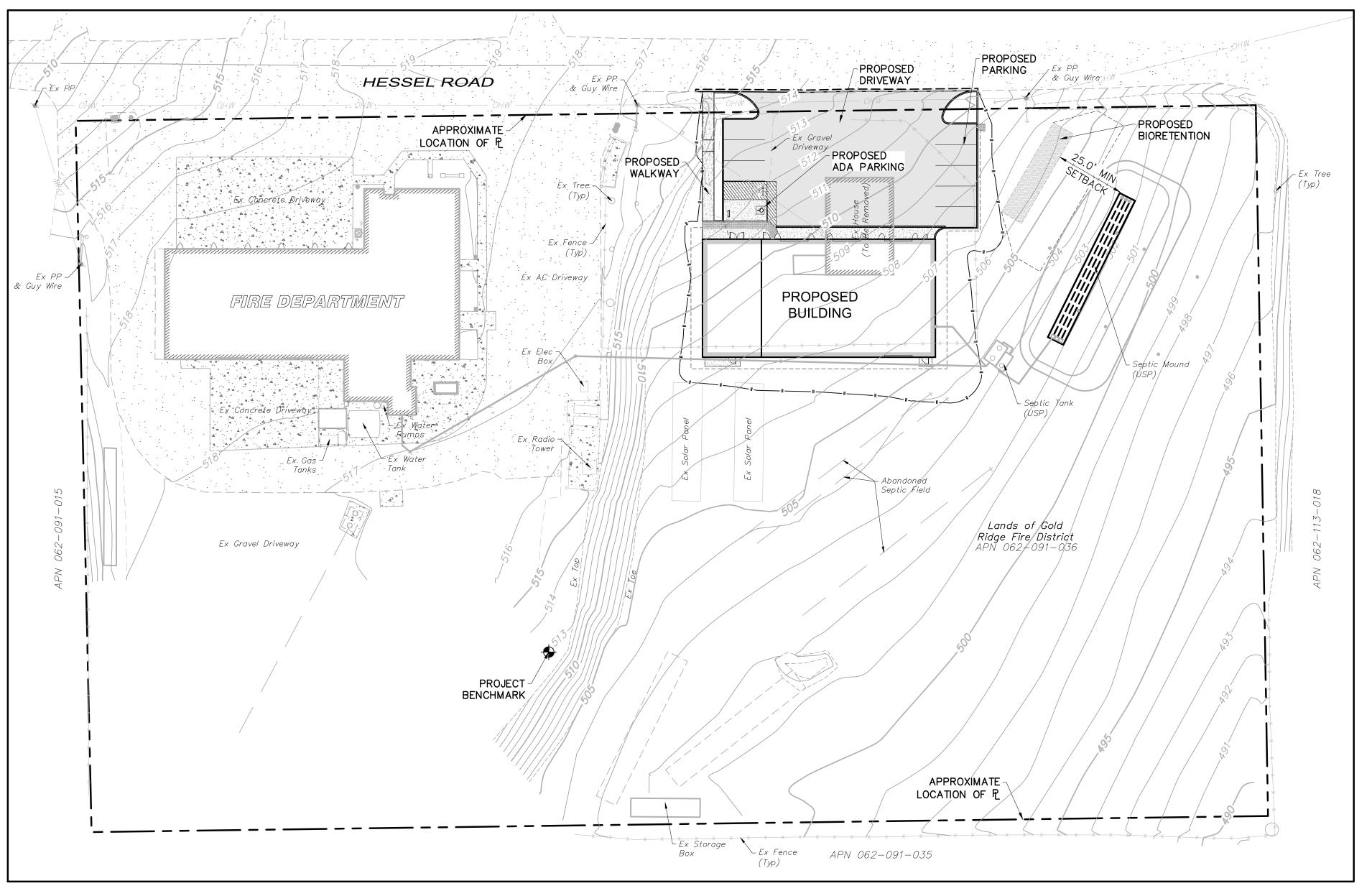
ABBREVIATIONS



LEGEND



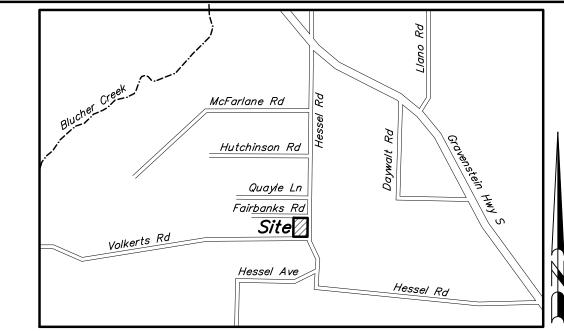
SLOPE SYMBOL



OVERALL SITE PLAN

Graphic Scale: 1" = 30'

30' 15' 0 15' 30'



LOCATION MAP

NOT TO SCALE

GOLD RIDGE FIRE DISTRICT 4500 HESSEL ROAD SEBASTOPOL, CA 95472

PURPOSE STATEMENT:

THIS PROJECT PROPOSES GRADING AND DRAINAGE IMPROVEMENTS FOR NEW AC PARKING, WALKWAY, OFFICE BUILDING, AND ASSOCIATED LANDSCAPING.

BENCHMARK

CONTROL POINT #2 SET 8" SPIKE AND CAP, AAI

SHEET INDEX

C1.0	TITLE SHEE
C1.1	NOTES

DRAINAGE PLAN **DETAILS** SITE SECTIONS

GRADING QUANTITIES:

Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor. FILL TOTAL BASE ROCK 1,088 CY 1,036 CY (FILL) 166 CY

ALL STRUCTURES, FENCES, WALLS PORCHES, DECKS, HEADERS, POOLS & SEPTIC ARE SHOWN FOR REFERENCE ONLY AND ARE NOT COVERED UNDER THIS GRADING PERMIT. SEPARATE PERMITS ARE

OWNER INFO

PHONE: (707) 823 - 1084

ELEVATION = 513.4' ASSUMED DATUM

C1.0	IIILE SHEET
C1.1	NOTES
C2.0	GRADING &

Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revisions(s) to the grading permit. Area of Disturbance = 0.38 Acres

NOTE:

REQUIRED.

PRELIMINARY IMPROVEMENT PLAN
GOLD RIDGE FIRE DISTRICT
TITLE SHEET
4510 Hessel Road

3550Clafes, ling I land surveying I wast Santa Rosa, CA 95401 (707) 541-2301

adobe civil engineering

Sheet

- 2. FOR ANY WORK TO BE PERFORMED ON THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE SONOMA COUNTY DEPARTMENT OF PERMIT AND RESOURCE MANAGEMENT, 2550 VENTURA AVENUE, SANTA ROSA, BEFORE START OF WORK.
- 3. THE CONTRACTOR SHALL NOTIFY THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT'S CONSTRUCTION INSPECTOR BEFORE STARTING WORK. SEE "INSPECTIONS" BELOW FOR REQUIRED NOTIFICATIONS AND APPROVALS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.). CALL TOLL-FREE (800) 227-2600 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATION OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, AND TELEPHONE. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO START OF
- 5. THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- 6. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.
- 7. THE CONSTRUCTION OF BRIDGES, RETAINING WALLS, AND REINFORCED BUTTRESSES REQUIRE A BUILDING PERMIT FROM THE PERMIT AND RESOURCE MANAGEMENT
- 8. ROADWAY IMPROVEMENTS MAY REQUIRE A GRADING PERMIT FROM THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT. A GRADING PERMIT IS EXEMPT WHEN NOT REQUIRED UNDER CHAPTER 11 AND 11A OF SONOMA COUNTY CODE.
- 9. RESTORATION OF EXISTING SURFACING DUE TO CONSTRUCTION OF TRENCHES SHALL BE GOVERNED BY THE CONDITIONS IN THE ROAD ENCROACHMENT PERMIT.
- 10. THE COUNTY MAY REQUIRE ADDITIONAL WORK OR FACILITIES IN THE COURSE OF THE CONSTRUCTION OF PROJECT IN ORDER FOR THE IMPROVEMENTS TO REASONABLY PROVIDE FOR THE INTENDED FUNCTION OR FOR PUBLIC SAFETY.

GRADING & DRAINAGE INSPECTION NOTES

- 1. THE PERMITTEE AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, CHAPTER 11 AND 11A OF THE SONOMA COUNTY CODE (SCC), AND ANY PERMIT CONDITIONS. WORK SHALL BE SUBJECT TO INSPECTION AS REQUIRED BY THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT (PRMD) TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL CONSULT THE PROJECT JOB CARD FOR COORDINATION OF INSPECTION REQUESTS.
- 2. PRIOR TO THE START OF ANY GRADING OR DRAINAGE WORK, THE PERMITTEE SHALL HAVE A PRE-CONSTRUCTION CONSULTATION WITH PRMD STAFF TO DISCUSS THE SCOPE OF THE PROJECT, PERMIT CONDITIONS, REQUIRED INSPECTIONS, APPROPRIATE APPLICATION OF BEST MANAGEMENT PRACTICES (BMP'S) AND ANY OTHER CONSTRUCTION ISSUES.
- 3. INSPECTION REQUESTS SHALL BE MADE THROUGH THE SONOMA COUNTY AUTOMATED INSPECTION REQUEST SYSTEM (SELECTRON), AT PHONE NUMBER (707) 565-3551.
- 4. PRMD MAY REQUIRE PROFESSIONAL INSPECTIONS AND CERTIFICATIONS TO VERIFY PROPER COMPLETION OF THE WORK. WHERE THE USE OF PROFESSIONAL PERSONNEL IS REQUIRED. THESE PERSONNEL SHALL IMMEDIATELY REPORT IN WRITING TO PRMD AND THE PERMITTEE ANY INSTANCE OF WORK NOT IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, OR ANY PERMIT CONDITIONS. IF PROFESSIONAL PERSONNEL IS CHANGED DURING THE COURSE OF THE WORK, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT INDIVIDUAL HAS NOTIFIED PRMD IN WRITING OF THEIR AGREEMENT TO ACCEPT RESPONSIBILITY FOR APPROVAL OF THE COMPLETED WORK WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE.
- 5. PRMD SHALL FINAL A PERMIT WHEN ALL WORK, INCLUDING THE INSTALLATION OF ALL DRAINAGE IMPROVEMENTS AND THEIR PROTECTIVE DEVICES, AND ALL STORM WATER BMP'S, HAVE BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND ALL FINAL REPORTS REQUIRED BY SCC 11.14.040.A HAVE BEEN SUBMITTED AND ACCEPTED. FINAL REPORTS MAY INCLUDE: AS-BUILT PLANS, TESTING RECORDS, PROFESSIONAL OPINIONS, AND DECLARATIONS ABOUT COMPLETED WORK FROM PROFESSIONAL PERSONNEL. SIMILAR REPORTS MAY BE REQUIRED AT OTHER STAGES OF THE WORK.
- 6. THE PERMITTEE SHALL PROVIDE ADEQUATE AND SAFE ACCESS TO THE PROJECT SITE FOR INSPECTION DURING THE PERFORMANCE OF ALL
- 7. DURING CONSTRUCTION ACTIVITIES, THE PROJECT SITE ADDRESS SHALL BE POSTED AS FOLLOWS:
- (1) THE STREET NUMBERS MUST BE AT LEAST FOUR INCHES TALL, WITH A REFLECTIVE SURFACE.
- (2) THE ADDRESS MUST BE VISIBLE FROM BOTH DIRECTIONS ALONG THE ROAD.
- (3) THE ADDRESS MUST BE POSTED AT ALL FORKS IN ANY ACCESS ROAD AND AT THE PROJECT SITE.

GRADING & DRAINAGE NOTES:

- 1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH CHAPTER 11 AND 11A OF THE SONOMA COUNTY CODE (SCC), APPLICABLE SONOMA COUNTY REGULATION.
- 2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT (PRMD). PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO PRMD IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROPERTY OWNER AND ENGINEER OF RECORD, IF APPLICABLE, UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE APPROVED PLANS. PRIOR TO PROCEEDING, THE PROPERTY OWNER SHALL HAVE THE APPROVED PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. PRMD MAY REQUIRE UNAUTHORIZED WORK TO BE REDONE OR REMOVED TO VERIFY COMPLIANCE WITH SCC. PRMD MAY INITIATE ENFORCEMENT ACTION AND SEEK THE IMPOSITION OF CIVIL PENALTIES FOR VIOLATIONS OF SCC.
- 3. THE GRADING OR DRAINAGE PERMIT AND A COPY OF THE APPROVED PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- 4. PRMD MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO CHAPTER 11 AND 11A OF THE SCC. THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC. A GRADING OR DRAINAGE PERMIT MAY BE SUSPENDED, REVOKED, OR MODIFIED BY PRMD IN ACCORDANCE WITH SCC 11.24.080.
- 5. ISSUANCE OF A GRADING OR DRAINAGE PERMIT BY PRMD DOES NOT ELIMINATE THE RESPONSIBILITY OF THE PROPERTY OWNER TO SECURI PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE USES AND CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK SHOWN ON THE APPROVED PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM OTHER AGENCIES.
- 6. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THE PROJECT SITE AND LOCATED THROUGHOUT THE PROJECT SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THE PROJECT SITE ARE LOCATED IN THE COUNTY RIGHT-OF WAY AND NEED MAINTENANCE, CONTACT THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AT (707) 565-2231 FOR FURTHER ASSISTANCE, IN ANY EVENT, THE PROPERTY OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- 7. THE CONTRACTOR SHALL CONTACT THE UNDERGROUND SERVICE ALERT (USA), AT 811, AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN 14 CALENDAR DAYS, PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY USA, THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD, IF APPLICABLE, IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. THE EXCAVATOR SHALL DELINEATE WITH PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.
- 8. IN THE EVENT CULTURAL RESOURCES (SUCH AS HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707) 588-8455. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHEOLOGIST'S RECOMMENDATIONS AND SCC 11.16.050. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER AT (707) 565-5070.
- 9. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IMMEDIATELY IN THE CONTAMINATED AREA AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.
- 10.RETAINING WALLS, UNLESS EXEMPTED PER SCC 7.13(A)(3)4, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.
- 11. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT A PRMD APPROVED ROILING PERMIT AND BEST MANAGEMENT PRACTICES (SCC 23.1 AND 11.16.060.D).
- 12.GRADING AND DRAINAGE IMPROVEMENTS SHALL BE SET BACK FROM LAKES, PONDS, STREAMS, AND WETLANDS IN COMPLIANCE WITH THE REQUIREMENTS OF SCC 11.16.100, 11.16.120, AND 11.16.130. EXISTING VEGETATION SHALL BE RETAINED IN STREAM SETBACK AREAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORM WATER.
- 13.EXCESS SOIL SHALL BE REMOVED FROM THE PROJECT SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED BY SCC 11.04.010.C.
- 14.CONTOURS, ELEVATIONS, AND SHAPES OF FINISHED SURFACES SHALL BE BLENDED WITH ADJACENT NATURAL TERRAIN TO ACHIEVE A CONSISTENT GRADE AND NATURAL APPEARANCE. BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF FIVE FEET TO BLEND WITH THE NATURAL TERRAIN.
- 15.FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN SIX INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING EIGHT INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABLE, WELL-INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS FNGINFFR.
- 16.GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.
- 17.FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1V (50 PERCENT).
- 18.FILLS INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER COMPACTION PERCENTAGE MAY BE REQUIRED BY THE SOILS
- 19.FILLS NOT INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS:
- (1) FILL GREATER THAN THREE FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE SOILS ENGINEER.
- (2) FILLS NO GREATER THAN THREE FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY NECESSARY FOR THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.

STORM DRAINS

- 1. TRENCH AND BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALTRANS' STANDARD PLAN A62-D FOR CONCRETE CULVERTS AND A62-F FOR METAL AND PLASTIC CULVERTS.
- 2. OFF-SITE DRAINAGE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO NOVEMBER 1ST.

STRUCTURAL SECTION (AC PAVEMENT NOTES)

- 1. THE ROAD SUBGRADE WITHIN THE ROADWAY SECTION SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND COMPACTED TO A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT TO AT LEAST 95% OF RELATIVE COMPACTION AND SHALL BE FREE OF LOOSE OR
- 2. THE CLASS II AGGREGATE BASE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%, SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL, AND BE A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT.
- 3. THE ASPHALT CONCRETE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%.
- 4. A SOILS ENGINEER SHALL TEST, AND APPROVE THE CONSTRUCTION OF ROADS, AND, IF REQUIRED, PARKING AREAS.THE SOILS ENGINEER SHALL PROVIDE COPIES OF THE TEST RESULTS AND WRITTEN APPROVALS TO THE COUNTY'S INSPECTOR WITHIN THREE WORK DAYS OF TESTING OR APPROVAL. THE APPROVAL SHALL INCLUDE THE STABILITY AND RELATIVE DENSITY OF SUBGRADES AND BASE COURSES PRIOR TO THE PLACEMENT OF ASPHALT CONCRETE. A FINAL SOILS REPORT SHALL BE SUBMITTED BY THE PROJECT SOILS ENGINEER TO THE CONSTRUCTION INSPECTION SUPERVISOR OF THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT WHICH CONTAINS AN ANALYSIS OF THE SOILS ENCOUNTERED AND COMPILATION OF THE COMPACTION TESTS PERFORMED.

MISCELLANEOUS

- 1. TESTING FOR RELATIVE DENSITIES SHALL BE IN ACCORDANCE WITH CALTRANS' TEST METHOD NO. 216 PART II OR ASTM 1557. THE USE OF SAND CONE METHODS - SUCH AS ASTM 1556 OR CALTRANS 216, PART I, SHALL NOT BE ALLOWED.
- 2. PLACEMENT OF MAILBOXES MUST BE COORDINATED WITH AND APPROVED BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

- 1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH CHAPTER 11 AND 11A OF THE SONOMA COUNTY CODE
- 2. THE APPROVED PLANS SHALL CONFORM TO THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT'S (PRMD) EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) GUIDE AS POSTED ON THE PRMD WEBSITE.
- 3. THE PROPERTY OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION PREVENTION AND/OR SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER AND/OR ADDITIONAL INSPECTION FEES TO VERIFY COMPLIANCE WITH SCC.
- 4. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED ON THE APPROVED PLANS OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
- 5. AT ALL TIMES THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBING ACTIVITIES SUCH AS CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.
- 6. THE PROPERTY OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 1 - APRIL 30). GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SCC.
- 7. DURING THE RAINY SEASON, STORM WATER BMP'S REFERENCED OR DETAILED IN PRMD'S BMP GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES AND THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED ONE ACRE OR 20 PERCENT OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
- 8. DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30 PERCENT OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMP'S REFERENCED OR DETAILED IN PRMD'S BMP GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMP'S SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.
- 9. EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSPECTED BY THE PROPERTY OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE BMP'S ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- 10. THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING TREES AND OTHER VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.
- 11. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS IF THE ALTERNATIVE BMP'S ARE EQUIVALENT OR MORE PROTECTIVE THAN THE BMP'S SHOWN ON THE APPROVED PLANS. ALTERNATIVE BMP'S ARE SUBJECT TO REVIEW AND APPROVAL BY PRMD STAFF.
- 12. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
- 13. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF- WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN, AS NECESSARY.
- 14. ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION BMP'S TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS, OR MATS. TEMPORARY REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL, BUT IN ALL CASES PRIOR TO OCTOBER 1. PERMANENT REVEGATATION OR LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL INSPECTION.
- 15. WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION BMP'S ON EXPOSED SLOPES, SEDIMENT CONTROL BMP'S SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF
- 16. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.
- APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH. STRAW SHALL BE DERIVED FROM WHEAT. RICE. OR BARLEY AND BE APPROXIMATELY SIX TO EIGHT INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

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<u>MATERIALS</u>				<u>APPLI</u>	<u>CATION</u>	RATE	(POUNDS	PER	ACRE)

SEED MIX Bromus mollis (BLANDO BROME) Trifolium hirtum (HYKON ROSE CLOVER) FERTILIZER 16-20-0 & 15% SULPHUR

MULCH 4000 STRAW HYDRAULIC STABILIZING*

M-BINDER OR SENTINEL 75-100

EQUIVALENT MATERIAL

- *NON-ASPHALTIC, DERIVED FROM PLANTS 17. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- 18. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION IS COMPLETE.
- 19. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSIVE STORM WATER FLOW.

PER MANUFACTURER

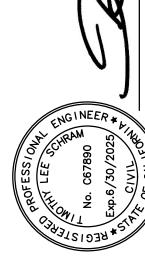
- 20. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED WITH PLASTIC COVERS OR EQUIVALENT BMP'S TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
- 21. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR. 22. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS
- AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL. CONCRETE WASTE SHALL BE PROPERLY DISPOSED. 23. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE
- CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS. 24. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT
- THE DISCHARGE OF POLLUTANTS.
- 25. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

		Appro				
	Revisions	Description				
		Date				

<u>2</u> **(**) SSOCiates

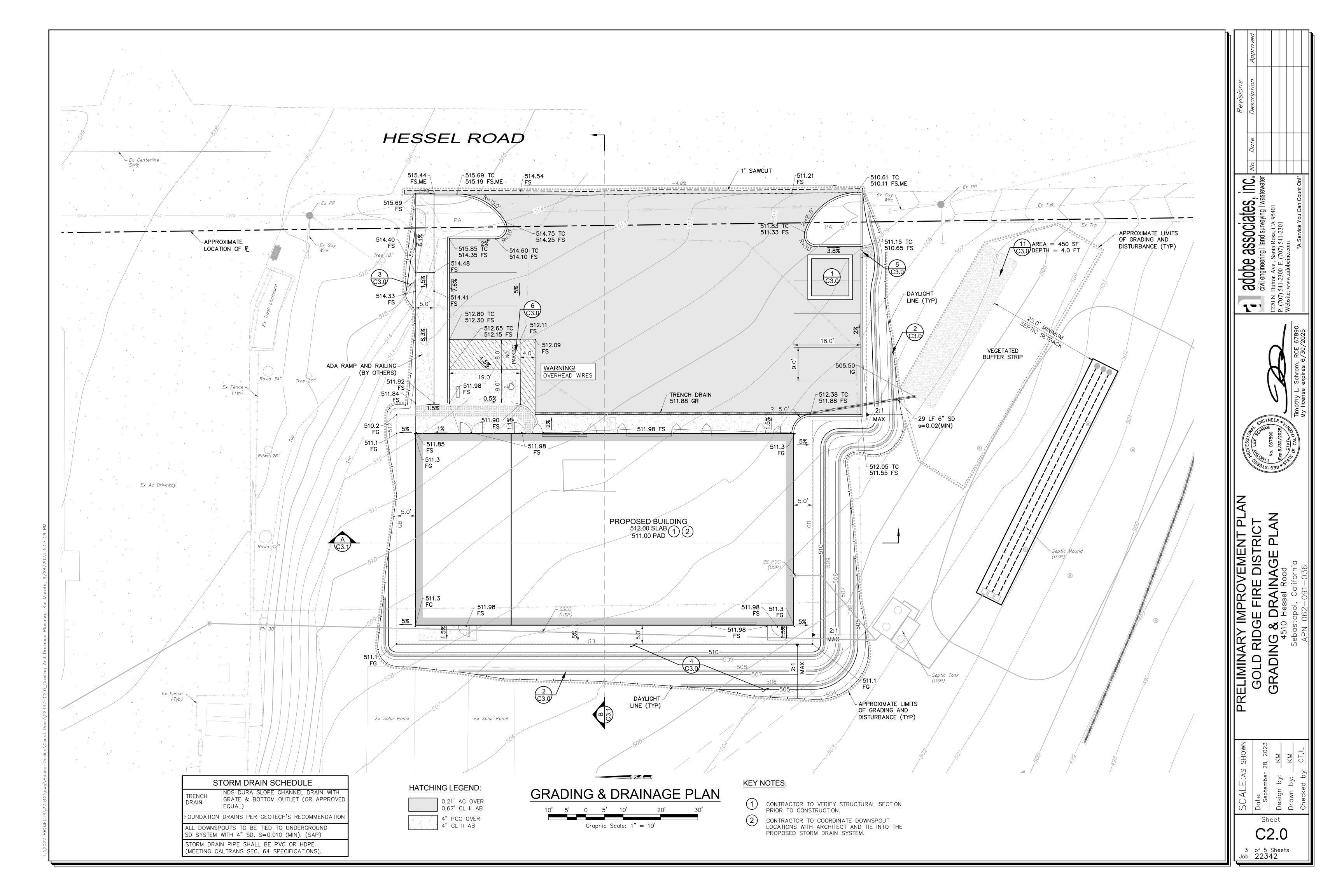
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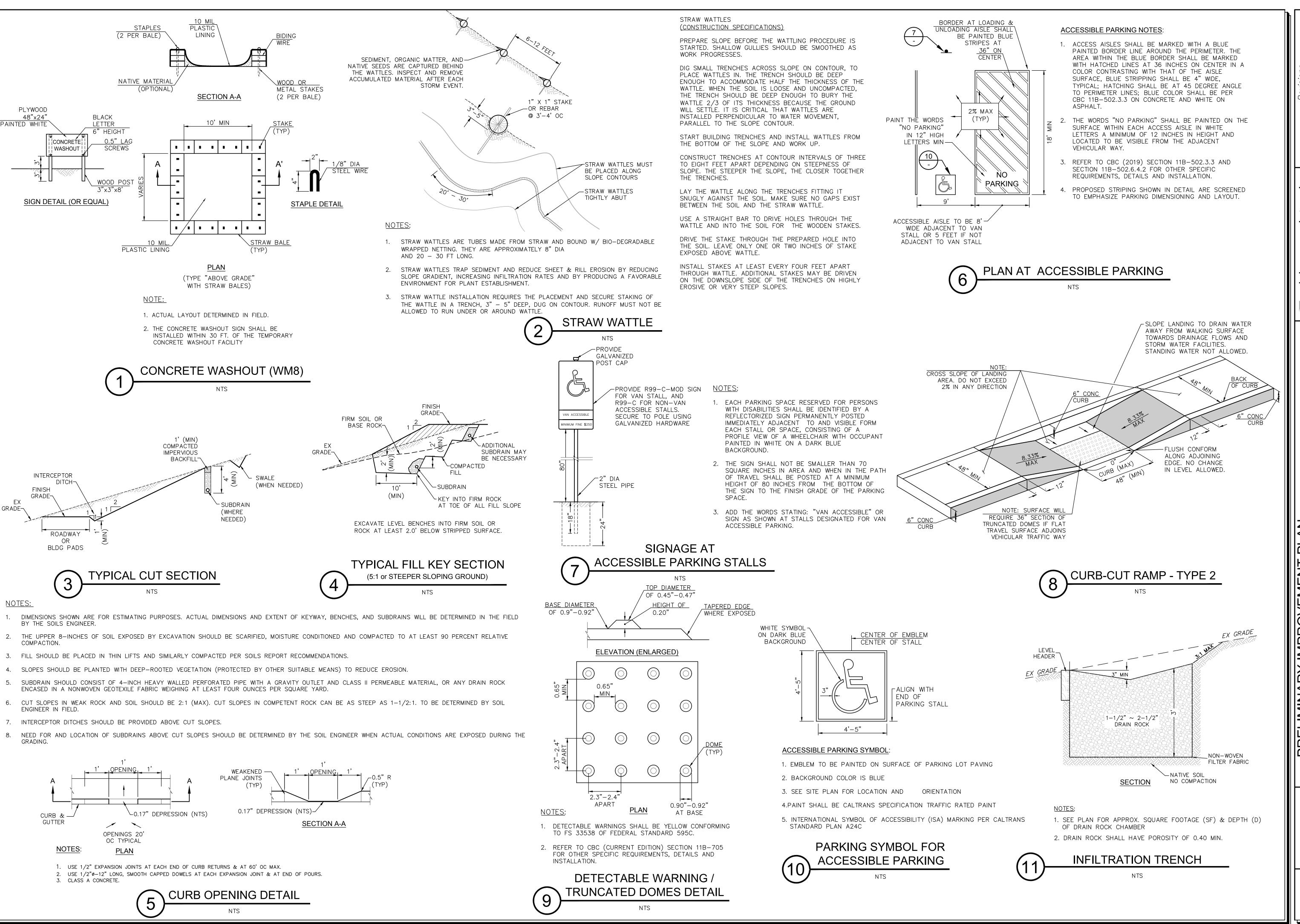




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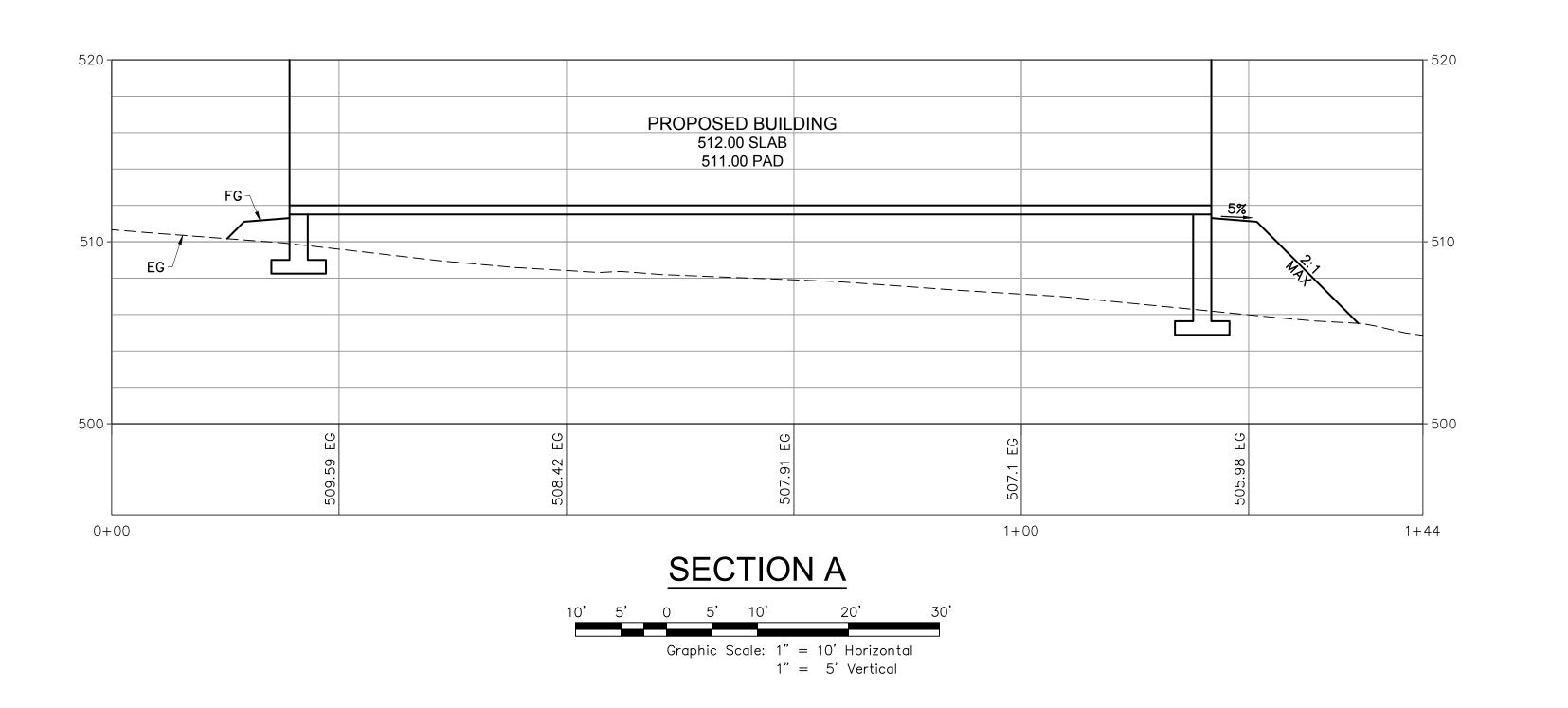
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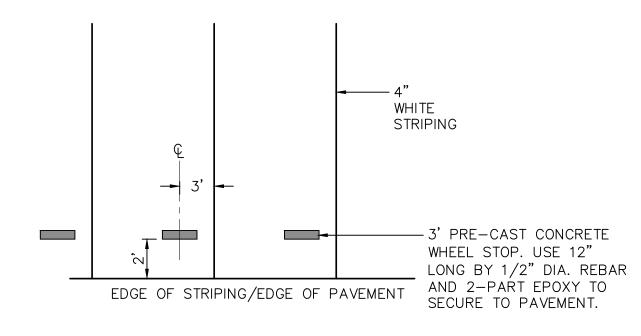
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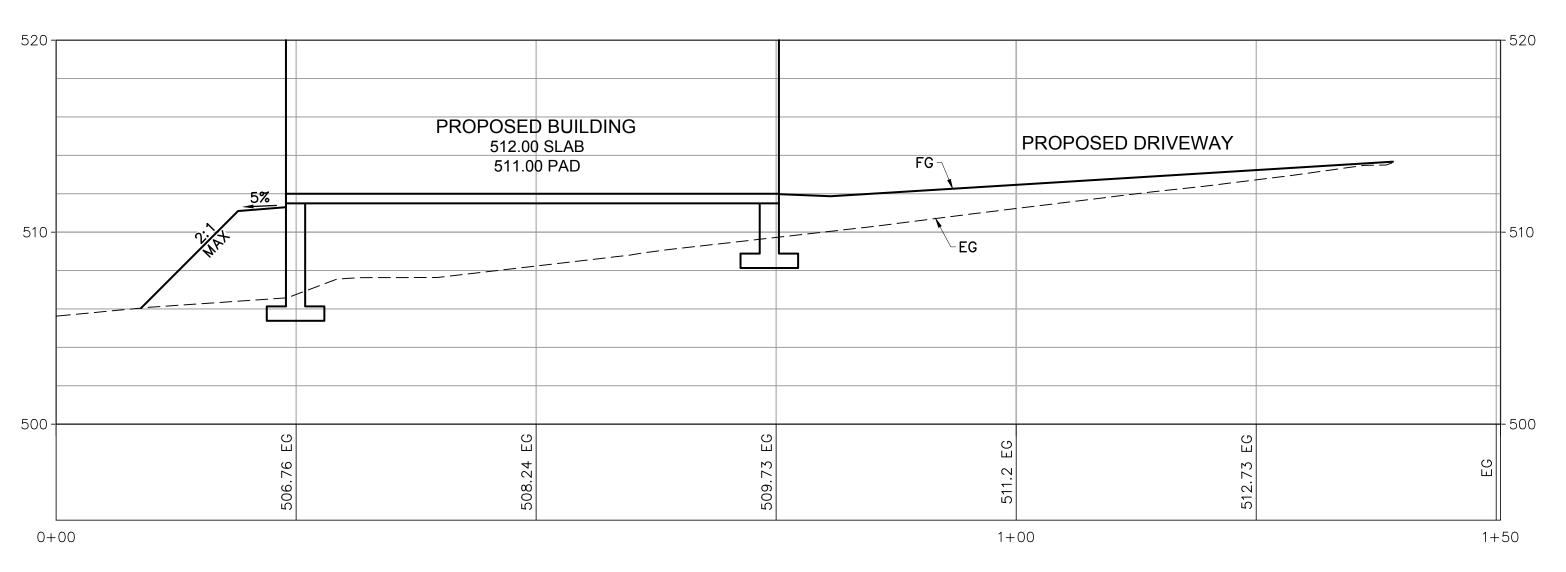
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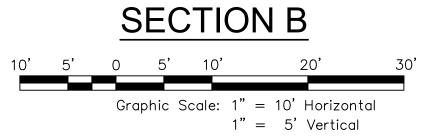
of 5 Sheets Job 22342











PRELIMINARY IMPROVEMENT PLAN
GOLD RIDGE FIRE DISTRICT
SITE SECTIONS
4510 Hessel Road

adobe associates, inc.

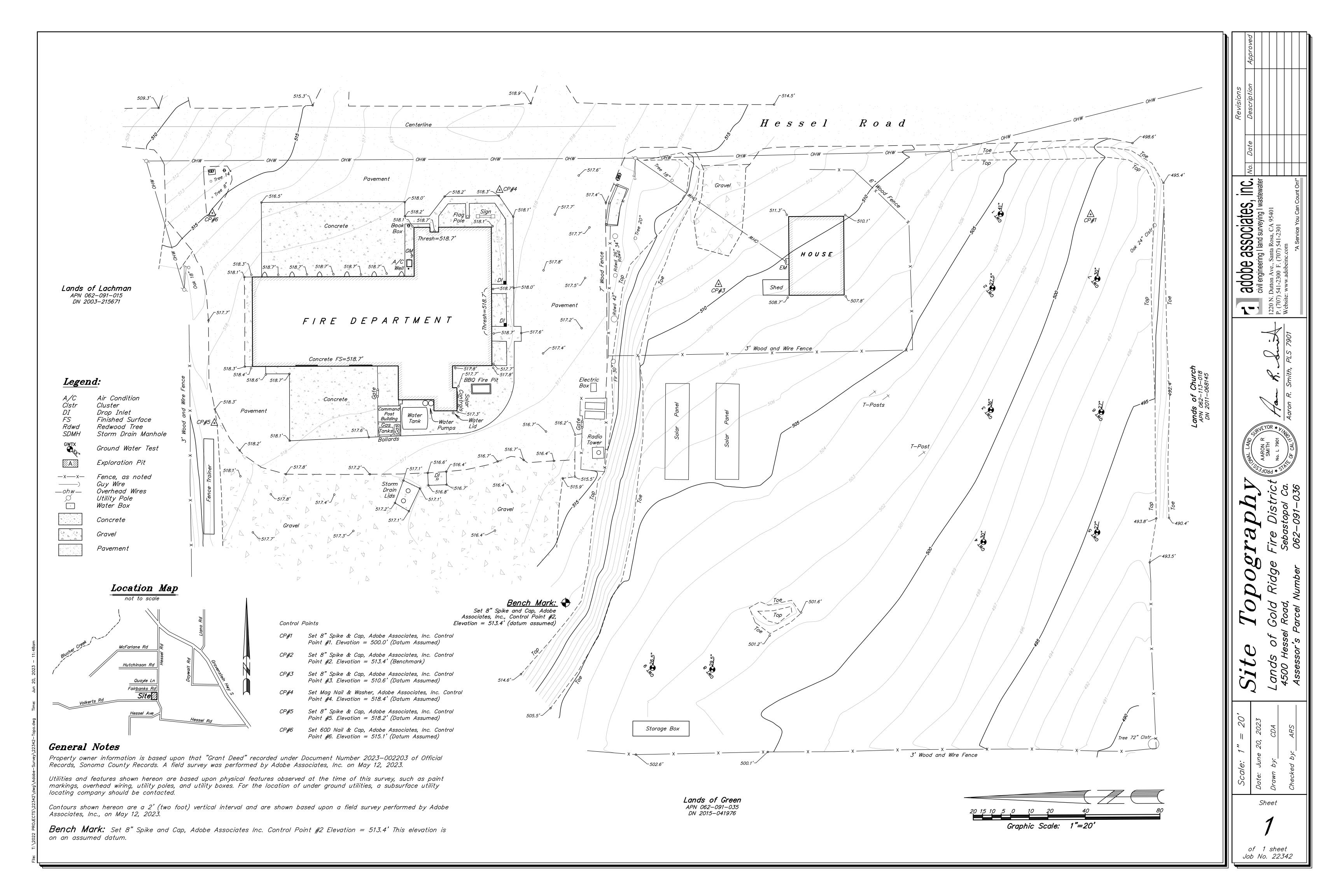
civil engineering I land surveying I wastewater

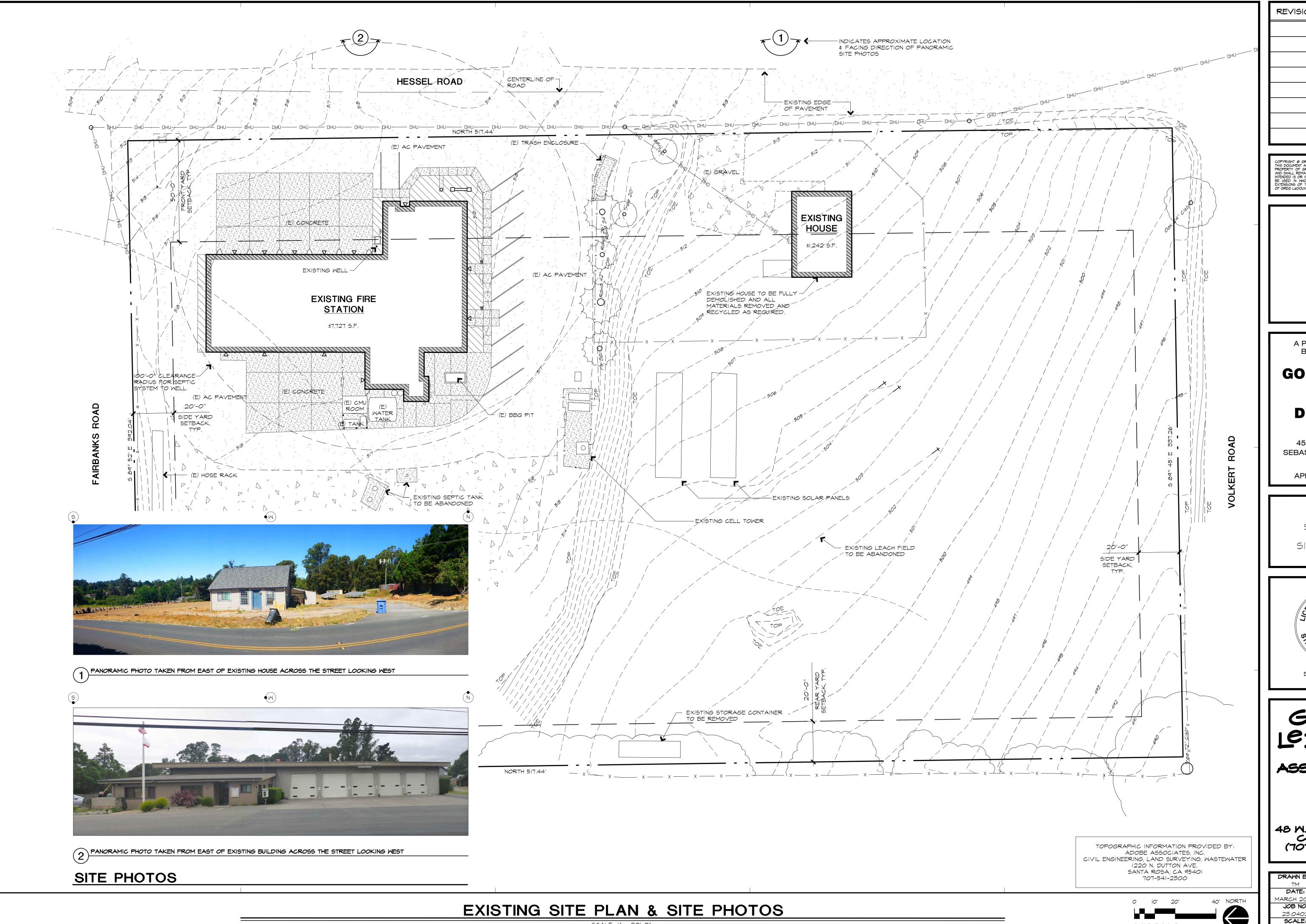
N. Dutton Ave., Santa Rosa, CA 95401

7) 541-2300 F. (707) 541-2301

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A PROPOSED NEW BUILDING FOR:

GOLD RIDGE FIRE DISTRICT

4510 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

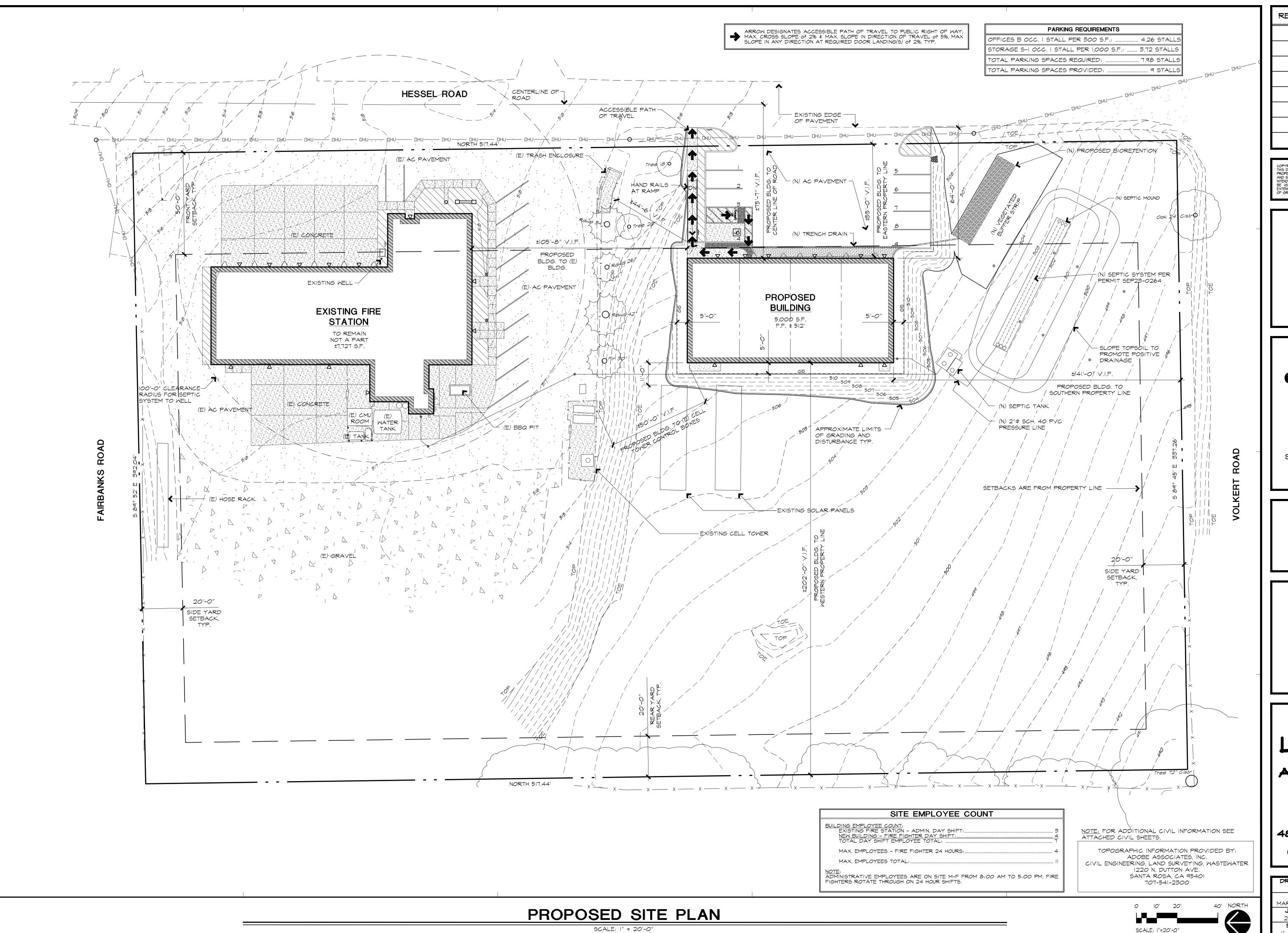
EXISTING SITE PHOTOS



ASSOCIATES,

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

MARCH 2024 JOB NO. 23.0402 SCALE:



REVISIONS: BY:

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A PROPOSED NEW BUILDING FOR:

GOLD RIDGE

FIRE DISTRICT

4510 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

PROPOSED SITE PLAN



GREG LEDOUX and ASSOCIATES, INC.

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

DRAWN BY:

TM

DATE:

MARCH 2024

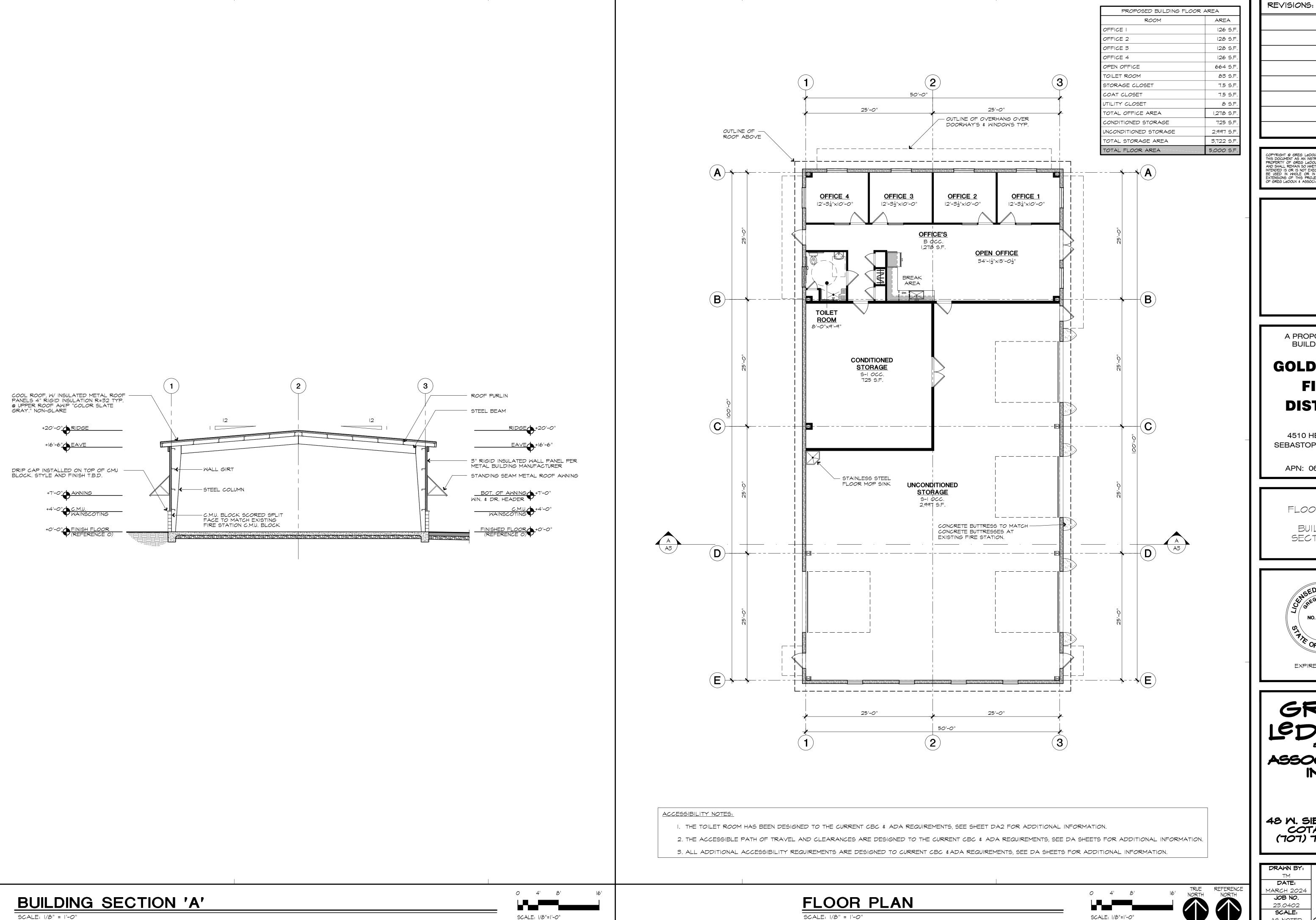
JOB NO.

23.0402

SCALE:

A2

OF 6 ARCH SHTS



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A PROPOSED NEW BUILDING FOR:

GOLD RIDGE FIRE DISTRICT

4510 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

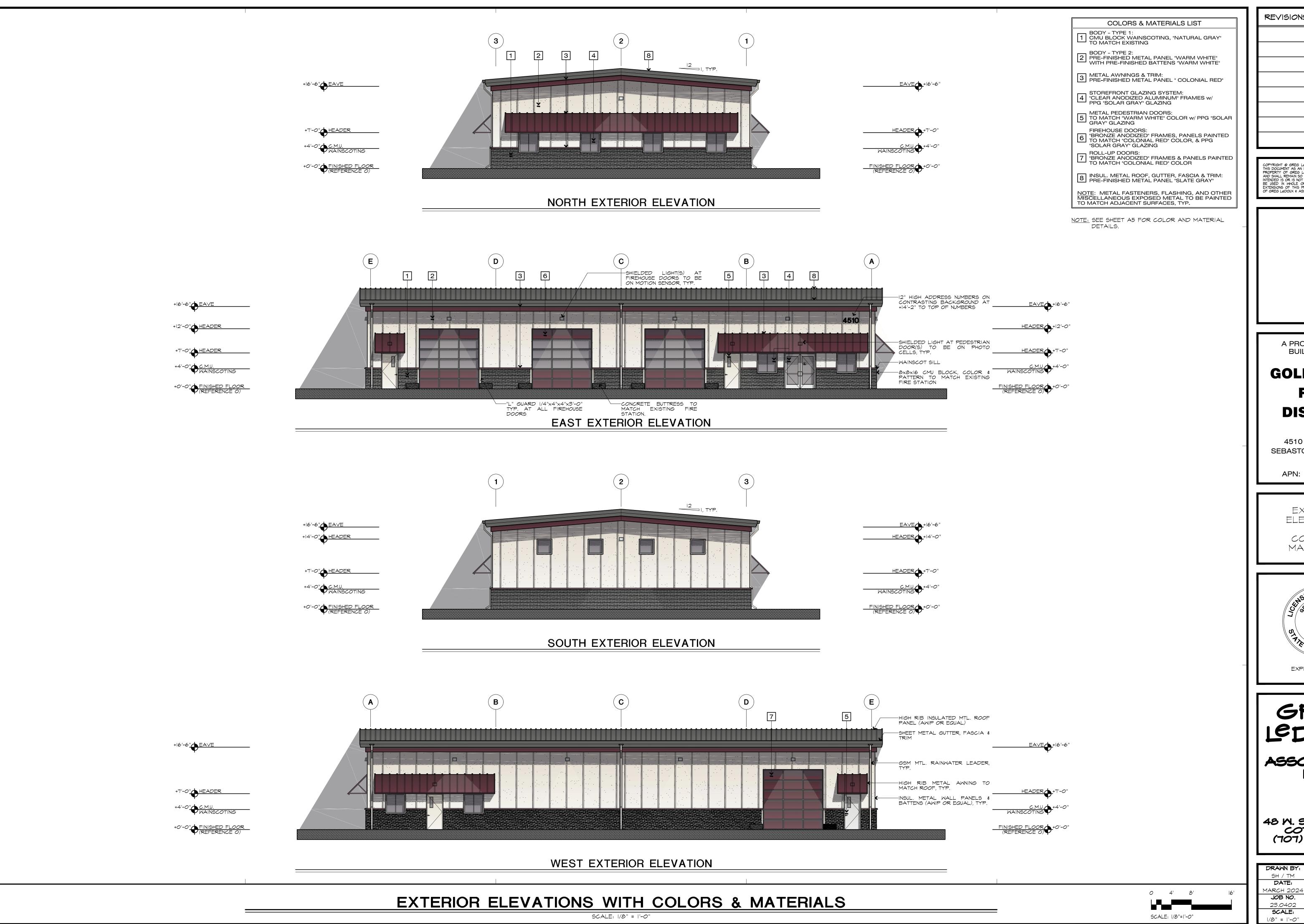
FLOOR PLAN BUILDING SECTION 'A'



GREG ASSOCIATES, INC.

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

DATE:
MARCH 2024
JOB NO.
23.0402
SCALE:



BY: REVISIONS:

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A PROPOSED NEW BUILDING FOR:

GOLD RIDGE FIRE DISTRICT

4510 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

EXTERIOR ELEVATIONS MTHCOLORS \$ MATERIALS



GREG ASSOCIATES, INC.

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

OF 8 ARCH SHTS

LEDOUX

PROJECT STATEMENT FOR: **GOLD RIDGE FIRE DISTRICT** 4510 HESSEL ROAD, SEBASTOPOL, CALIFORNIA

APN: 062-091-036

For many years the Hessel, Twin Hills, and Freestone Fire Departments have provided service for the Rural Sebastopol Area. As the region has grown, the departments have merged to reduce costs without reducing services. The Gold Ridge Fire District is a special district governed by a board of directors and was formed in 1993 when the Fire Districts of Hessel and Twin Hills merged, serving the communities of Hessel, Twin Hills, and Freestone.

After the devastating fires in 2017, Sonoma County fire services recognized the new extreme threats of a wildland urban interface fire and began the process of reorganizing the fire departments on a local level. During this reorganization the Gold Ridge Fire Protection District has partnered with North Bay Fire and outlying volunteer Fire Departments to provide protection to the communities of: Lakeville, Wilmar, San Antonio, Two Rock, Bloomfield, Valley Ford, Bodega, Freestone, Twin Hills, Hessel, Camp Meeker, and Fort Ross. Gold Ridge Fire District & North Bay Fire provide all-risk fire protection and emergency medical response across 226 square miles as well as mutual aid to all surrounding fire districts. The district is currently made up of 180 members across 10 Stations, and proudly serves a residence population of nearly 22,000 across a 226 square mile district. While the level of training, equipment, and size have changed, this is essentially the same volunteer system that has protected the area since the 1930's.

Station One, the Hessel Station, is located at 4500 Hessel Road and is considered the headquarters of the Gold Ridge Fire Protection District. Station One is consistently staffed by three firefighters responding to emergencies year-round, 24 hours a day. The Gold Ridge Fire Protection District administrative offices are located at Station One and are in desperate need of more space.

Proposed Development:

The property is relatively rectilinear and covers 4 acres. There are currently two buildings on the property; Station One, 4500 Hessel Road, is 7,727 SF, and a vacant single-family residence, 4510 Hessel Road, is approximately 1,245 SF. Additionally, between the buildings and located at the south edge of the existing parking area is an active permitted cell tower that is surrounded by a fence with a gate for maintenance access.

A new 5,000 SF building is proposed on the building site of 4510 Hessel Road. The existing residence shall be used for Fire District training purposes prior to demolition. The total lot coverage of the existing and new buildings will be approximately 7.3%. Onsite solar panels currently provide electric power to Station One and will also serve the new building. Additional solar panels will be installed should the power needs exceed the existing supply.

The new building will be used primarily for Gold Ridge Fire District administrative support staff, and storage of personal protection equipment, hoses, and miscellaneous surplus items. The building will also be used for emergency staging purposes during County wide disasters.

48 WEST SIERRA AVENUE COTATI, CA 94931

Building & Site Design:

The proposed new building will be a 20' high, 5,000 square foot, one-story building, constructed of metal insulated panels, and shall include 1,278 SF of Administration Offices, 725 SF of conditioned storage space, and 2,997 SF of unconditioned space. The office space will include four private offices, a single accommodation, all-gender toilet room with a shower, a small break area, and an open office meeting and work space. The conditioned storage space will be used for fire district document storage, and the unconditioned space shall be used for fire district equipment.

The building and parking area have been designed with minimal impact to the surrounding neighborhood. The remaining parcel area will be left with natural native grasses. Low Impact Development (LID) and Green Building measures have been incorporated into the building and site design.

A new septic system will be installed to service the building. Adobe Associates, Inc has prepared plans and secured a permit, SEP23-0264, for the new system. The location and connection of the new system is shown on plan sheet A2. Portable toilets and handwash station shall be utilized for the two annual fundraisers.

The building will be occupied daily Monday – Friday, 8:00 AM – 5:00 PM with one shift of 4 full time

There will be no emergency calls directed to this building; emergency calls and mobilization will occur at Station One.

Proposed parking includes 9 standard parking stalls, and one accessible stall. An estimated 2-4 daily visitors will typically arrive on foot from the headquarters next door. Should additional parking be necessary during a County wide disaster overflow parking is available next door at Station One.

Estimated trips would include arrival and departure of the support staff. Truck deliveries are not anticipated; all deliveries will be made to Station One.

Community Outreach: **Explorer Scout Program**

The Exploring program is a division of the Boy Scouts of America that allows youth from ages 14 – 21 an opportunity to "try out' a career in the fire service without actually having to go through the educational and hiring process. Members first go through a basic training course in order to become familiar with the tools and operations of the fire service. Once the course is completed, they earn the privilege of riding on the fire apparatus with the professional firefighters on actual emergency calls. They are allowed to do many of the tasks that paid firefighters do on the fire ground, but largely in a support role. Many of the young volunteers come from the Explorer program and go on to become professional firefighters and paramedics.

Volunteer Fire Foundation –

Gold Ridge Fire District Fire and the Volunteer Fire Foundation, a non-profit organization, work together building strong relationships with members of the program and the communities that support them. The Volunteer Fire Foundation promotes events including Volunteer Fire Wellness, First Responder Wellness Clinic, First Responders Resiliency Training, PTSD Training with First Responders Resiliency, as well as Mental Health Support. In addition to the events and support programs the Volunteer Fire Foundation donates Strike Team Comfort Kits for the first responders that spend days or weeks battling catastrophic wildfires. The Strike Team Comfort Kits include Coolers, portable cook systems, coffee, high-quality dehydrated meals, healthy snacks, headlamps, etc. A Scholarship program was launched in 2022 to allow access to firefighting training, and education.

North Pole Fire Brigade Food and Toy Drive —

Gold Ridge Fire District participates in the North Pole Fire Brigade program that helps local families struggling during the holiday season by providing a holiday dinner and new toys.

The Gold Ridge Fire District puts on two annual Pancake Breakfasts. The public is welcome to tour the fire stations and check out the engines and equipment. Each breakfast is put on by one of the 2 firefighter's associations, both non-profit organizations, and all funds from these breakfasts are used to support the firefighters of the Gold Ridge Fire District.

Adobe Associates, Inc. has prepared Preliminary Improvement Plans including a Grading & Drainage Plan,

Erosion Prevention and Sediment Control, Storm Drains, Structural Section (AC Pavement Notes), as well as an Initial Storm Water Low Impact Development Submittal. Please see the Civil Plans, and Initial Storm Water Low Impact Development Submittal for detailed information.

> A PROPOSED NEW BUILDING FOR:

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REVISIONS:

GOLD RIDGE FIRE DISTRICT

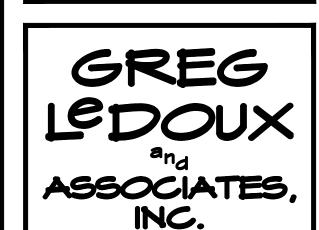
4510 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036





EXPIRES 12-31-25



48 M. SIERRA AVE COTATI, CA (707) 795-8855

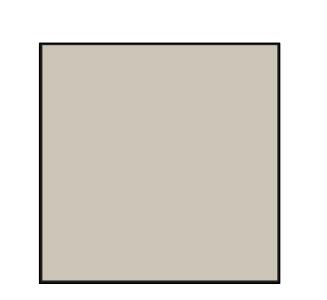
MARCH 202 JOB NO. SCALE:

OF 6 ARCH SHTS

AS NOTED

PROJECT STATEMENT & MATERIALS

METAL ROOF PANEL, COLOR "COLONIAL RED" AT AWINGS, MBCI "PBR" OR EQUAL. 3" INSULATED METAL WALL PANEL, PRE-FINISHED IN COLOR "WARM WHITE", AWIP "FL40" OR EQUAL. 2.29" 1.9"







8"x8"x16" CONCRETE MASONRY BLOCK, COLOR AND PATTERN AS SHOWN TO MATCH



Optional Back Box (PBBW - w ------Optional Back Box (BBW) Height:

COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 800 705 SERV (7378) • www.lithonia.com WSTLED

WST LED

Architectural Wall Sconce

4 Capable Luminaire

To learn more about A+,

to Roam; Link to DTL DLL

visit www.acuitybrands.com/aplus.

Brands' specification for chromatic consistency

DTL® controls marked by a shaded background. D DLL equipped luminaires meet the A+ specification

for ROAM® or XPoint™ Wireless control network with simple commissioning, when ordered with

one ROAM node per luminaire. Sold Separately: Link

LITHONIA "MST" LED WALL SCONCE WITH NATURAL ALUMINUM FINISH, DNAXD, OR EQ.

WALL PACK LIGHT

SCALE: NONE

4" INSULATED METAL ROOF PANEL, PRE-FINISHED IN COLOR "SLATE GRAY" AT

PROJECT STATEMENT

SCALE: NONE

MAIN ROOF, AWIP "HR5"OR EQUAL.

INSULATED METAL ROOF AWNING
SCALE: NONE

METAL ROOF PANEL AWNING

SCALE: NONE

5 CMU WAINSCOT

EXISTING BUILDING.

SCALE: AS NOTED

2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE

2022 CAL-GREEN CODE 2022 CALIFORNIA REFERENCE STANDARDS CODE

2017 ICC/ANSI AII7.I STANDARDS FOR ACCESSIBILITY & LOCAL ORDINANCES.

ADA NOTE:

THIS WORK SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PLEASE NOTE THAT SOME OF THE REQUIREMENTS OF THE ADA MAY BE MORE RESTRICTIVE THAN THOSE SHOWN HERE. IN ALL CASES, THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED.

GENERAL NOTES: ALL WORK SHALL COMPLY WITH THE 2022 CBC, 2022 CMC, 2022 CEC, 2022 CPC, 2022 CFC, 2022 CALGREEN, 2022 REFERENCE STANDARDS, TITLE 24 ENERGY AND DISABLED ACCESSIBILITY

REGULATIONS AS ADOPTED BY THE COUNTY OF SONOMA AND ALL OTHER APPLICABLE CODES.

ALL WORK UNDER THIS PERMIT SHALL OCCUR SOLELY ON THE SUBJECT PROPERTY FOR WHICH THESE PLANS AND DOCUMENTS ARE INTENDED. ALL PERSONS PARTICIPATING IN THE WORK PROVIDED UNDER THIS PERMIT SHALL ACCESS THE SUBJECT PROPERTY VIA THE LEGAL ACCESS ASSOCIATED WITH THE SUBJECT PROPERTY AND REMAIN WITHIN THE LEGAL BOUNDARIES OF THE SUBJECT PROPERTY AT ALL TIMES. ALL TOOLS, MATERIALS, SUPPLIES, MACHINERY, VEHICLES, ETC. ASSOCIATED WITH THE WORK PERFORMED UNDER THIS PERMIT SHALL BE OPERATED \$/or STORED SOLELY WITHIN THE SUBJECT PROPERTY'S BOUNDARIES, ANY ACCESS TO \$/or THROUGH, STORAGE OF MATERIALS ON, \$/or WORK PERFORMED FROM SURROUNDING PROPERTIES IS EXPRESSLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM THE LEGAL OWNER, THE OWNER'S LEGAL AGENT, \$/or THE APPROPRIATE LOCAL AUTHORITIES IN RESPONSIBLE CHARGE OF THE INTENDED SURROUNDING PROPERTY.

THESE DRAWINGS ARE TO BE CONSIDERED IN THEIR ENTIRETY. THE ISSUANCE OF PARTIAL SETS BY THE CONTRACTOR, OWNER OR ARCHITECT DOES NOT REMOVE THE OBLIGATION OF THE CONTRACTOR OR SUBCONTRACTOR TO KNOW THE FULL CONTENT OF THE DRAWINGS AND ALL OTHER CONTRACT

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERING A FINAL PRODUCT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE PLANS SHALL NOT BE CONSTRUCT TO REPRESENT ANY INSTALLATION TECHNIQUES OR METHODS OF CONSTRUCTION. CONSTRUCTION SEQUENCES, TECHNIQUES, METHODS, DIRECTION AND SUPERVISION SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

ALL STRUCTURES AND OTHER CONSTRUCTION SHALL BE ADEQUATELY SHORED OR BRACED TO PROVIDE SUPPORT AND PREVENT DAMAGE OR INJURY DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY INCLUDING BUT NOT LIMITED TO CONFORMANCE WITH ALL O.S.H.A., CALIFORNIA SB 198 INJURY AND ILLNESS PREVENTION ACT AND ANY OTHER APPLICABLE STATE, LOCAL OR FEDERAL REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL THE WORK ON THIS JOB INCLUDING BUT NOT LIMITED TO SUBCONTRACTORS, MATERIAL TESTING AGENCIES, PROFESSIONAL CONSULTANTS AND REQUIRED BUILDING INSPECTIONS BY THE LOCAL BUILDING OFFICIAL.

ALL SHOP DRAWINGS SHALL BE VERIFIED AND APPROVED BY THE GENERAL CONTRACTOR BEFORE AUTHORIZING ANY FABRICATION OR AFFECTED WORK.

SITE OBSERVATION PERFORMED BY THE ARCHITECT OR ENGINEER DOES NOT PREEMPT OR IN ANY WAY SUPERSEDE INSPECTIONS BY THE LOCAL BUILDING OFFICIAL. SITE OBSERVATION IS DISTINGUISHED FROM INSPECTION OR SUPERVISION SERVICES AND IS INTENDED ONLY TO ASSIST IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. SITE OBSERVATION BY THE ARCHITECT OR ENGINEER DOES NOT GUARANTEE THE WORK AND SHALL NOT BE JUDGED TO BE SUPERVISION OF THE CONSTRUCTION

ANY ATTACHED CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE/IRRIGATION DRAWINGS MAY HAVE NOTES PERTAINING TO THOSE TRADES. NOTES FOUND WITHIN ANY OF THESE DRAWINGS ARE TO BE CONSIDERED AS APPLICABLE TO THE ENTIRE SET OF DRAWINGS. DISCREPANCIES WITHIN THE NOTES SHALL BE REPORTED AS DISCREPANCIES WITHIN THE DRAWINGS. THIS BUILDING SHALL COMPLY WITH THE CALIFORNIA ADMINISTRATIVE CODE TITLE 24 "ENERGY CONSERVATION STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS".

ALL FLOOR FINISHES/SURFACES WITHIN A COMMERCIAL ENVIRONMENT SHALL HAVE A MINIMUM 0.6 COEFFICIENT OF FRICTION, TYP.

THESE PLANS SHALL NOT BE JUDGED COMPLETE UNTIL ISSUANCE OF BUILDING PERMIT WRITTEN DIMENSIONS SHALL BE OBSERVED IN ALL CASES OVER SCALED DIMENSIONS. THESE PLANS

SHALL NOT BE SCALED. IN THE EVENT DISCREPANCIES ARE FOUND IN THESE PLANS THE GENERAL CONTRACTOR SHALL NOTIFY

THE ENGINEER AND/OR ARCHITECT BEFORE AUTHORIZING OR PROCEEDING WITH ANY WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY ISSUING REVISED DRAWING(S) OR CLARIFICATION DRAWING(S) TO THE APPROPRIATE PERSONNEL IN THE FIELD UPON RECEIPT FROM THE ARCHITECT OR ENGINEER.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND MAKING THEMSELVES AWARE OF ALL EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS AND THE CONDITIONS AS OBSERVED BY THE GENERAL CONTRACTOR SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE BEST INFORMATION AVAILABLE; HOWEVER, THE COUNTY OF SONOMA AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN, OR FOR THE INADVERTENT OMISSION OF ANY SUCH INFORMATION. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY

ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO THE START OF CONSTRUCTION.

COMPANIES AND OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF THIS PROJECT.

THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER 5 FEET IN DEPTH. ALL TRENCHES OR HOLE OPENINGS SHALL BE PROTECTED AGAINST CAVING BY SUITABLE SHORING, CAGES, OR PROPER SLOPING. ALL WORK AND EQUIPMENT SHALL COMPLY WITH THE CDIS REQUIREMENTS.

CONTRACTOR SHALL OBTAIN ALL PERMITS PRIOR TO CONSTRUCTION OF THE WORK. ENCROACHMENT PERMITS SHALL BE OBTAINED FROM THE COUNTY OF SONOMA DEPARTMENT OF PUBLIC WORKS.

CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THE PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY 48 HOURS BEFORE STARTING WORK. CALL UNDERGROUND SERVICE ALERT (USA) TOLL FREE AT LEAST 48 HOURS PRIOR TO EXCAVATION, (800) 642-2444. SIMILAR DETAILS SHALL APPLY AT SIMILAR CONDITIONS.

HAZARDOUS MATERIALS AND CONTAMINANTS: THE CONTRACTORS IN THIS PROJECT SHALL MAKE THEMSELVES FAMILIAR WITH THE EXISTING CONDITIONS AND MATERIALS INVOLVED.

IF AT ANY TIME, MATERIALS ARE ENCOUNTERED THAT ARE SUSPECTED OF CONTAINING HAZARDOUS COMPONENTS - DO NOT DISTURB AND IMMEDIATELY NOTIFY ARCHITECT AND OWNER TO DISCUSS A REMEDY FOR ABATEMENT.

MATERIALS TO REPORT AS HAZARDOUS INCLUDE, BUT NOT LIMITED TO: ASBESTOS, ARSENIC, LEAD, MERCURY, PCBs, PERC, ACIDS, VOLATILE AND NONVOLATILE ORGANICS, PESTICIDES, RADIOACTIVE AND OTHER NUCLEAR WASTE.

CONTAINMENTS TO REPORT THAT COULD AFFECT HEALTH INCLUDE BUT ARE NOT LIMITED TO MOLD, FUNGI, BACTERIA AND DUST PARTICLES. INDOOR AIR QUALITY SHOULD BE CONSIDERED A COMPONENT TO AN OVERALL AIR QUALITY PLAN DURING AND POST CONSTRUCTION. THE CONTRACTORS SHALL WORK WITH THE OWNER TO ENSURE THAT AIR QUALITY ISSUES OF CONCERN HAVE BEEN ADDRESSED.

SPECIAL CARE SHALL BE TAKEN WHILE WORKING WITH AND/OR REMOVING MATERIALS THAT ARE FLAMMABLE, CORROSIVE, REACTIVE, TOXIC, OR CREATIVE NAUSEOUS ODORS.

SELECTIVE DEMOLITION:
DEMOLITION SHALL BE CAREFULLY COORDINATED BETWEEN THE EXISTING FLOOR PLAN AND THE PROPOSED FLOOR PLAN. DEMOLITION SHALL OCCUR ONLY TO THE POINT REQUIRED FOR

INSTALLATION OF NEW IMPROVEMENTS AS SHOWN ON THE PROPOSED FLOOR PLAN. ALL EXISTING AND NEW CONSTRUCTION SHALL BE BRACED, SHORED OR OTHERWISE ADEQUATELY SUPPORTED DURING DEMOLITION IN ORDER TO PREVENT INJURY OR DAMAGE.

DEBRIS AND MATERIALS RESULTING FROM DEMOLITION SHALL NOT BE REUSED UNLESS OTHERWISE NOTED ON THE PLANS. THEY SHALL BE PROPERLY STORED ON THE SITE AND

USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO NEIGHBORS, AND TO OTHER WORK BEING PERFORMED ON THE SITE.

ADEQUATELY PROTECT PARTIALLY DEMOLISHED AREAS FROM WEATHER DAMAGE AS NECESSARY

EVERY EFFORT POSSIBLE SHALL BE MADE DURING CONSTRUCTION TO PROTECT EXISTING CONSTRUCTION (WHERE IT IS TO BE SAVED), FINISHES, WALKWAYS, UTILITIES, LANDSCAPING AND OTHER IMPROVEMENTS. DAMAGE DUE TO NEGLECT ON PART OF THE GENERAL CONTRACTOR OR SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY REPAIR OF SUCH DAMAGES SHALL BE BACK CHARGED AGAINST THE CONTRACT AMOUNT AND WILL BE DEDUCTED FROM THE FINAL PAYMENT.

SITE WORK NOTES: SEE ALSO CIVIL ENGINEERING DRAWINGS AND NOTES.

ALL MATERIALS. WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE LOCAL JURISDICTION STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER 5 FEET IN DEPTH. ALL TRENCHES OR HOLE OPENINGS SHALL BE PROTECTED AGAINST CAVING BY SUITABLE SHORING, CAGES, OR PROPER SLOPING. ALL WORK AND EQUIPMENT SHALL COMPLY WITH

CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES PRIOR TO COMMENCEMENT OF THE WORK, ENCROACHMENT PERMITS SHALL BE OBTAINED FROM THE LOCAL DEPARTMENT OF PUBLIC WORKS IF REQUIRED.

CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THE PARTICULAR UTILITY. THE CITY AND/OR COUNTY AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR THE EXISTING UTILITIES OR FOR THE INADVERTENT OMISSION OF ANY SUCH INFORMATION. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES AND OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL NOTIFY EACH

APPLICABLE ENTITY 48 HOURS BEFORE STARTING WORK. CALL UNDERGROUND SERVICE

ALERT (USA) TOLL FREE AT LEAST 48 HOURS PRIOR TO EXCAVATION, (800)642-2444.

THE LOCAL PUBLIC WORKS AGENCIES SHALL BE GIVEN 48 HOURS NOTICE BEFORE STARTING

FIRE PROTECTION NOTES:
PROVIDE AND INSTALL ONE 2A 10BC DRY CHEMICAL FIRE EXTINGUISHER FOR EACH 2500 SQUARE FEET OF FLOOR AREA. FIRE EXTINGUISHER LOCATIONS SHALL BE APPROVED BY

EXIT SIGN TYPE AND LOCATIONS SHALL BE SUBJECT TO APPROVAL OF THE FIRE MARSHAL.

ALL EXITING SHALL CONFORM TO CHAPTER 10 OF THE CALIFORNIA BUILDING CODE. ALL WASTE CONTAINERS SHALL BE METAL OR APPROVED FIRE RETARDANT PLASTIC.

POST ADDRESS NUMBER AT ENTRY DOOR, AT FRONT OF BUILDING WITH MINIMUM 6" HIGH NUMBERS ON A CONTRASTING BACKGROUND.

FURRED SPACES AND OPENINGS AROUND PIPES, VENTS, FLUES, ETC. SHALL BE FIRESTOPPED. DRAFT STOPS SHALL BE PROVIDED IN THE FLOOR CEILING ASSEMBLY SO THAT THE AREA BETWEEN DRAFT STOPS DOES NOT EXCEED 1000 SQUARE FEET AND THE HORIZONTAL DIMENSION DOES NOT EXCEED 60'. WHERE APPROVED FIRE SPRINKLERS ARE INSTALLED, 'HE AREA BETWEEN DRAFT STOPS MAY NOT EXCEED 3,000 SQUARE FEET AND THE HORIZONTAL DIMENSION MAY NOT EXCEED 100 FEET.

DRAFT STOPS SHALL BE PROVIDED IN THE ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS AND SIMILAR CONCEALED SPACES SO THAT THE AREA BETWEEN DRAFT STOPS DOES NOT EXCEED 3,000 SQUARE FEET AND THE GREATEST HORIZONTAL DISTANCE DOES NOT EXCEED 60. WHERE APPROVED FIRE SPRINKLERS ARE INSTALLED, THE AREA BETWEEN DRAFT STOPS MAY NOT EXCEED 9,000 SF AND THE HORIZONTAL DIMENSION MAY NOT

DRAFT STOPS SHALL BE 1/2" GYPSUM BOARD OR 3/8" PLYWOOD ADEQUATELY SUPPORTED. PROVIDE LEVER LATCHSETS, PUSH PULL OR PANIC DEVICES FOR ALL LATCHING OR LOCKING DOORS.

DOORWAY CLEAR WIDTH SHALL BE A MINIMUM OF 32" WHEN DOOR IS 90° OPEN. MINIMUM DOOR WIDTH SHALL BE 3'-O". THRESHOLD HEIGHT ABOVE FLOOR AND/OR LANDING SHALL BE 1/2" MAXIMUM BEVEL EDGES

OF THRESHOLD AT 1:2 MAXIMUM IF HIGHER THAN 1/4". PROVIDE 'KNOX' BOX FOR KEY CONTROL, LOCATED ON BUILDING AS DIRECTED BY THE FIRE

KEEP STORED GOODS 18" MINIMUM BELOW SPRINKLER HEADS IN WAREHOUSE AREAS. PROVIDE ELECTRICAL CONDUIT FROM POST INDICATOR VALVE TO ALARM PANEL LOCATION FOR TAMPER SWITCH AND FLOW ALARM.

ALLOW 2" CLEARANCE AROUND FIRE SPRINKLER LATERAL. CAULK ALL PENETRATIONS IN WALLS DESIGNATED TO BE OF FIRE RESISTIVE CONSTRUCTION WITH 'FYRE' PUTTY OR EQUAL APPROVED FIRE RATED CAULKING. PROVIDE EMERGENCY BATTERY BACKUP EXIT LIGHTING AS DIRECTED BY THE FIRE

PROVIDE FIRE BLOCKING AT THE FOLLOWING LOCATIONS: A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS, AND AT 10 FOOT INTERVALS BOTH VERTICAL AND

B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER

OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT

IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR

FIRE BLOCK CONSTRUCTION SHALL BE PER 2022 CBC SECTION 708.

PROVIDE 110 V. SMOKE DETECTORS AS SHOWN ON THE PLANS.

ANY BUILDING OR PORTION OF A BUILDING USED FOR HIGH PILED COMBUSTIBLE STORAGE SHALL CONFORM TO ARTICLE &I OF THE UNIFORM FIRE CODE. A PERMIT IS REQUIRED BY THE FIRE MARSHAL'S OFFICE.

PROVIDE A MINIMUM OF TWO SETS OF PLANS AND CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL PRIOR TO INSTALLATION OF THE PROVIDE ELECTRICAL CONDUIT FROM POST INDICATOR VALVE TO ALARM PANEL LOCATION

FOR TAMPER SWITCH AS UNDERGROUND IMPROVEMENTS ARE BEING INSTALLED. CONTRACTOR SHALL PROVIDE THE FIRE MARSHALS OFFICE WITH TWO SETS OF PLANS FOR THE UNDERGROUND FIRE SERVICE MAIN FOR PERMIT APPROVAL, PRIOR TO COMMENCEMENT OF THE WORK.

ALL EXISTING EXTERIOR EXIT DOORS AND NEW CORRIDOR LOBBY DOORS SHALL COMPLY WITH CHAPTER IO OF THE CBC AND ARE SUBJECT TO INSPECTION AND FIELD VERIFICATION BY THE FIRE AND BUILDING INSPECTORS.

MALL CONSTRUCTION:
ALL WALLS SHALL BE METAL STUDS (SIZE PER C.B.C.) AT 16" O.C. WITH 5/8" GYPSUM WALLBOARD EACH SIDE U.O.N. PROPERLY SIZED DOUGLAS FIR STUDS MAY BE SUBSTITUTED

ALL WALLS IN T-BAR CEILING AREAS SHALL EXTEND A MINIMUM OF 6" ABOVE THE T-BAR CEILING OR AS NOTED OR DETAILED ON THE DRAWINGS. GYPSUM BOARD WALL SURFACE, INSULATION AND FRAMING MUST EXTEND A MINIMUM OF 6" ABOVE CEILING OR AS NOTED OR DETAILED ON THE DRAWINGS.

PROVIDE LATERAL BRACING FOR ALL WALLS AS REQUIRED BY C.B.C.

INSULATE ALL WALLS PER "INSULATION NOTES". SEE WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING WALL

ALL WALLS TO BE CHALKED AND REVIEWED BY ARCHITECT BEFORE WALL CONSTRUCTION IS

ELECTRICAL NOTES: SEE ATTACHED ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

EXPOSED WIRING SHALL BE IN APPROVED CONDUIT.

ALL ELECTRICAL OUTLETS, SWITCHES, THERMOSTATS, ETC. REQUIRED TO BE ACCESSIBLE SHALL BE INSTALLED +15" MINIMUM TO THE BOTTOM OF THE BOX AND +48" MAXIMUM TO TH TOP OF THE BOX ABOVE FINISH FLOOR. WHEN FORWARD REACH OBSTRUCTIONS PROJECT 20" OR GREATER WITH KNEE SPACE BELOW, ELECTRICAL DEVICES SHALL BE INSTALLED +44" MAXIMUM TO THE TOP OF THE BOX ABOVE FINISH FLOOR.

CENTER 15, 20 \$ 30 AMPERE RECEPTACLE OUTLETS SHALL BE INSTALLED 15" MINIMUM ABOVE FINISHED FLOOR TO CENTERLINE OF OUTLET. INSTALL +44" ABOVE FINISH FLOOR AT COUNTER OR LAVATORY LOCATIONS.

ELECTRICAL SWITCHES AND CONTROLS WHICH ARE PROVIDED FOR THE USE OF ROOM OCCUPANTS SHALL BE MOUNTED +44" ABOVE THE FLOOR TO CENTERLINE OF SWITCH. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL EMERGENCY BATTERY BACKUP EXIT LIGHTING AND ILLUMINATED EXIT SIGNS AS REQUIRED BY THE LOCAL FIRE MARSHAL. ALL

ELECTRICAL NOTES (CONTINUED):

ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CIRCUIT DESIGN.

ALL LED FIXTURES SHALL BE ENERGY SAVING. DOUBLE SWITCH ALL LIGHTS AS REQUIRED BY C.E.C. ROOMS LARGER THAN 100 S.F. SHALL BE DOUBLE SWITCHED.

ALL ELECTRICAL WORK SHALL CONFORM TO THE C.E.C., LATEST ADOPTED EDITION, AND ANY OTHER APPLICABLE STATE AND LOCAL CODES. ALL OUTLET LOCATIONS FOR DUPLEX, TELEPHONE AND COMPUTER SHALL BE VERIFIED WITH THE OWNER AND TENANT BEFORE WORK BEGINS.

ALL OUTLET LOCATIONS FOR DUPLEX, TELEPHONE, AND COMPUTER SHALL BE VERIFIED WITH OWNER AND THE CAPACITY OF THE SUBPANEL AS WELL AS THE MAIN PANEL SHALL BE CHECKED FOR THE REQUIRED CAPACITY INDUCED BY THE NEW LOADS.

THE POINT OF CONNECTION FOR NEW ELECTRICAL WORK (SUBPANEL) SHALL BE VERIFIED WITH OWNER AND THE CAPACITY OF THE SUBPANEL AS WELL AS THE MAIN PANEL SHALL BE CHECKED FOR THE REQUIRED CAPACITY INDUCED BY THE NEW LOADS. EXTENSION CORDS ARE NOT ALLOWED. ALL APPLIANCES SHALL BE PLUGGED DIRECTLY

INTO ELECTRICAL OUTLET. ALL WIRING WILL BE IN CONDUIT, SIZED FOR LOADS BEING SERVED. ALL WIRING IN CONCEALED SPACES MAY BE OF APPROPRIATE SIZE CONDUIT APPROVED BY

OUTSIDE LIGHTS TO BE WATERPROOF PROTECTED AND CONNECT TO TIME CLOCK SWITCH. ALL ELECTRICAL FIXTURES TO BE SELECTED BY OWNER.

SEE ALSO MANDATORY MEASURES ON TITLE 24 ENERGY DOCUMENTATION FOR ADDITIONAL NOTES REGARDING ELECTRICAL AND LIGHTING SYSTEMS. SEE ALSO 'DESIGN BUILD SYSTEMS' NOTES.

<u>NOTE:</u> #2 COPPER UFER GROUND IN FOOTING. #2 BOND WIRE TO WATER SYSTEM.

PLUMBING NOTES: SEE ATTACHED PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

THE BUILDING OWNER AND THE LOCAL BUILDING OFFICIAL.

ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH THE C.P.C. AND THE C.M.C. CURRENTLY ADOPTED EDITION AND ANY OTHER APPLICABLE STATE AND LOCAL CODES. VERIFY ALL PIPE SIZES AND TYPES TO ASSURE CONFORMANCE.

SEE ARCHITECTURAL DRAWINGS FOR DETAILED PLUMBING FIXTURE SCHEDULE.

STRAP OR ANCHOR ANY WATER HEATER OVER 4 FOOT HIGH AND CONNECT WITH NONRIGID PIPING TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE

PROVIDE UPPER AND LOWER COMBUSTION AIR VENTS IN ACCORDANCE WITH U.M.C. CHAPTER 7 WITH OPENINGS COVERED WITH 1/4" MESH GALVANIZED SCREEN. SEE LOCATION ON FLOOR PLAN.

PROVIDE ALL FAUCETS, CONTROLS, VALVES, CONNECTING PIPING, AND ANY OTHER

HARDWARE REQUIRED FOR A FINISHED INSTALLATION OF PLUMBING FIXTURES. ALL PLUMBING SYSTEMS SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCHITECT AND THE CITY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY WORK. ALL WORK WITHIN THE BUILDING SHALL BE DONE IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. ALL WORK OUTSIDE THE BUILDING SHALL ALSO COMPLY WITH ALL APPLICABLE ADOPTED CITY

ALL FIXTURES AND FAUCETS SHALL COMPLY WITH C.B.C. AND TITLE 24. ALI FIXTURES AND ACCESSORIES SHALL BE MOUNTED PER TITLE 24 AND ADA. INSULATE ALL EXPOSED PIPING (HOT, COLD, & WASTE/DRAIN PIPING) UNDER ALL SINKS AND LAVATORIES PER TITLE 24. SEE "INSULATION" NOTES.

HVAC NOTES: SEE ATTACHED MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

ALL HVAC SYSTEM WORK SHALL BE DONE IN ACCORDANCE WITH THE CPC AND THE CMC CURRENTLY ADOPTED EDITION AND ANY OTHER APPLICABLE STATE AND LOCAL CODES. PROVIDE NEW AIR HANDLING MULTI-ZONE UNITS (AS REQUIRED) TO SUPPLY ALL NEW

OFFICE AREAS. SYSTEM TO BE DESIGNED AND INSTALLED BY MECHANICAL CONTRACTOR. THE DRAWINGS ARE DIAGRAMMATIC. INSTALL ALL EQUIPMENT, DUCTWORK AND PIPING TO SUIT FIELD CONDITIONS. ANY CHANGES TO STRUCTURAL, ARCHITECTURAL OR OTHER TRADES CAUSED BY A SUBSTITUTION ON EQUIPMENT OR

MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR MAKING THE

PROVIDED SEISMIC RESTRAINTS ON ALL EQUIPMENT, PIPING, AND DUCTWORK IN CONFORMANCE WITH THE S.M.A.C.N.A. PUBLICATION: "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS". ALL EQUIPMENT, MATERIAL, AND INSTALLATION PROCEDURES SHALL CONFORM TO ALL THE REQUIREMENTS OF THE CBC ASHRAE BULLETIN 90 A CURRENT

INSTALLATION STANDARD, CALIFORNIA TITLE 24 ENERGY REQUIREMENTS, THE C.M.C., THE FEDERAL, STATE, AND LOCAL CODES. INE ALL EXPOSED HYAC SUPPLY AND RETURN DUCTWORK WITH OWENS CORNING

AEROFLEX TYPE 150 DUCT LINER, I" THICK. INCREASE THE SIZE OF THE LINED DUCTWORK TO MAINTAIN THE NET INTERNAL DUCT SIZE. EXTERNALLY INSULATE ALL CONCEALED SUPPLY AND RETURN HVAC DUCTWORK WITH OWENS CORNING FRK DUCTWRAP, 1.5 INCHES THICK.

THE SYSTEM INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING COPIES OF THE TITLE 24 DOCUMENTATION AND CERTIFYING SYSTEM COMPLIANCE TO TITLE 24. PROVIDE PERMANENT ACCESS TO ALL ROOF MOUNTED HVAC EQUIPMENT PER CMC. PROVIDE ADEQUATE WORK AREA AND CLEARANCES AROUND ALL HVAC EQUIPMENT AS REQUIRED BY C.M.C. AND MANUFACTURER.

LOCAL CODES. SEE ALSO "HVAC" NOTES.

INSULATION NOTES:
ALL INSULATION MATERIALS, INCLUDING FACINGS SUCH AS VAPOR BARRIERS OR BREATHER PAPERS, INSTALLED WITHIN FLOOR, CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD 4-1. ALL INSULATION SHALL BE C.E.C. CERTIFIED.

FOR INSULATION INSTALLED IN CONCEALED SPACES OF TYPES III, IV, AND V CONSTRUCTION, THE FLAME SPREAD AND SMOKE DENSITY LIMITATIONS DO NOT APPLY TO THE FACINGS IF THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF

PROVIDE A MINIMUM R-12 INSULATED BLANKET AROUND THE HOT WATER HEATER. ALL STUD WALLS AROUND THE PERIMETER OF CONDITIONED SPACE SHALL BE INSULATED WITH 3-1/2" THICK R-15 FIBERGLASS BATTS AT 3-1/2" THICK WALLS. USE 5-1/2" THICK R-21 FIBERGLASS BATTS AT 5 1/2" THICK WALLS.

INSULATE ALL EXPOSED PIPING UNDER SINKS AND LAVATORIES WITH CLOSED CELL PIPE

INSULATION MINIMUM WALL THICKNESS 3/8". TAPE INSULATION IN PLACE FOR A NEAT ALL ATTIC OR FLOOR/CEILING AREAS SHALL BE INSULATED WITH 5-I/2" THICK R-I9 FIBERGLASS BATTS TO BE LOCATED AT THE UNDERSIDE OF THE ROOF OR FLOOR

SHOP DRAWINGS: SHOP DRAWINGS ARE REQUIRED FOR ALL ALUMINUM STOREFRONT SYSTEMS (INT. & EXT.),

METAL ROOFING, MILLWORK, AND FIRE SPRINKLER SYSTEMS. PLANS, DETAILS, TITLE 24 DOCUMENTATION, CALCULATIONS, ETC., ARE TO BE PREPARED BY THE SYSTEM INSTALLER AND ARE TO BE SUBMITTED TO THE ARCHITECT AND BUILDING DEPARTMENT PRIOR TO THE APPROVAL OF PERMITS AND INSTALLATION OF THESE SYSTEMS.

SHEET METAL FLASHING, ROOFING MEMBRANES, AND WATERPROOFING DETAILS ARE A REQUIRED SHOP DRAWING SUBMITTAL TO BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

DESIGN BUILD SYSTEMS: ALL MECHANICAL SYSTEMS ARE DESIGN BUILD, INCLUDING HVAC SYSTEM, SHALL DESIGNED AND BUILT BY THE CONTRACTOR. THE LOCATIONS, SIZES, AND TYPES OF EQUIPMENT, GRILLES, REGISTERS, THERMOSTATS, ETC., THAT ARE INDICATED ON ANY OF THE DRAWINGS WITHIN THIS SET ARE SCHEMATIC ONLY. THE INSTALLER IS RESPONSIBLE FOR THE FULL COVERAGE AND PROPER FUNCTION OF THE SYSTEM TO ACCEPTABLE INDUSTRY STANDARDS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED

EDITION OF THE UNIFORM MECHANICAL CODE AND ALL OTHER APPLICABLE STATE AND

DESIGN BUILD SYSTEMS (CONTINUED): SEE "G" SHEETS FOR ADDITIONAL MECHANICAL REQUIREMENT

ALL ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR. THE CONTRACTOR SHALL SIZE THE MAIN SERVICE AND ALL SUBPANELS BASED UPON INDUSTRY STANDARDS AND DESIGN INFORMATION FURNISHED BY THE OWNER. ALL FIXTURES SHALL BE APPROVED AND ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENTL ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. ALL ELECTRICAL WORK DONE OUTSIDE THE BUILDING SHALL CONFORM TO STANDARDS ESTABLISHED BY THE PACIFIC GAS AND ELECTRIC COMPANY, PLANS AND LOAD DATA SHALL BE SUBMITTED TO PG\$E FOR PURPOSES OF PROVIDING PRIMARY SERVICE. CONSTRUCTION OF THE TRANSFORMER PAD AND THE COORDINATION OF IT'S LOCATION WITH PG&E AND THE ARCHITECT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. SEE ALSO "ELECTRICAL" NOTES.

SEE "G" SHEETS FOR ADDITIONAL ELECTRICAL REQUIREMENTS. ALL PLUMBING SYSTEMS SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR. ALL WORK

WITHIN THE BUILDING SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE UNIFORM PLUMBING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. ALL WORK OUTSIDE THE BUILDING SHALL ALSO COMPLY WITH ALL APPLICABLE ADOPTED LOCAL STANDARDS. SEE ALSO "PLUMBING" NOTES.

SEE "G" SHEETS FOR PLUMBING REQUIREMENTS.

OFFICE AREA FINISHES: PROVIDE FLOOR COVERING AND BASEBOARD AS INDICATED ON THE DRAWINGS.

USE 5/8" TYPE "X" GYPSUM WALLBOARD ON BOTH SURFACES OF WALLS WITH SPRAYED ON KNOCKED DOWN TEXTURE. USE PROPERLY SIZE METAL STUDS 16" O.C. PROVIDE GYPSUM WALLBOARD CEILING WHERE INDICATED ON DRAWINGS. USE 5/8" GYPSUM BOARD ON THE INSIDE SURFACE OF CEILING WITH TEXTURE AS ON WALLS. USE PROPERLY SIZED METAL CEILING JOISTS AT 16" O.C. USE FLAT LATEX PAINT ON ALL GYPSUM WALLBOARD SURFACES. WHERE INDICTED ON DRAWINGS PROVIDE SUSPENDED T-BAR CEILING WITH GRID AS SHOWN.

INSTALL CEILING IN ACCORDANCE WITH C.B.C. STD. NUMBER 47 18 WITH LATERAL FORCE BRACING IN ACCORDANCE WITH C.B.C. STD. NUMBER 47 1812(c). PROVIDE I" DIAMETER STEEL TUBE WITH 16 GA. WALL FOR COMPRESSION STRUT AT LATERAL BRACE LOCATIONS. MATCH EXISTING CEILING PANEL. SUSPEND AT HEIGHT AS INDICATED ON THE DRAWINGS. PROVIDE 2'x4' LED DROP IN FIXTURES, WELL MADE OR EQUAL.

TOILET ROOM FINISHES: PROVIDE TILE, SHEET TILE, VINYL, OR VCT FLOORING, AND TILE OR FRP WAINSCOT UP 48"

PER PLAN AND SCHEDULE, TYPE AND COLOR BY OWNER. USE PROPERLY SIZED METAL STUDS AND CEILING JOISTS AT 16" O.C. USE 5/8" WATER RESISTANT GYPSUM BOARD ON INSIDE SURFACE OF WALLS AND 5/8" TYPE "X" GYPSUM BOARD ON CEILING.

ALL FLOOR FINISHES WITHIN A COMMERCIAL ENVIRONMENT SHALL HAVE A MINIMUM 0.6 USE ENAMEL PAINT WITH SMOOTH SURFACE ON ALL GYPSUM BOARD SURFACES. PROVIDE

LIGHT AND DUPLEX OUTLET (+42" GFI). PROVIDE GRAB BARS AT SIDE AND REAR OF TOILET PROVIDE HVAC REGISTERS OR FANS AS SHOWN ON PLANS. PROVIDE SOAP, PAPER TOWEL AND TOILET PAPER DISPENSERS AS SHOWN ON PLANS. PROVIDE 38" HIGH MIRROR OVER LAVATORY. INSTALL ALL FIXTURES AND ACCESSORIES PER CALIFORNIA ADMINISTRATIVE CODE TITLE 24 (SEE EXCERPTS PROVIDED ON THESE PLANS) AND THE ADA.

ACCESSORIES: PROVIDE LIGHT SWITCH AND DUPLEX (+42" GFI), GRAB BARS AND OTHER TOILET ROOM ACCESSORIES AND FIXTURES AS SHOWN AND PER SCHEDULE, TO INSTALLED PER CALIFORNIA ADMINISTRATIVE CODE TITLE 24. LAVATORY FAUCET CONTROLS SHALL BE METERED, AND SHALL BE C.E.C. CERTIFIED. INSULATE HOT WATER AND DRAIN PIPES UNDER LAVATORIES.

UTILITY ROOM FINISHES:
PROVIDE 6" RUBBER BASE AT WALLS, USE 5/8" TYPE 'X' GYPSUM WALLBOARD ON THE SURFACES OF THE UTILITY ROOM WALLS. USE PROPERLY SIZED METAL STUDS AND CEILING JOISTS AT 16" O.C. FIRE TAPE WALLBOARD ONLY ON WALLS AND CEILING.

XPOSED METAL SUSPEND GRID SYSTEM - WHITE FINISH CONSISTING OF STEEL MAIN CARRIER TEES | |/2" X |5/16" |NTERLOCKING STEEL CROSS TEES | 3/8"×15/16" AND 3/4" STEEL WALL ANGLES (OR EQUAL PER OWNER SELECTION).

ALL FLOOR FINISHES WITHIN A COMMERCIAL ENVIRONMENT SHALL HAVE A MINIMUM 0.6 COEFFICIENT OF FRICTION, TYP. 4" RUBBER TOP SET WHERE SHOWN ON PLANS. COLOR BY OWNER. IX4 WOOD WHERE SHOWN ON PLANS (OR EQUAL PER OWNER SELECTION, SEE ALSO FINISH SCHEDULE).

ARMSTRONG CORTEGA 24"x48"x5/8" (OR EQUAL PER OWNER SELECTION, SEE ALSO FINISH SCHEDULE).

PAINTING NOTES: UNLESS NOTED OTHERWISE, ALL GYPSUM BOARD SURFACES SHALL RECEIVE A LIGHT

SPRAYED ON/KNOCKED DOWN TEXTURE WITH 2 COATS OF PAINT PER FINISH SCHEDULE. COLOR AS SELECTED BY TENANT. GYPSUM BOARD SURFACES AT WAREHOUSE SHALL BE

THE PAINTER SHALL BE RESPONSIBLE FOR 100 PERCENT COVERAGE. APPLY ONE COAT OF APPROPRIATE SEALER AND/OR PRIMER TO ALL SURFACES TO BE

ALL WALL AND CEILING PAINT TO BE APPLIED WITH A SPRAYER AND BACKROLLED. ALL SURFACES NOT TO BE PAINTED SHALL BE PROPERLY PROTECTED FROM OVERSPRAY. ELASTOMERIC PAINT/WATERPROOF COATING SYSTEM TO BE SPECIFIED BY THE PAINTER

WITH A SUBMITTAL AND SAMPLES TO THE ARCHITECT AND OWNER FOR APPROVALS PRIOR

ALLOW 24 HOURS MINIMUM BETWEEN COATS OF PAINT. ALL TRIM, BASEBOARD JOINTS AND CONNECTIONS SHALL BE MITERED UNLESS SHOWN

INTERIOR TRIM AT INTERIOR WINDOWS SHALL BE GYPSUM BOARD WRAPPED AT THE HEAD AND JAMB. AT THE SILL PROVIDE A PAINT GRADE WOOD STOOP AND APRON. PROVIDE 90° ANGLE METAL CORNERS AT ALL OUTSIDE CORNERS OF INTERIOR GYPSUM BOARD WALLS. PROVIDE 90° ANGLE METAL CORNERS AT WINDOWS WHERE GYPSUM BOARD

WRAPS AT HEAD, JAMB, AND SILL.

WINDOW AND DOOR NOTES:
ALL EXTERIOR DOORS SHALL BE COMPLETELY WEATHER-STRIPPED. MANUFACTURER OF DOORS AND WINDOWS SHALL CERTIFY AIR INFILTRATION RATES TO MEET OR EXCEED TABLE 2 53J OF TITLE 24 PART 2 OF CALIFORNIA ADMINISTRATIVE CODE.

ALL DOOR CLOSERS SHALL BE ADJUSTED FOR OPENING EFFORT AS FOLLOWS: 5 LBS. FOR INTERIOR DOORS, 5 LBS. FOR EXTERIOR DOORS AND 15 LBS. FOR REQUIRED FIRE DOORS. ALL LOCKS SHALL BE IN ACCORDANCE WITH SECTION 1004.3 OF THE C.B.C. AND ANY LOCAL SECURITY ORDINANCE IF APPLICABLE. CONFIRM WITH LOCAL POLICE DEPARTMENT. IMENSIONS SHOWN FOR DOORS & SLIDING GLASS DOORS AND WINDOWS ARE NOMINAL PROVIDE APPROPRIATE FRAME WITH 1/4" SHIM SPACE ALL AROUND TO ROUGH FRAMING.

WOOD DOORS, FRAMES AND TRIM SHALL HAVE NATURAL FACTORY CLEAR FINISH U.N.O. REQUIRED EXIT DOORS SHALL COMPLY WITH C.B.C. SECTION 1008. REVOLVING, SLIDING AND OVERHEAD DOORS SHALL NOT BE USED AS REQUIRED EXITS WHERE OCCUPANT LOAD IS 10 OR MORE.

DOOR JAMBS AND TRIM SHALL MATCH DOORS U.N.O. ON THE PLANS.

DOORS INDICATED AS LOCKABLE (LOCK) ON PLAN SHALL BE PROVIDED WITH A LOCKING ATCHSET. CONFIRM LOCKING LATCHSET LOCATIONS AND KEYING REQUIREMENTS WITH

WOOD DOORS, FRAMES AND TRIM DESIGNATED "PAINT GRADE" SHALL BE PRIMED AND PAINTED WITH SEMI GLOSS LATEX ENAMEL (100% COVERAGE, 2 COATS). COLOR BY OWNER. HOLLOW METAL DOORS & FRAMES AND ROLL UP DOORS SHALL BE SHOP PRIMED AND JOB

INTERIOR WINDOWS TO BE CLEAR GLASS IN ALUMINUM FRAME FINISH TO MATCH DOOR TRIM. PROVIDE TEMPERED GLASS WHERE SHOWN ON PLANS OR OTHERWISE REQUIRED BY ALL WINDOWS INDICATED TO BE FIRE RATED SHALL BE A UL LABELED WINDOW & FRAME

SEE PLANS AND SCHEDULE FOR DOOR TYPE, SIZE, HARDWARE AND LOCATION

SEE ALSO HARDWARE NOTES.

SEE ALSO 'MANDATORY FEATURES' IN TITLE 24 DOCUMENTATION.

VERIFY ALL OPENING DIMENSIONS PRIOR TO FABRICATION OR ORDERING. DOOR DIMENSIONS ARE NOMINAL LEAF SIZE FOR SWING DOORS.

ALL SWING DOORS SHALL BE 3 3/4" THICK UNLESS NOTED OTHERWISE. ALL DOORS INDICATED TO BE FIRE RATED SHALL BE A UL LABELED DOOR & FRAME HARDWARE NOTES:
WHERE BUTT HINGES ARE REQUIRED TO SWING 180 DEGREES, FURNISH BUTTS OF SUFFICIENT THROW TO CLEAR THE TRIM

FURNISH SILENCERS FOR DOOR FRAMES AT THE RATE OF THREE FOR EACH SINGLE DOOR AND TWO FOR EACH DOOR FOR A PAIR OF DOORS: EXCEPT WEATHER-STRIPPED DOORS AND DOORS WITH LIGHT SEALS OR SOUND SEALS. FURNISH DOOR STOPS FOR ALL DOORS. FACTORY KEY, MASTER KEY, AND GRANDMASTER KEY LOCKS AND CYLINDERS AS

WITH THE DELIVERY OF PERMANENT KEYS, DELIVER TO THE OWNER ONE COMPLETE SET OF ADJUSTMENT TOOLS AND ONE SET OF MAINTENANCE MANUALS FOR LOCKSETS, LATCHSETS,

PROVIDE PUSH PULL HARDWARE FOR ALL LATCHING OR LOCKING DOORS FOR ALL DOORS

AND CLOSERS AS SPECIFIED. WHERE HARDWARE FINISH IS NOT DESIGNATED BY MANUFACTURER'S NUMBER, PROVIDE FINISH TO MATCH REMAINDER OF DOOR HARDWARE.

NOT PROVIDED WITH LEVER LATCHSETS. WHERE LATCHSETS ARE FURNISHED, PROVIDE FOR 2 3/4" BACKSET. PROVIDE LEVER TYPE LATCHSETS PER C.B.C. AND TITLE 24 C.A.C., LATEST EDITION. ALL HARDWARE SHALL BE "STANLEY" OR EQUAL.

ALL LATCHSETS AND LOCKSETS SHALL BE "SCHLAGE" OR EQUAL. PROVIDE 2 PAIR BUTTS, HEAVY DUTY, COMMERCIAL, BALL BEARING TYPE, MINIMUM ALL DOORS. HINGE SIZE, TYPE AND CAPACITY TO MATCH THE INTENDED DOOR. SEE ALSO WINDOW AND DOOR NOTES

ROOF NOTES: FINAL ROOFING MATERIAL AND COLOR SUBJECT TO APPROVAL BY THE OWNER.

NO ROOF MOUNTED EQUIPMENT OR STRUCTURE SHALL BE CONSTRUCTED IN A MANNER THAT WOULD INTERFERE WITH THE INTENDED ROOF DRAINAGE PATTERNS.

ALL ROOF PENETRATIONS SHALL BE WATERPROOFED AS RECOMMENDED BY THE ROOFING MANUFACTURER SO AS NOT TO JEOPARDIZE ANY ROOFING WARRANTIES. ROOFING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OVER A SURFACE PREPARED AS DIRECTED BY THE ROOFING MANUFACTURER. THE ROOFER SHALL PROVIDE A WATERTIGHT ASSEMBLY GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE.

ANY ROOFING OR FLASHING DETAIL THAT DOES NOT MEET THE MANUFACTURER'S SPECIFICATIONS AND/OR THE STANDARDS FOR INSTALLATION WITHIN THE INDUSTRY MUST BE BROUGHT TO THE CONTRACTOR'S, OWNER'S AND ARCHITECT'S ATTENTION BY WRITTEN NOTIFICATION PRIOR TO INSTALLATION.

ALL SHEET METAL WORK, GUTTERS, FLASHINGS, ETC. SHALL BE IN CONFORMANCE WITH THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (S.M.A.C.N.A.) STANDARDS CURRENT EDITION. ANY DISCREPANCIES BETWEEN THESE STANDARDS AND THE NFORMATION WITHIN THESE PLANS SHALL BE REPORTED TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK.

ALL SHEET METAL SHALL BE 24 GA. GALV. MATERIAL U.N.O. \$/or UNLESS REQUIRED TO BE

PAINTER SHALL PAINT COLOR TEST SWATCHES ON THE BUILDING FOR THE REVIEW OF THE

OWNER AND ARCHITECT. PAINTING SHALL NOT PROCEED UNTIL WRITTEN APPROVAL OF TH

OF HEAVIER GAUGE BY S.M.A.C.N.A. OR OTHER APPLICABLE CODE OR SHOWN TO BE OF LIGHTER GAUGE ON THESE DRAWINGS. IN THE EVENT OF CONFLICTING NOTATIONS THE HEAVIEST GAUGE SHALL BE USED. EXTERIOR FINISHES, PAINT, & TRIM NOTES:
AREAS OF NEW CONSTRUCTION SHALL HAVE EXTERIOR SIDING PER EXTERIOR ELEVATIONS.

WHERE CEMENT PLASTER IS USED PROVIDE AN ELASTOMERIC FINISH. ALL EXPOSED SURFACES OF BUILDING COMPONENTS SHALL BE FINISHED TO MATCH ADJACENT SURFACES. COLOR AS SELECTED BY OWNER.

SWITCH COLOR AND MATERIAL IS GRANTED BY THE OWNER AND ARCHITECT. ALLOW 24 HOURS MINIMUM BETWEEN COATS OF PAINT THE PRIMARY BODY COLOR MAY BE APPLIED TO THE EXTERIOR WITH A SPRAYER PROVIDED ALL SURFACES NOT TO BE PAINTED ARE PROPERLY PROTECTED FROM OVER SPRAY AND THAT ALL SURFACES ARE BACKROLLED, SURFACES NOT ACCESSIBLE WITH A

ALL PREFABRICATED METAL BUILDING COMPONENTS TO BE PREFINISHED AT THE FACTORY. COLOR AND FINISH SAMPLES TO BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO ORDER, FABRICATION OR ERECTION.

ROLLER MUST BE BRUSHED (I.E. REVEALS) TO PROVIDE 100% COVERAGE WITH EACH COAT

ALL EXPOSED SURFACES OF SITE FABRICATED BUILDING COMPONENTS SHALL BE FINISHED TO MATCH ADJACENT SURFACES. COLOR AS SELECTED BY OWNER. THE TRIM COLOR SHALL BE CAREFULLY APPLIED ONLY TO THE AREAS AS SHOWN ON THE EXTERIOR ELEVATIONS AND DETAILS. ALL OTHER AREAS SHALL BE PROPERLY PROTECTED

ALL EXPOSED METAL (DOWNSPOUTS, RAINWATER LEADERS, FLASHINGS, ETC.) SHALL BE PTO MATCH ADJACENT SURFACES. ALL METAL SURFACES TO BE PAINTED SHALL E PROPERLY PREPARED AND PRIMED TO ACCEPT PAINT AND INSURE PROPER ADHESION. PAINTER SHALL BE RESPONSIBLE FOR 100% COVERAGE.

EXTERIOR ELEVATIONS. ALL AREAS TO BE PAINTED SHALL BE PRIMED WITH MATERIAL SPECIFICALLY DESIGNED FOR THE SURFACE ON WHICH IT IS TO BE APPLIED. LIKEWISE THE PAINT SHALL BE OF HIGHEST QUALITY AND SPECIFICALLY DESIGNED FOR USE WITH THE PRIMER AND ON THE SURFACE TO WHICH IT IS TO BE APPLIED. WARRANTY: PROVIDE FIVE (5) YEAR LIMITED WARRANTY FROM THE DATE OF COMPLETION AGAINST CRACK, PEEL AND FLAKING, WASHABILITY, NON-YELLOWING, AND WILL

ALL EXTERIOR SURFACES SHALL BE PAINTED AS SHOWN ON THE COLOR SCHEDULE ON THE

HARDWARE: ROD PULLS, DRAWER GLIDES, AND CONCEALED HINGES, ALL TO W.I.C.

NOT CAUSE CHALK STAINS BELOW PAINT SURFACE. CABINET NOTES:
ALL CABINETRY SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.

STANDARDS. VERIFY WITH OWNER. COUNTERTOPS AND SPLASHES SHALL BE MATERIAL AS APPROVED BY THE OWNER.

WILDLAND-URBAN INTERFACE
THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906. NHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAME AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER O MINIMUM 72# MINERAL SURFACE NON-PERFORATED CAP SHEET COMPLYING WITH ASTM

WHEN PROVIDED, VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72# MINERAL SURFACE NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909, A MINIMUM OF 36" WIDE RUNNING THE FULL LENGTH OF THE VALLEY.

D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

MAXIMUM OF 1/8" OPENING.

ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ROOF, ATTIC AND UNDERFLOOR VENTS SHALL BE DESIGNED TO RESIST THE INTRUSION OF FLAMES AND EMBERS THROUGH THE VENTILATION OPENINGS, OR SHALL BE PROTECTED BY

CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM OS 1/16" AND A

EAVE OR CORNICE VENTS SHALL NOT BE INSTALLED UNLESS THEY ARE DESIGNED TO RESIST THE INTRUSION OF FLAMES AND BURNING EMBERS INTO THE ATTIC AREA, OR IF THE ATTIC SPACE BEING VENTED IS FULLY SPRINKLERED. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS IN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THANI.375 INCHES

FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. EXTERIOR WALL: THE EXTERIOR WALL COVERING, OR WALL ASSEMBLY SHALL BE OF NONCOMBUSTIBLE MATERIAL, OR IDNITION-RESISTANT MATERIAL, OR I-LAYER 5/8" TYPE 'X' GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING.

THICK WITH INTERIOR PANELS NO LESS THAN 1.25 INCHES THICK, OR SHALL HAVE A

WORK HOURS ARE STRICTLY ENFORCED. WORK SHALL BE PREFORMED OUTSID OF PERMITTED TIMES <u>ONLY</u> AS STIPULATED BY THE COUNTY OF SONOMA. THE GENERAL CONTRACTOR SHALL MAKE THEMSELVES AWARE OF ALL RELEVANT REGULATIONS AND SHALL BE RESPONSIBLE FOR INFORMING ALL SUBCONTRACTORS UNDER THEIR CONTROL.

REVISIONS:

THIS DOCUMENT AS AN INSTRUMENT OF SERVICE & IS THE SOL PROPERTY OF GREG LEDOUX & ASSOCIATES, INCORPORATE AND SHALL REMAIN SO WHETHER THE PROJECT FOR WHICH IT NTENDED IS OR IS NOT EXECUTED. THIS DOCUMENT SHALL NO BE USED IN WHOLE OR IN PART ON OTHER PROJECTS O EXTENSIONS OF THIS PROJECT EXCEPT BY WRITTEN CONSEN OF GREG LEDOUX & ASSOCIATES, INCORPORATED.

A PROPOSED NEW

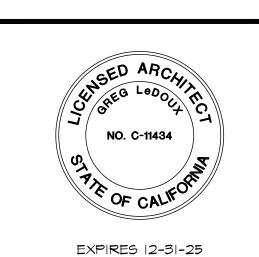
BUILDING FOR:

GOLD RIDGE DISTRICT

SEBASTOPOL, CA 95472

HESSEL RD.

APN: 062-091-036

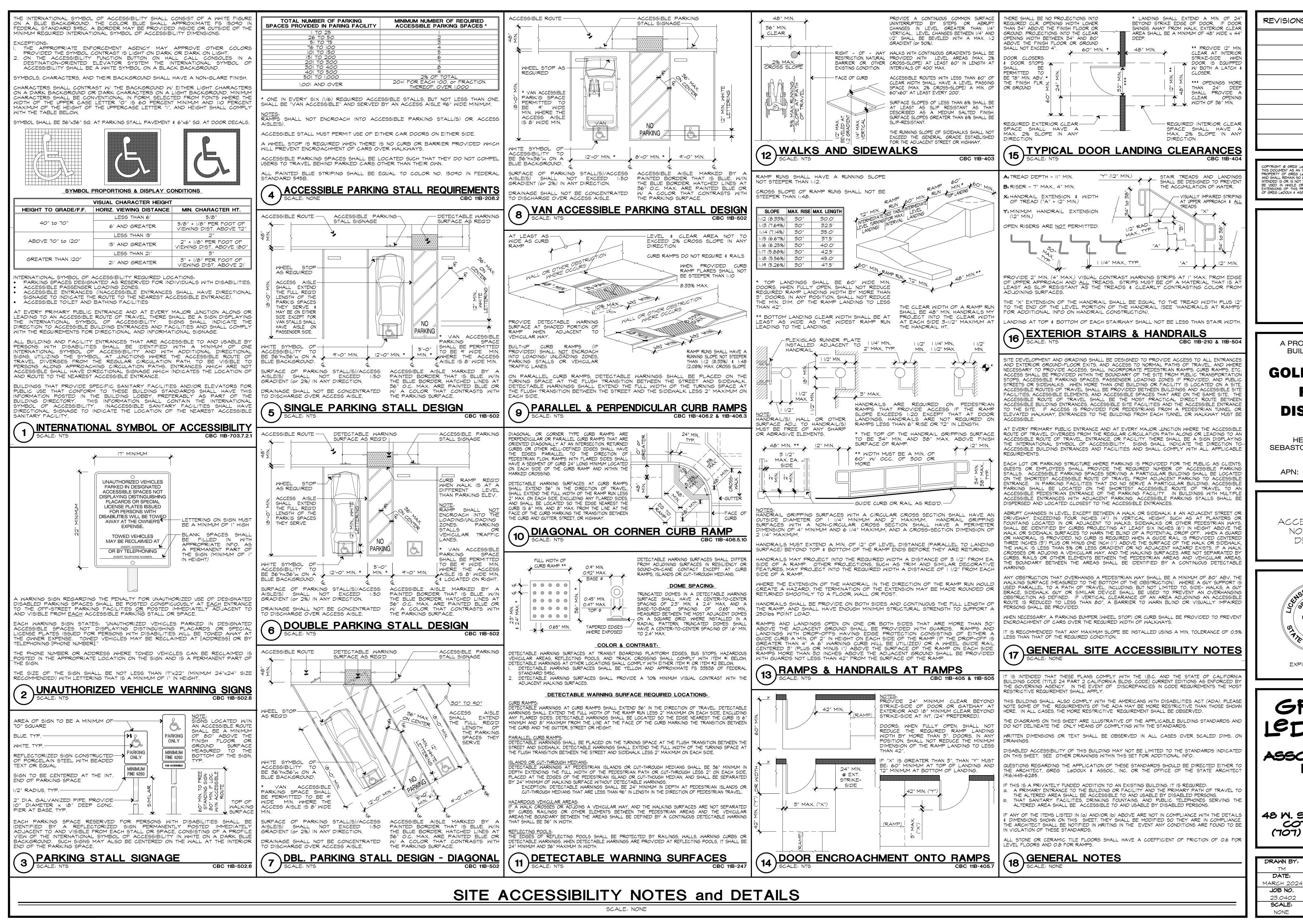


48 M. SIERRA AVE. COTATI, CA (707) 795-8855

DRAWN BY MARCH 202 JOB NO. 23.0402 SCALE:

OF 6 ARCH. SHTS

NOTES



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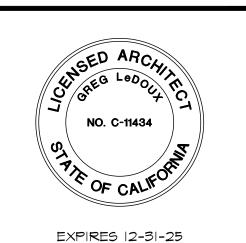
> A PROPOSED NEW **BUILDING FOR:**

GOLD RIDGE DISTRICT

HESSEL RD. SEBASTOPOL, CA 95472

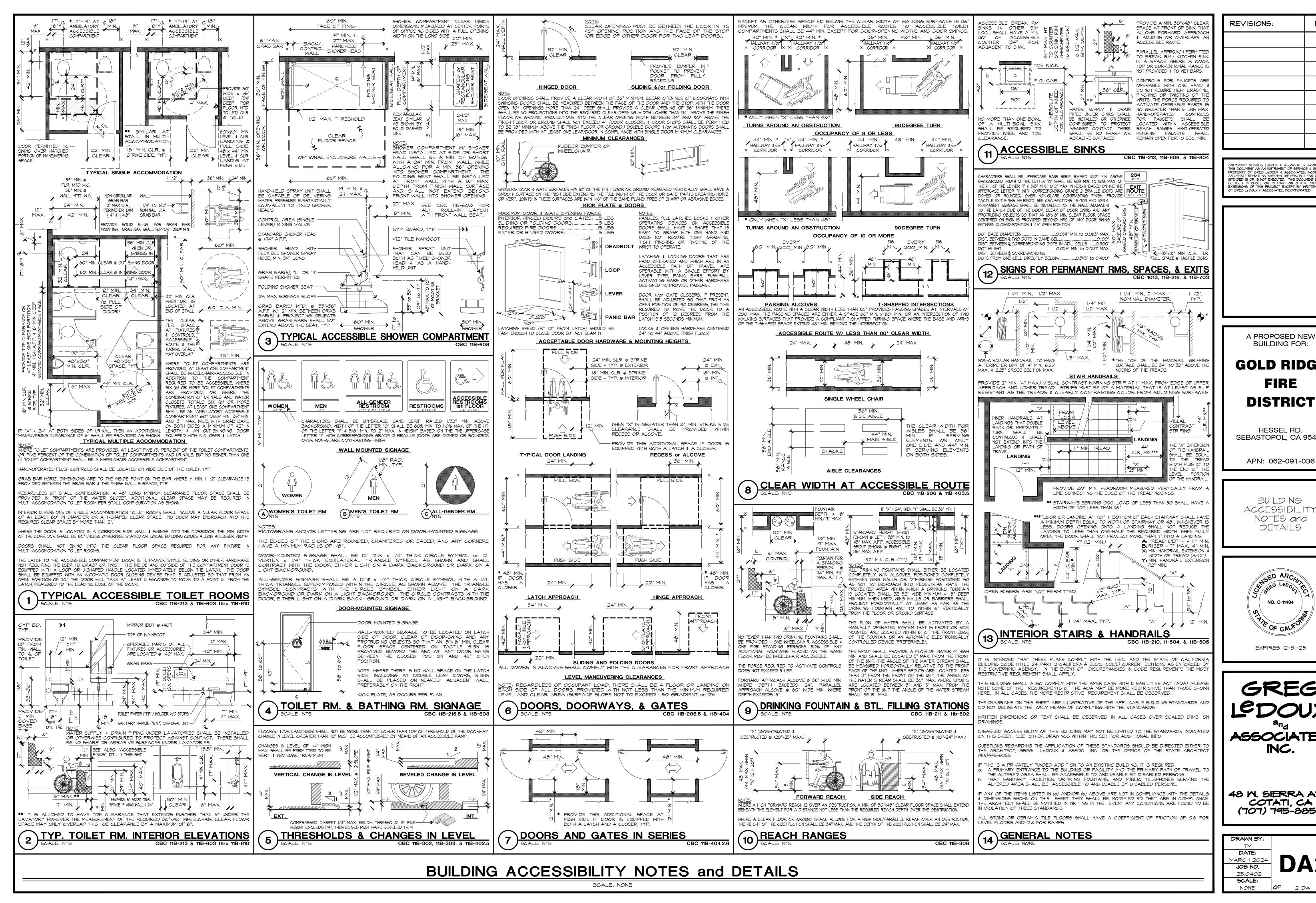
APN: 062-091-036

ACCESSIBILITY NOTES and DETAILS



GREG

48 M. SIERRA AVE COTATI, CA (707) 795-8855



REVISIONS:

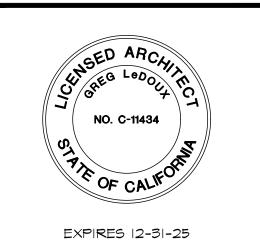
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> A PROPOSED NEW **BUILDING FOR:**

GOLD RIDGE DISTRICT

SEBASTOPOL, CA 95472

BUILDING ACCESSIBILITY NOTES and DETAILS



GREG **ASSOCIATES**

48 M. SIERRA AVE COTATI, CA (707) 795-8855



June 7, 2024



2550 Ventura Avenue Santa Rosa, CA 95403

p: (707) 565-1900 (707) 565-1017

Tennis Wick Director

Scott Orr Assistant Director

Michelle Arellano Administration

Nathan Quarles Engineering and Construction

> Emi Thériault Planning

Tyra Harrington Code Enforcement

Genevieve Bertone Communications

Steve Mosiurchak Fire Marshal

John Mack Natural Resources

> Brian Keefer Ombudsperson

4500 Hessel Road Sebastopol

Hessel Fire Protection District

PLP23-0022 Re: File No.:

> Address: 4510 Hessel Rd Sebastopol CA

APN: 062-091-036

This letter is in reference to your request for request to modify the Gold Ridge Fire Protection District's Use Permit File No. 7492 (previously approved in 1974) to allow construction of a new 5,000 square-foot, 20 foot tall, single story administrative building, increase the number of administrative employees from three to seven, continue hosting events and training programs associated with the existing fire house.

Notice of the County's intent to waive the hearing requirement for the requested Use Permit was posted for 10 days and no protests were received. Pursuant to Section 26-92-040(d) of the Sonoma County Code, no public hearing is required, and the Use Permit will be issued subject to conformance with the attached conditions. Once compliance with all pre-operational conditions has been met, a Use Permit Certificate will be issued, and the approved use may commence.

It is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301: Existing Facilities, given that the subject property has been developed in the past with an existing fire station currently in use, and a single-family dwelling that will be removed as part of this development, it can be considered that this project involves a negligible expansion of the existing use. The proposal may qualify for this exemption as the addition is not greater than 10,000-sqft and is currently served by existing facilities including a well and septic system.

The Use Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit and Resource Management Department, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Use Permit with or without a public hearing.

This decision may be appealed in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter.





EXHIBIT E3

If you have any questions, feel free to contact me at Levan.KingCranston@sonoma-county.org or at 707-565-2592. Please refer to your file number PLP23-0022 and site address 4510 Hessel Rd Sebastopol when making inquiries.

Sincerely,

Levan King Digitally signed by Levan King Cranston DN: cn=Levan King Cranston, o, ou, email=levan.kingcranston@sonoma-county.org, c=US Date: 2024.06.07 17:38:40 -07'00'

Levan King Cranston Project Planner

:XX

Enclosures: Conditions of Approval dated June 7, 2024

c: File No.: PLP23-0022

Hessel Fire Protection District







Final Conditions of Approval

Staff: Levan King Cranston Date: June 7, 2024

Applicant: Greg LeDoux & Associates, INC Owner: Hessel Fire Protection District APN: 062-091-036

Address: 4500 Hessel Rd Sebastopol CA

Project Description:

Request to modify the Gold Ridge Fire Protection District's Use Permit File No. 7492 (previously approved in 1974) to allow construction of a new 5,000 square-foot, 20 foot tall, single story administrative building, increase the number of administrative employees from three to seven, continue hosting events and training programs associated with the existing fire house (Station One), including four annual fundraising events with up to 200 attendees per event between the hours of 7:00 AM – 9:00 PM and youth education/training programs such as the Explorer Scout Program. All event overflow parking is provided onsite. The project includes demolishing an existing residence, adding nine standard parking spaces and one ADA space, and installing a new septic system. The new administrative building contains 1,278 square feet of office space, 725 square feet of conditioned storage space, and 2,997 square feet of unconditioned space. The office space will include four private offices, a restroom with a shower, a small break area, and an open office meeting area and work space. The conditioned and unconditioned storage spaces will be used for fire district document and equipment storage. The building will also be used for emergency staging purposes during County wide disasters.

The existing Station One building permitted under File No. 7492 will continue to house five fire engines, operate with three administrative employees and four 24-hour fire fighters on shift at any time. Hours of operation for administrative employees are Monday through Friday, 8:00 AM – 5:00 PM. Fire fighters will be working 24 hours a day. There will be no emergency calls directed to the new administrative building; emergency calls and mobilization will continue to occur at Station One.

Prior to commencing the use, evidence must be submitted to the file that all of the following nonoperational conditions have been met.

FEES:

- 1. <u>Permit Processing and Development Fees.</u> This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. No grading or building permits shall be issued until all permit processing costs and development fees are paid in full.
- 2. <u>Condition Compliance Fee.</u> At the time of submitting a building permit application, the applicant/operator shall submit to Permit Sonoma an Approved Permit Condition Compliance Review fee deposit of \$3,332.00 (or other amount consistent with the adopted fee schedule in effect at the time). In addition, the applicant/operator shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final occupancy being granted.
- 3. Construction of new or expanded non-residential development shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.

GENERAL:

- 4. This project shall be constructed and maintained in conformance with the project description and project plans located in File No. PLP23-0023, and as modified by these Conditions of Approval.
- 5. This Use Permit (PLP23-0022) shall supersede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.
- 6. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any

applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation or modification.

- 7. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.
- 8. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
- 9. In any case where a Use Permit has not been used within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.
- 10. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. Permit Sonoma shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by Permit Sonoma are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

PERMIT SONOMA BUILDING:		
"The conditions below have been satisfied BY _	DATE	

- 11. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (PRMD). The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.
- 12. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.
- 13. The business operator shall post a sign that includes the phone number for a current job manager for the benefit of neighbors. The job manager can be contacted if there are any problems associated with the construction process site such as dust, storm water runoff, hours of operation, equipment noise, traffic issues or lack of compliance with any project conditions of approval.
- 14. The applicant shall apply for and obtain separate building permits from Permit Sonoma for the proposed structure. Construction inspections shall occur and the building permit shall be finaled

(or approved for occupancy) prior to occupancy.

- 15. The proposed plan set, and associated supporting documents, of each proposed Building Permit application shall adhere to all applicable submittal requirements and guidelines, as outlined in the Permit Sonoma Nonresidential and Multifamily Housing Submittal Guidelines informational document.
- 16. The construction documents shall consist of a plan set and relevant supporting documents. The uploaded plan set submitted for permitting and construction shall be a complete set, including all sheets of the proposed plan set. All sheets of the plan set shall be formatted to the same sheet size and orientation. All sheets shall be listed on the Cover Sheet in an appropriate Sheet Index. Supporting documents shall be uploaded as separate files, individually identified based on document type. All sheets of plans and all supporting documents uploaded for review and approval shall not be preliminary in nature and shall be signed, sealed, and dated, as required by the California Business and Professions Code.
- 17. The proposed uses and occupancies of all building areas and any occupied outdoor areas shall be accurately identified on the proposed plans. Building areas and outdoor areas shall identify all proposed uses and occupant loads associated with all proposed uses. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied.
- 18. The means of egress from all proposed occupied areas within the facility (interior and exterior) shall comply with the applicable sections of the California Building Code (CBC). The means of egress and all applicable code provisions shall be adequately justified for all proposed uses and special events proposed. The means of egress shall be continuous to the public way or a designated area of safe dispersal from all required exits.
- 19. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the CBC, as determined by the Permit Sonoma Building Division. Plans shall identify if the proposed project meets the definition of Public Housing, as defined in CBC Chapter 2, to determine applicable accessibility requirements. An accessible means of egress shall also be provided, detailed, and justified from all occupied building areas, as required by Chapters 10 and 11B of the CBC.
- 20. Adequate CALGreen documentation shall be provided justifying adherence to the California Green Building Code. This documentation is required to be reviewed and approved by a CALGreen consultant who has been previously approved by permit Sonoma.
- 21. The California Business & Professions Code requires plans and calculations affecting egress components, life safety, and structural elements to be prepared by California licensed design professionals (architects, engineers).
- 22. A registered design professional in responsible charge shall be identified on each building permit application and be responsible for reviewing and coordinating all submittal documents prepared by others, as required by CBC Section 107.3.4.
- 23. Minimum plumbing facilities for the proposed applicable occupant load, per the California Plumbing Code (CPC), shall be provided for all occupied areas.
- 24. The fire-resistance rating of proposed walls and horizontal assemblies separating the proposed occupancies from adjacent uses, structures, and property lines shall comply with the applicable sections of the CBC. All fire-resistance rated assemblies shall be adequately detailed and identified with the specific assembly listing.
- 25. A geotechnical investigation, in accordance with CBC Chapter 18, shall be submitted providing

- site specific foundation design criteria and other geotechnical recommendations for development of each proposed structure.
- 26. If, after Building Division approval, any changes to plans, drawings, documents or specifications are proposed, they shall be submitted under a revision application and additional review fees shall be assessed. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

PERMIT SONOMA GRADING AND STORM WATER:	
"The conditions below have been satisfied BY	DATE
27. Grading and/or building permits require review and approval by the Gradin Section of the Permit and Resource Management Department (Permit Sonom Grading permit applications shall abide by all applicable standards and provisi County Code and all other relevant laws and regulations.	a) prior to issuance.
SONOMA PUBLIC INFRASTRUCTURE:	
"The conditions below have been satisfied" BY	_ DATE

Intersections of Roads and Driveways:

- 28. The Applicant shall construct a driveway entrance such that it conforms to Board of Forestry Fire Safety Regulations §1270 et seq. and AASHTO County standards and meets the following criteria to allow for concurrent emergency ingress and egress as well as the smooth and safe movement of passenger vehicles entering and exiting the public road (Hessel Road) that provides access to the property. This condition shall be void if the existing entrance meets these requirements. A signed and stamped statement from a Registered Civil Engineer, licensed in the State of California, will be required to prove the driveway (project's entry to Hessel Road) meets these requirements.
 - a. A minimum paved throat width of twelve 20 feet.
 - b. Entrance curves having a minimum pavement radius of 25 feet; the entrance curves shall begin on a line that is a minimum of 12 feet distant from, and parallel with, the physical centerline of Hessel Road. A 1:10 pavement taper shall be constructed on both sides of the entrance if required per County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815. Entrance curve radii may be reduced with the approval of the Fire Prevention of Permit Sonoma (PRMD).
 - c. The minimum sight distance for vehicles entering and exiting each driveway shall be in accordance with current County requirements for the speed traveled on the public road servicing the project site. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve minimum sight distance at each driveway. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 812, latest revision, for rural County road driveway and private road intersections.
 - d. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - e. The entry shall intersect the public road as close to perpendicular as possible, but in no case shall the entry intersect the public road at more than 20 degrees from perpendicular.

- f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815, latest revision, for private road and driveway intersection details.
- 29. The Applicant shall maintain all existing and proposed vegetation fronting the site as well as within the public right-of-way to preserve the sight distance triangles necessary to achieve the minimum County required sight distance at any project driveway where it intersects a public roadway.
- 30. Driveway cross-drains within the County right-of-way shall be upgraded to a minimum 18 inch culvert under the driveway.

Improvement Standards:

31. The Applicant shall employ a Registered Civil Engineer, licensed in the State of California, to develop plans for the required improvements. The scale of these improvement plans shall be a minimum 1 inch equals 20 feet, and shall be submitted electronically on ANSI D 22.0 x 34.0-inch printable sheets for review. The Plans shall include roadway cross-sections, at a maximum interval between cross-sections of 50 feet.

Fees:

32. The Applicant, his or her personal representatives, and project consultants are advised that the issuance of building permits is subject to the payment of a development fee (Traffic Mitigation Fee) as required by Chapter 26, Article 98 of the Sonoma County Code. The fee is computed multiplying project Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. Project ADT is the sum of case production ADT and permitted event ADT. Credit is granted for existing, legal uses.

Processing:

33. The Applicant shall obtain an Encroachment Permit issued by Permit Sonoma (PRMD) prior to constructing any improvements within County road right-of-way.

PERMIT SONOMA FIRE PREVENTION:		
"The conditions below have been satisfied BY	DATE	

34. The subject property (or properties) must be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations prior to occupancy of the buildings and use of the property without written approval by the fire code official. a. A fire inspection shall be conducted by the Sonoma County Fire Prevention Division to determine if the subject property (or properties) is currently in full compliance with applicable Building Code regulations, Fire Code Regulations and Hazardous Materials regulations. b. The Sonoma County Fire Prevention Division may charge and collect a fee for the inspection in an amount, as determined by the county, sufficient to pay its costs of that inspection. c. The building shall be fire sprinklered and contain a fire alarm system consistence with the occupancy type.

Operational Permits

35. Applicable Fire Code operational permits shall be obtained prior to the initiation of any activity where an operational permit is required by the California Fire Code as adopted and amended by Sonoma County Code.

Emergency Planning and Response

36. The facility operator shall develop an emergency response plan consistent with Chapter 4 of the 2019 California Fire Code as adopted and amended by Sonoma County Code. Fire safety plans, emergency procedures, and employee training programs shall be approved by the fire code

official.

Access

37. To facilitate locating an emergency and to avoid delays in response; all existing and newly constructed or approved roadways and buildings whether public or private shall provide for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency, and shall be constructed and maintained as required by Sonoma County Fire Safe Standards and the California Fire Code, as adopted and amended by Sonoma County Code.

Water Supply

38. Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code as adopted and amended by Sonoma County Code. a. Fire hydrants shall be installed as required by the California Fire Code as adopted and amended by Sonoma County Code. b. Emergency water supply for fire suppression may be provided in a naturally occurring or manmade containment structure for projects not served by a municipal water system, as long as the specified quantity and delivery rate is immediately provided.

Vegetation Management

39. Vegetation clearance about buildings in LRA shall comply with Title 24 §3.07.

Occupancy

40. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District

PERMIT SONOMA WELL AND SEPTIC: "The conditions below have been satisfied BY	DATE	
PRIOR TO BUILDING PERMIT ISSUANCE:		

Water:

41. Prior to building permit issuance and vesting of the Use Permit, a copy of the well log and an accurate map of all current plumbing connections to this same well must be submitted to the Well and Septic Health Specialist.

The applicant must submit: a copy of the water well log and map of all current plumbing connections to the Well and Septic Health Specialist.

42. Prior to building permit issuance the applicant shall destroyed all abandon existing well(s) under permit from the Permit Sonoma Well and Septic Section according to the water well standards. This department may review a request to upgrade the well to current standards relating to setbacks and annular well seals.

Applicant shall submit: A final clearance from the Well & Septic section for the proper abandonment of the water well or reconstruction of the water well or spring to the Well and Septic Health Specialist.

Septic:

43. Prior to building permit issuance, the applicant shall obtain a permit for the Onsite Waste Treatment Systems. The Onsite Waste Treatment System(s) shall meet the current Sonoma County OWTs manual.

The applicant shall ask their qualified septic consultant to revise the septic permit to meet peak flow. The sewage system shall meet peak flow discharge of the wastewater from all sources granted in the Use Permit and any additional sources from the parcel plumbed to the disposal system, and shall include the required reserve area.

Applicant shall submit: Final clearance from the Well and Septic Section that all required septic system testing and design elements have been met to the Well and Septic Health Specialist.

- 44. Prior to structural demolition permit issuance, the applicant shall abandon existing septic tank(s) under permit and inspection from the Pemit Sonoma Well and Septic Section. The Well and Septic Health Specialist shall receive a copy of the "finaled" Abandonment Permit and/or tank destruct inspection approval on SEP23-0264.

 Applicant shall submit: Final clearance from the Well and Septic Section that the septic tank
 - **Applicant shall submit:** Final clearance from the Well and Septic Section that the septic tank abandonment requirements have been met to the Well and Septic Health Specialist.
- 45. Toilet facilities shall be provided for patrons and employees prior to occupancy and operation of the project.
 - **Applicant shall submit**: A copy of the Floor Plan showing the location of the restrooms, prior to issuance of building permits, to the Project Review Health Specialist.

PRIOR TO OCCUPANCY (AND/OR PROJECT OPERATION):

Water:

- 46. Prior to occupancy and project operation, the applicant shall have the proposed water supply system evaluated for potential contamination or pollution via backflow by a Certified Cross Connection Control and Back Flow Prevention Specialist. The recommendations for cross connection control shall, at a minimum, meet the requirements of the 2016 California Plumbing Code and subsequent editions adopted by Sonoma County.

 Applicant shall submit: A copy of the Cross Connection Control Specialist's initial report to the Project Review Health Specialist for review.
- 47. Prior to occupancy and project operation, backflow prevention devices shall be installed on the water supply system as recommended, after concurrence with the hazard evaluation and recommendations for cross connection control report by PRMD.
 Applicant shall submit: A letter from the Cross Connection Control Specialist to the Project Review Health Specialist stating that backflow prevention has been installed as recommended.

Septic:

- 48. Prior to building occupancy and project operation, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the Permit Sonoma Well and Septic Section.
 Applicant shall submit: A final clearance from the Well & Septic Specialist to the Well and
 - Applicant shall submit: A final clearance from the Well & Septic Specialist to the Well and Septic Health Specialist, that all required septic system testing, design elements, construction inspections and any required operating permits have been met.
- 49. Prior to building occupancy and project operation, the applicant shall abandon existing septic tank(s) under permit and inspection from the Permit Sonoma Well and Septic Section.

 Applicant shall submit: A copy of the "finaled" Abandonment Permit to the Project Review Health Specialist.

OPERATIONAL REQUIREMENTS:

Water:

- 50. The property owner or lease holder shall have the backflow prevention assembly tested by a Certified Cross Connection Control and Back Flow Prevention Specialist at the time of installation, repair, or relocation and at least on an annual schedule thereafter.
- 51. A safe, potable water supply shall be provided and maintained.

Septic:

- 52. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
- 53. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Code Compliant Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. There must be no parking, grading, plowing, large animal corrals, or other soil compaction/disturbances in the septic reserve areas. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.
- 54. When permitted promotional events exceed 13 persons, the permit holder shall provide portable toilets meeting the following minimum requirements:
 - a. An adequate number of portable toilets shall be provided, but in no case shall the number of portable toilets be less than one toilet per one hundred (100) event employees and visitors per day for day use.
 - b. Portable hand washing facilities shall be provided with all portable toilets used for serving visitors or the public. Employees serving food to visitors or the public must have access to permanently plumbed running hot and cold water sinks plumbed to a permitted on-site wastewater treatment system or public sewer.
 - c. Portable toilets shall be serviced as needed, but in no case less than once every seven days.
 - d. The applicant shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.
 - e. Portable toilets shall not be brought on-site prior to 48 hours before the special event and shall be promptly serviced and removed within 48 hours after the special event.
 - f. If complaints are received by PRMD regarding the number of available portable toilets that Permit Sonoma deems a valid complaint, the applicant or current operator of the Use Permit shall increase the number of portable toilets and/or increase the frequency of maintenance of the portable toilets for the remainder of the agricultural promotional event and at future agricultural promotional events as directed by PRMD. The property owner and/or his agent(s) are expected to maintain portable toilets and hand washing units so that:
 - i) The holding tank does not leak or overflow.
 - ii) Toilet paper is promptly replaced when the dispenser runs out.
 - iii) Water, paper towels and soap are promptly replaced when the hand washing units run out.
 - iv) The wait to use a portable toilet shall not be so long that people use alternatives to sanitary restroom facilities.
 - v) Reliance upon portable toilets shall not create a public nuisance.
- 55. Portable toilets and portable hand-washing facilities shall be placed and maintained for employees as needed on the construction sites, but in no case shall they be serviced less than once per three days when 24 hour operations are conducted, and once per seven days when only daytime operations are conducted. The permitee shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.

PERMIT SONOMA NATURAL RESOURCES:	
"The conditions below have been satisfied BY	DATE

- 56. A Water Supply, Use and Conservation Assessment prepared by a qualified professional. PRMD Policy and Procedure 8-2-1 Water Supply, Use and Conservation Assessment Guidelines should be used as guidance. The scope of the assessment should include all water sources and uses on the project parcel including sources and uses for existing residences and existing vineyards.
- 57. Tree/shrub trimming or work within 300 feet of trees/shrubs should be avoided during the bird breeding/nesting season (February 1 August 31). If work is required during the bird/nesting season, please conduct pre-construction surveys as follows:

A **pre-construction nesting bird survey** conducted by a qualified biologist should be conducted if construction, grading, vegetation removal, or other project related activities are scheduled during the bird nesting season (February 1-August 31). The survey should be conducted within 5 days prior to the start of work. The survey should include the trees and shrubs on and immediately adjacent to the project site and a minimum 300-foot buffer. If a lapse in project-related work of 5 days or longer occurs, another survey shall be conducted before project work can be reinitiated.

If the survey indicates the potential presence of nesting birds, the qualified biologist shall establish a buffer around the nest within which no work will be allowed until the young have successfully fledged or the nest has otherwise become inactive. The size of the nest buffer will be determined by a qualified biologist to prevent nesting failure or abonnement. Monitoring by a qualified biologist shall continue until the young have fully fledged (have completely left the nest site and are no longer being fed by the parents).

Results of surveys should be provided to the project planner, Levan King Cranston at levan.kingcranston@sonoma-county.org

PERMIT SONOMA PLANNING:		
"The conditions below have been satisfied BY	DATE	

58. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the drip-line, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree protection implementation measures.

PRMD shall not sign off the grading or building permit for issuance until the project grading and landscape construction documents clearly show all tree protection measures (as required in the County Tree Protection Ordinance). PRMD shall not sign off the grading or building permit for occupancy until a site inspection has been conducted, and the applicant has provided written verification from the project's landscape architect or contractor, that the tree protection measures were complied with.

- 59. All exterior lighting shall be "Dark-sky" compliant and fully shielded to avoid nighttime light pollution. Reference can be made to the International Dark Sky Association website for guidance on exterior lighting: www.darksky.org. All exterior lighting shall be downward facing, located at the lowest possible point to the ground to prevent spill over onto adjacent properties, glare, nighttime light pollution and unnecessary glow in the rural night sky. Light fixtures shall not be located at the periphery of the property and shall not wash out structures on any portions of the project site. Security lighting shall be put on motion sensors. Flood lights and uplights are not permitted. Luminaries shall have a maximum output of 1000 lumens per fixture. Total illuminance beyond the property line, created by simultaneous operation of all exterior lighting, shall not exceed 1.0 lux. Color temperature of exterior light sources shall be 3000 Kelvin or lower.
- 60. The approved materials and colors, for the body, trim and roof(s) and exterior lighting are as follows:

Body:	-CMU Block Wainscoting: "Natural Gray" to match existing building on site. -Pre-Finished Metal Panel: "Warm White"
Trim:	-Pre-finished metal panel: "Colonial Red"
Roof:	-Metal Roof: "Slate Gray"
Exterior Lighting:	Downward facing light: "WST LED"

- 61. The building plans shall include material and color specifications consistent with this design review approval.
- 62. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a construction fence at the dripline, and replacement of damaged or removed trees (when applicable). The project's grading and landscape plans shall detail all tree removal, replacement, and protection measures consistent with County Ordinance.
- 63. Prior to building permit issuance, the applicant shall provide proof via photographs to Planning staff that all trees designated for retention have been protected with a substantial barrier (steel posts and barbed wire or chain link fencing at the protected perimeter). The delineation markers shall remain in place for the duration of all work.
- 64. Prior to building permit final, a planning site inspection is required. Accordingly, applicant shall notify the Project Planner when construction is complete. The purpose of the planning site inspection is to ensure that site development has been accomplished in accordance with approved plans and conditions of approval. Alternately, the applicant may provide exterior photos to demonstrate compliance at the discretion of the Project Planner.
- 65. Landscaping. All proposed landscaping is subject to compliance with the Sonoma County Water Efficiency Landscape Ordinance (WELO). Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.
- 66. The owner/operator shall obtain Administrative Design Review clearance for any proposed new signage in accordance with County Sign Regulations.
- 67. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to PRMD review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.
- 68. **Grading/Building Permits:** The applicant/operator shall include these Conditions of Approval on separate sheets of plan sets to be submitted for building and grading permit applications. All building and/or grading permits shall have the following note printed on plan sheets:

a. "In the event that archaeological resources, such as pottery, arrowheads, midden or culturally-modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County Permit Sonoma - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to Permit Sonoma. Permit Sonoma staff may consult and/or notify the appropriate Tribal Representative from Tribes known to Permit Sonoma to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone, or other cultural materials, such as charcoal, ash, and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions, whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age, including trash pits older than fifty (50) years of age. When contacted, a member of Permit Sonoma Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. Permit Sonoma may refer the mitigation/protection plan to the designated Tribal Representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by Permit Sonoma - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and Permit Sonoma staff, the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

b. Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans.

Noise:

69. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime	Nighttime			
L50 (30 minutes in any hour)	(7 a.m. to 10 p.m.)	(10 p.m. to 7 a.m.) 45			
L25 (15 minutes in any hour)	55	50			
L08 (4 minutes 48 seconds in any	60	55			
hour)					
L02 (72 seconds in any hour)	65	60			

¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.

70. Amplified sound and the very loud musical instruments (such as horns, drums and cymbals) are not permitted. The quieter, non-amplified musical instruments (such as piano, stringed

- instruments, woodwinds, flute, etc.) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan.
- 71. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Smoking:

- 72. Smoking is prohibited at any public event, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of "No Smoking" signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.
- 73. A "Designated Smoking Area" may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash can.

Waste Management:

- 74. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.
- 75. All parking shall be on-site per the Site Plan. Parking within the Public Right-Of-Way is prohibited.

A PROPOSED TENANT IMPROVEMENT FOR:

EXHIBIT H

PROJECT SITE

4500 HESSEL ROAD

TAX RATE AREA

62-09

4500 HESSEL ROAD, SEBASTOPOL, CA 95472

APN: 062-091-036

COUNTY ASSESSOR'S PARCEL MAP

EXISTING POINT ELEVATION (PLAN)

ELEVATION NOTED ON HIGH SIDE

ELEVATION NOTED ON HIGH SIDE

NEW OR REQUIRED POINT ELEVATION

AMINATED OR LAMINATE

REVISIONS:

PRINTED 07/07/23 PROGRESS SET NOT FOR CONSTRUCTION

A PROPOSED TENANT **IMPROVEMENT FOR:**

GOLD RIDGE FIRE DISTRICT

4500 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

TITLE SHEET

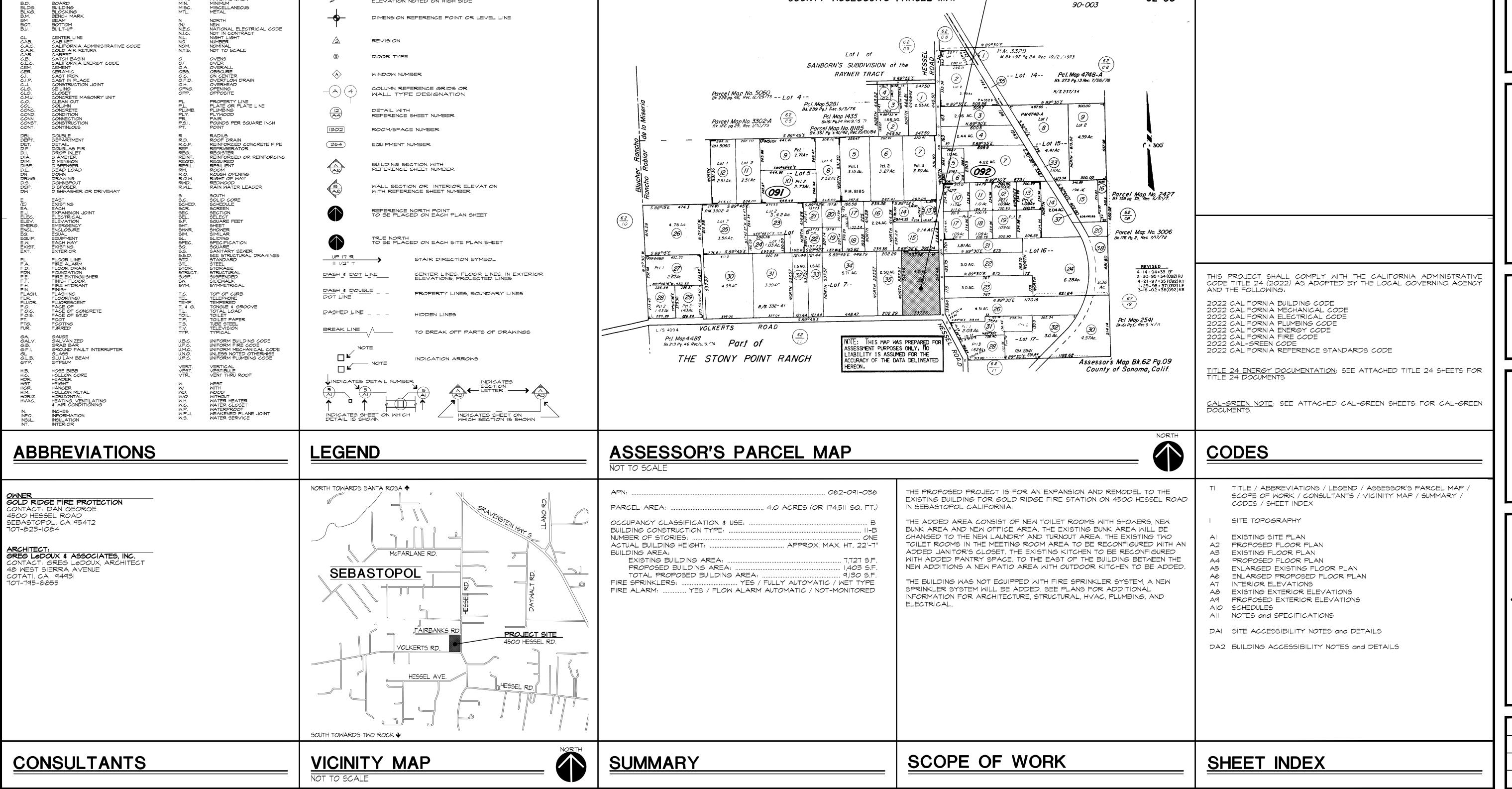
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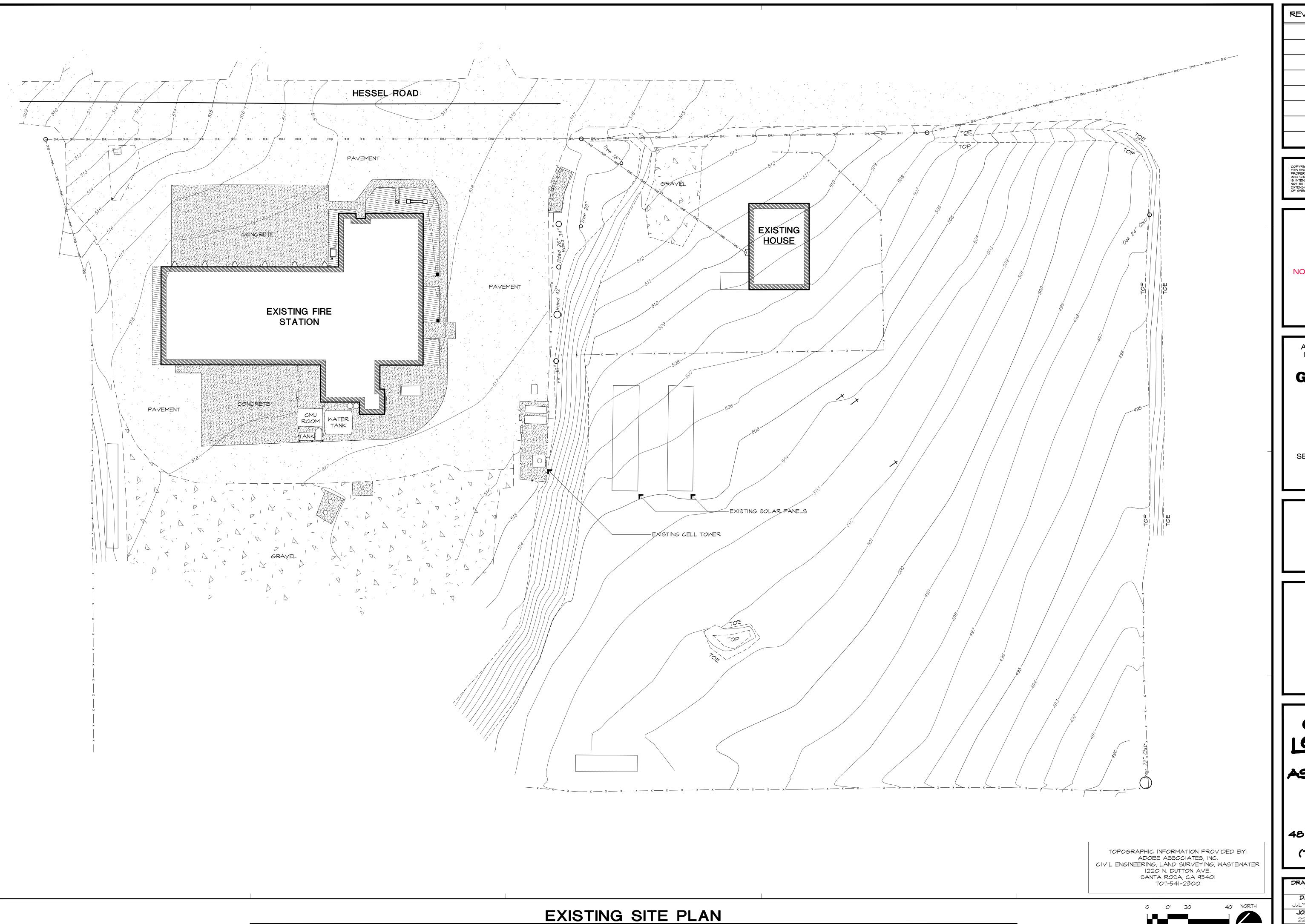
GREG **ASSOCIATES** INC.

48 M. SIERRA AVE COTATI, CA (707) 795-8855

DRAWN BY JULY 2023 JOB NO. 22.1102 SCALE: NONE

OF 15 TOTAL SHTS





PRINTED 07/07/23 PROGRESS SET NOT FOR CONSTRUCTION

A PROPOSED TENANT IMPROVEMENT FOR:

GOLD RIDGE FIRE DISTRICT

4500 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

EXISTING SITE PLAN



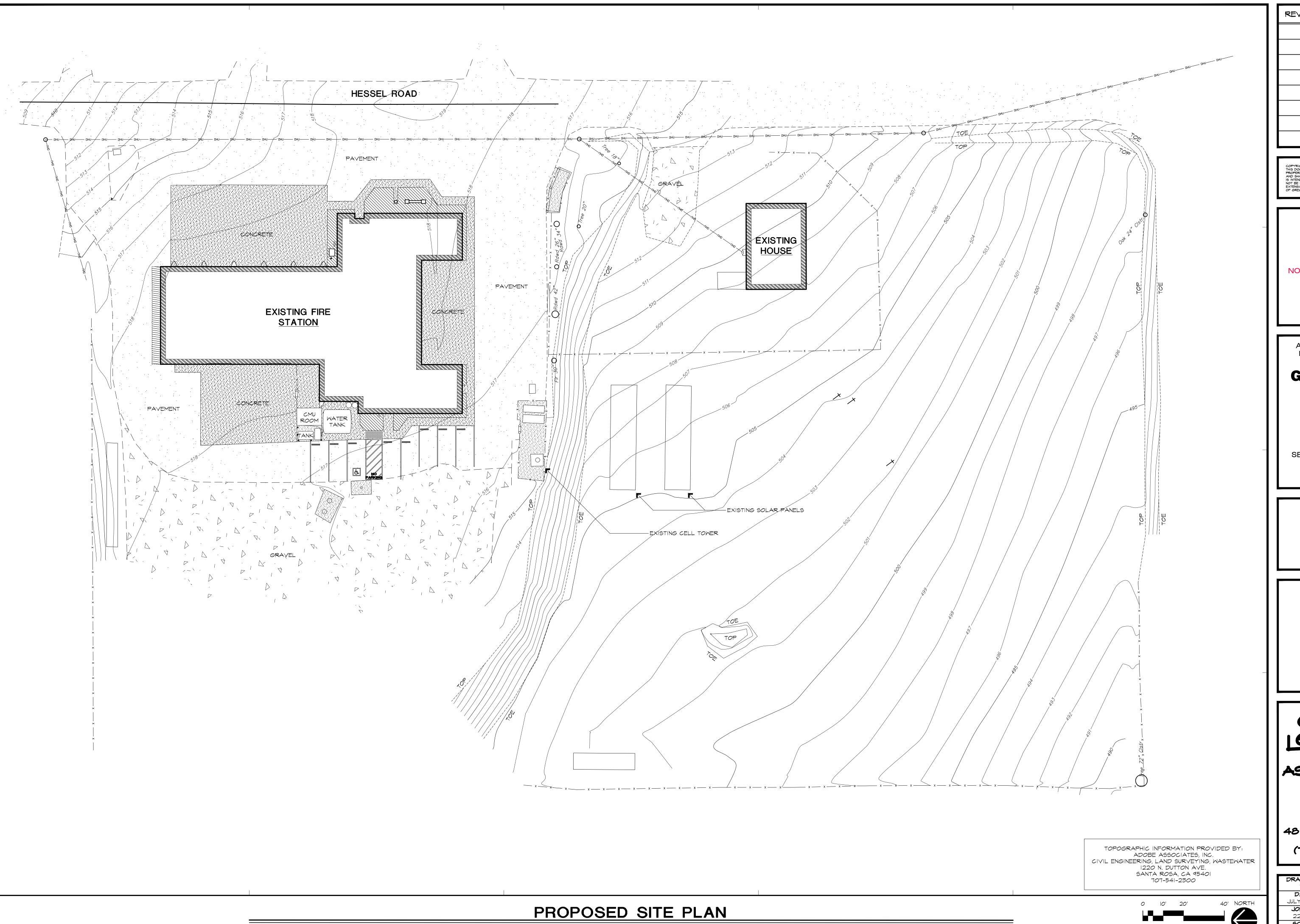
GREG

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

DRAWN BY DATE:
JULY 2023

JOB NO.
22.1102 SCALE:

| | = 20'-0" | OF | | ARCH SHTS.



PRINTED 07/07/23 PROGRESS SET NOT FOR CONSTRUCTION

A PROPOSED TENANT IMPROVEMENT FOR:

GOLD RIDGE FIRE DISTRICT

4500 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

PROPOSED SITE PLAN



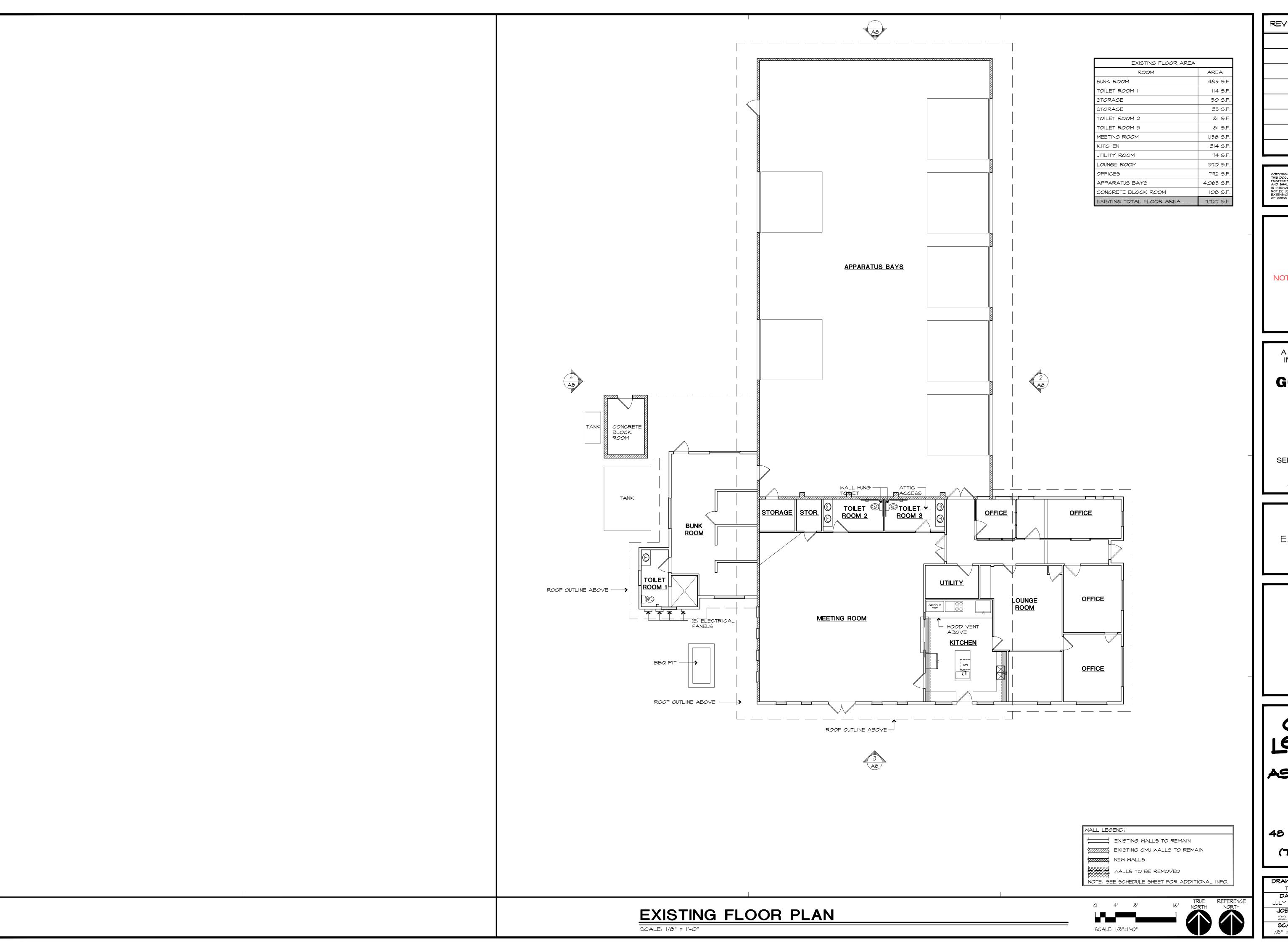
GREG

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

DRAWN BY DATE:
JULY 2023

JOB NO.
22.1102

SCALE: OF HARCH SHTS.



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A PROPOSED TENANT IMPROVEMENT FOR:

GOLD RIDGE FIRE DISTRICT

4500 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

OVERALL EXISTING FLOOR PLAN



GREG

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

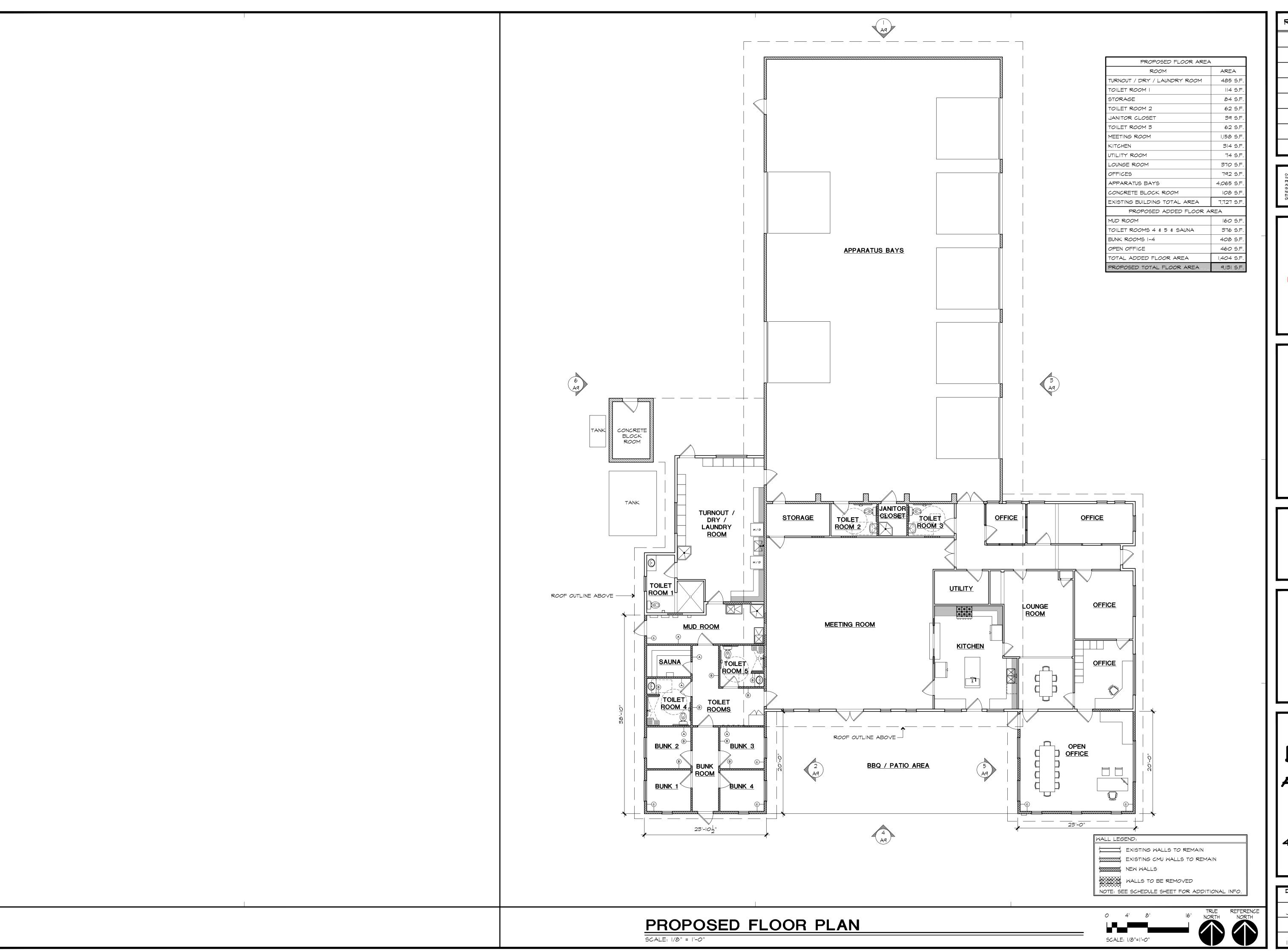
DRAWN BY:

DATE:
JULY 2023

JOB NO.
22.1102

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

OF 11 ARCH SHTS.



REVISIONS:

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A PROPOSED TENANT IMPROVEMENT FOR:

GOLD RIDGE FIRE DISTRICT

4500 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

PROPOSED FLOOR PLAN



GREG ASSOCIATES, INC.

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

DRAWN BY:

DATE:

JULY 2023

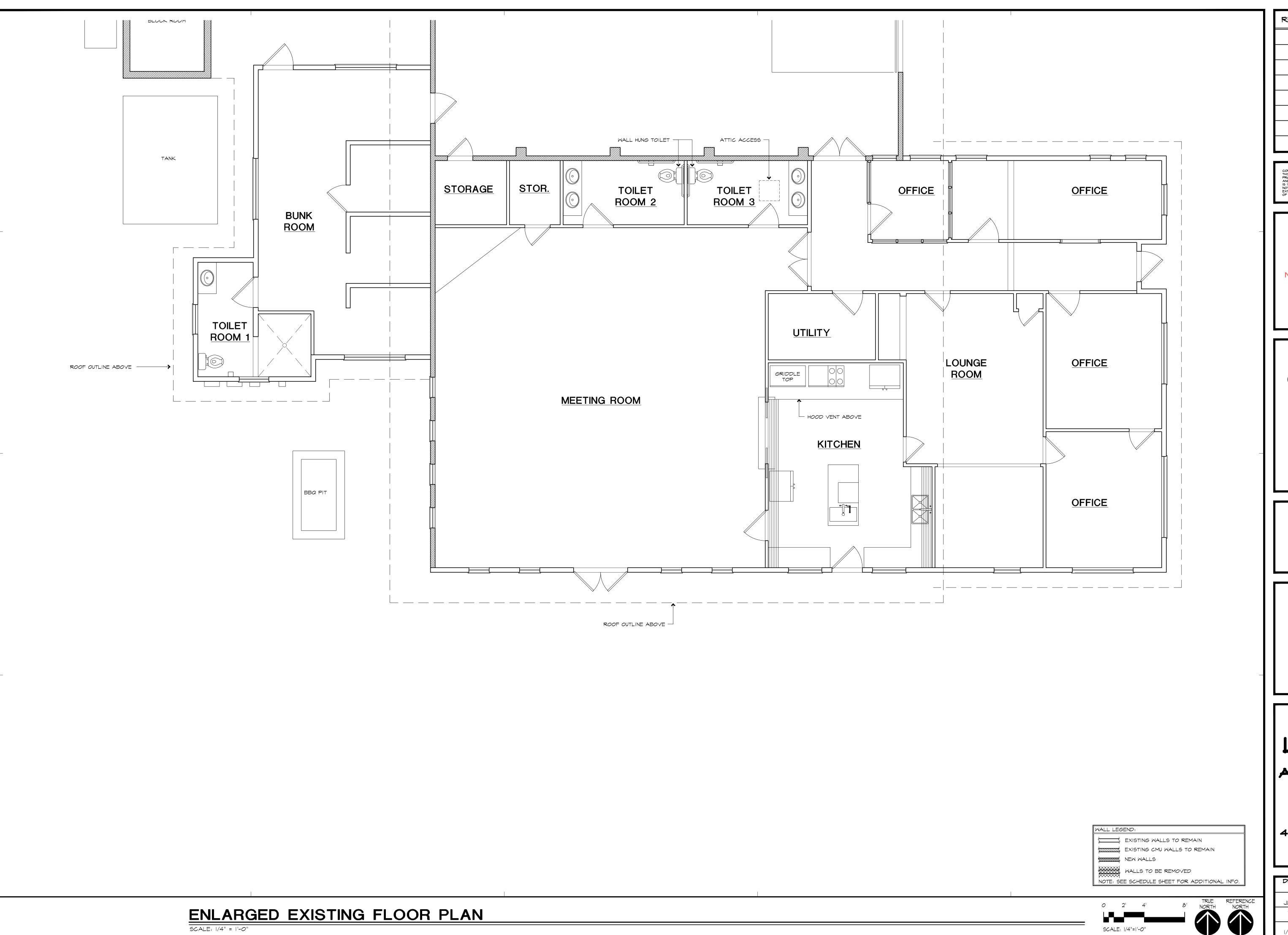
JOB NO.

22.1102

SCALE:

1/8" = 1'-0"

OF II ARCH SHTS.



REVISIONS:

PRINTED 07/07/23 PROGRESS SET NOT FOR CONSTRUCTION

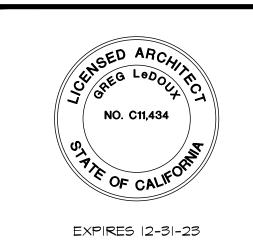
A PROPOSED TENANT IMPROVEMENT FOR:

GOLD RIDGE FIRE DISTRICT

4500 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

OVERALL EXISTING FLOOR PLAN



GREG ASSOCIATES,

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

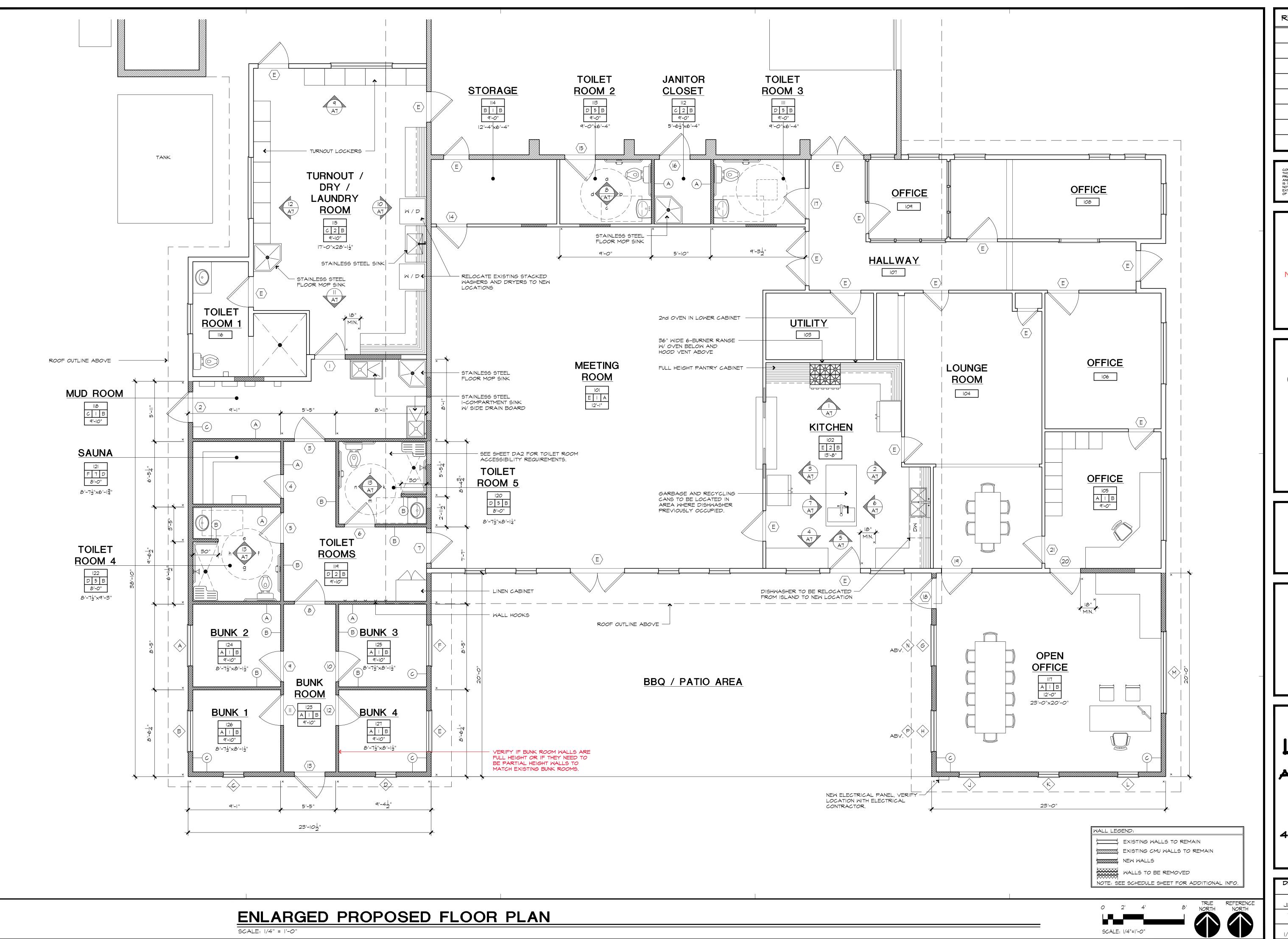
DRAWN BY: TM

DATE:
JULY 2023

JOB NO.
22.1102

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

OF 11 ARCH SHTS.



REVISIONS:

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A PROPOSED TENANT IMPROVEMENT FOR:

GOLD RIDGE FIRE DISTRICT

4500 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

ENLARGED PROPOSED FLOOR PLAN



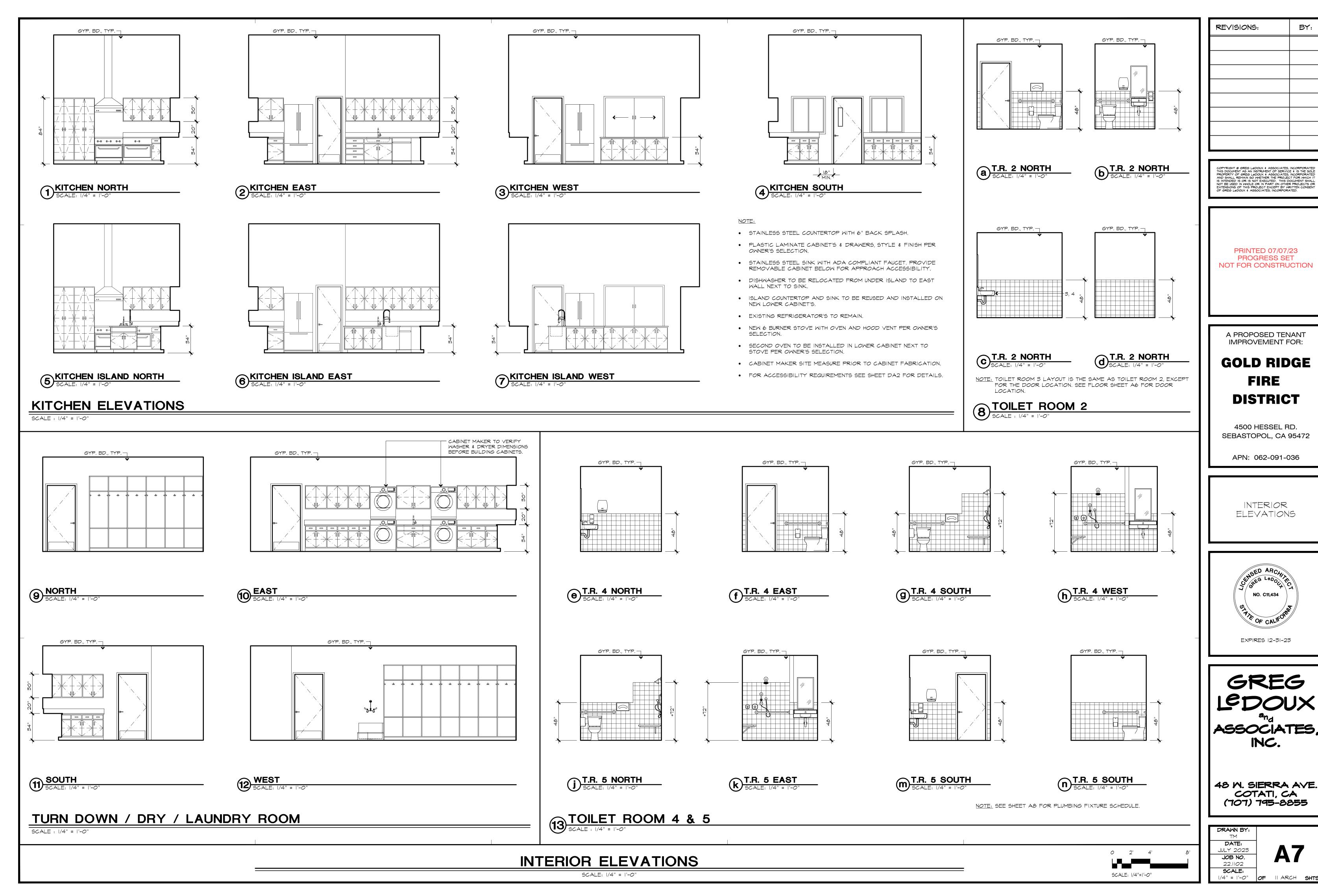
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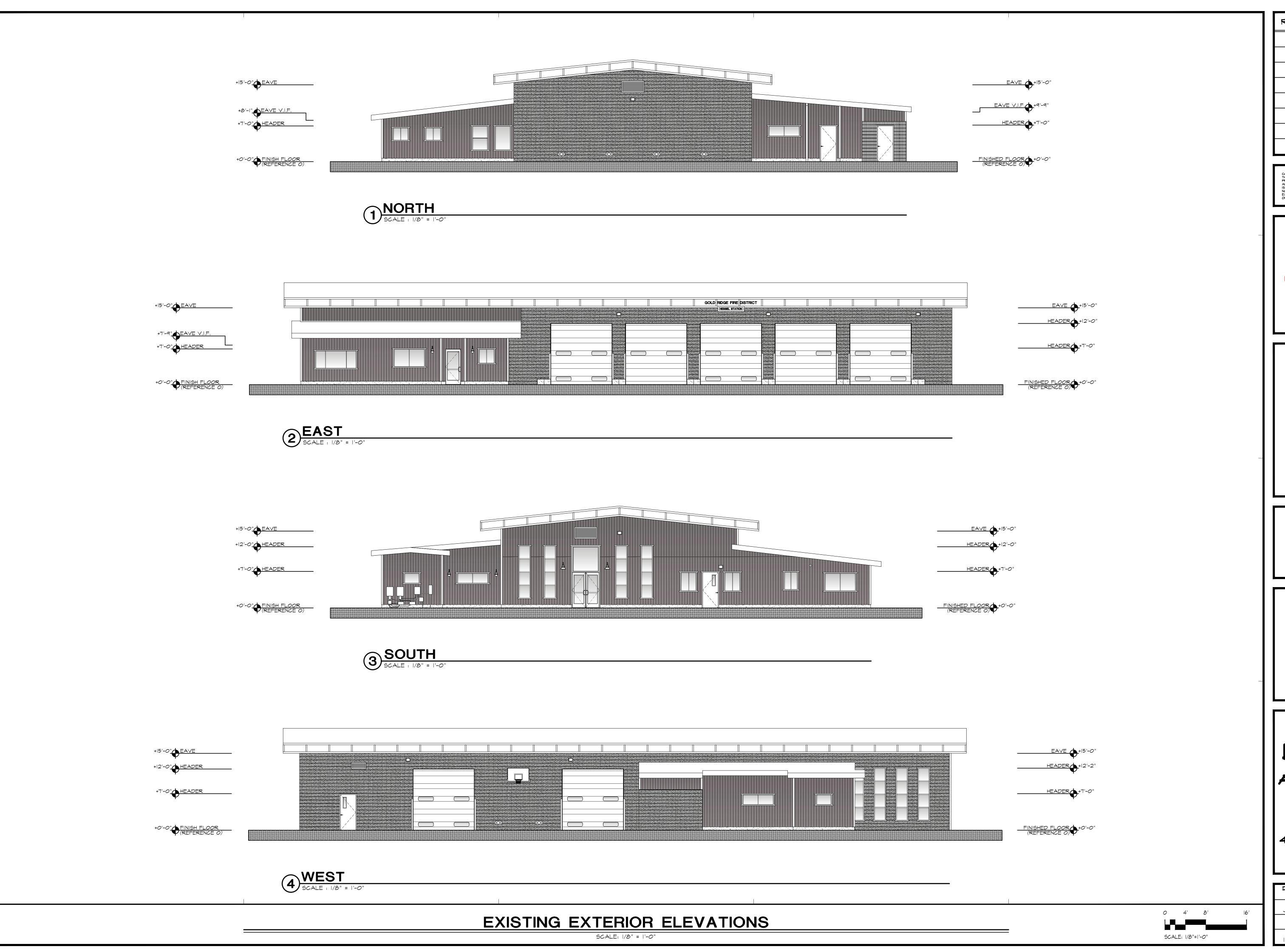
DRAWN BY: DATE:
JULY 2023

JOB NO.
22.1102 SCALE:

A6 |/4" = |'-0" OF HARCH SHTS.



DATE:
JULY 2023
JOB NO.
22.1102 SCALE: 1/4" = 1'-0" **o**f 11 Arch **shts**



REVISIONS: BY:

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A PROPOSED TENANT IMPROVEMENT FOR:

GOLD RIDGE FIRE DISTRICT

4500 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

EXISTING EXTERIOR ELEVATIONS

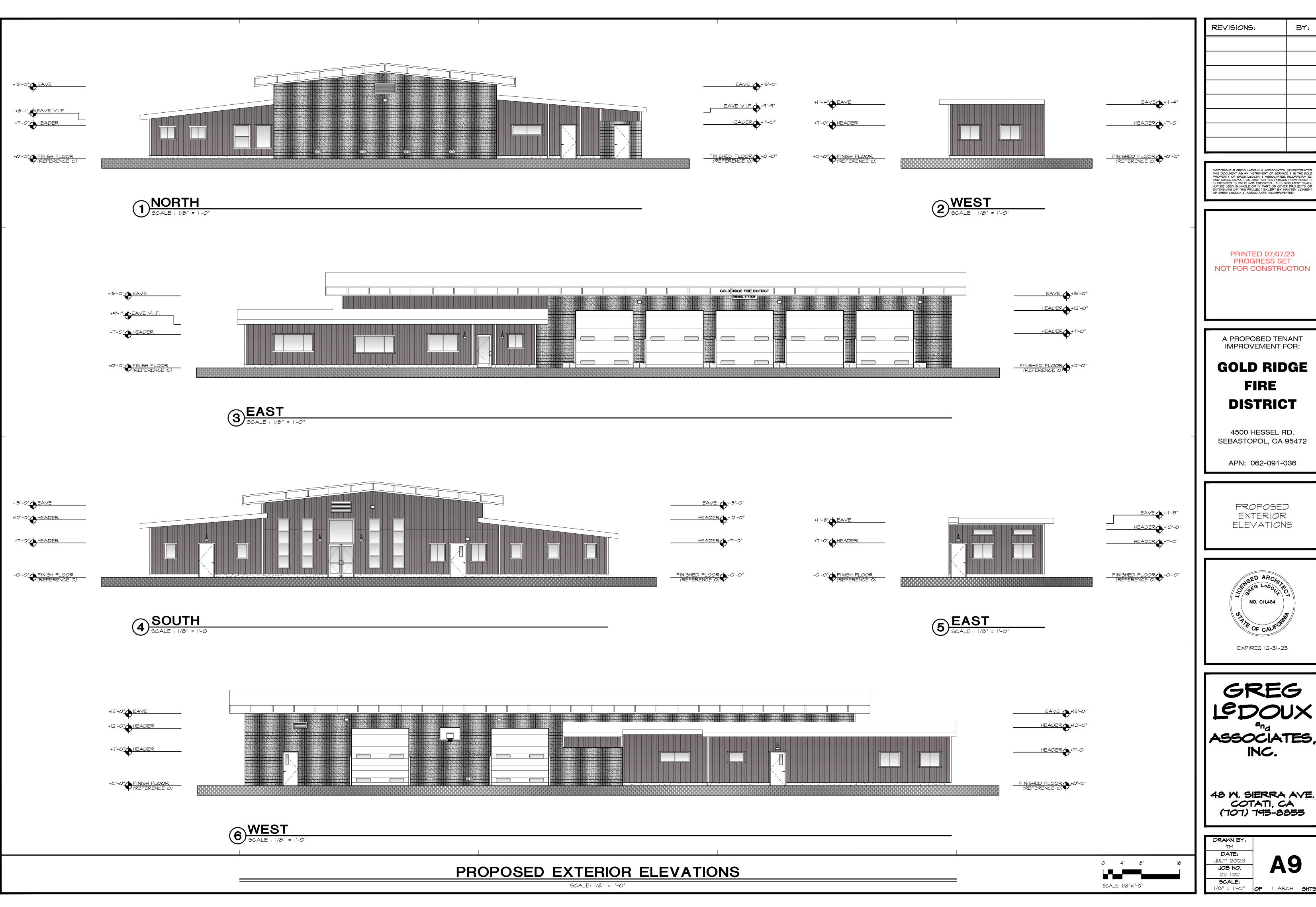


GREG ASSOCIATES, INC.

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

DRAWN BY: TM DATE:
JULY 2023
JOB NO.
22.1102 SCALE:

8A 1/8" = 1'-0" | OF | ARCH SHTS.

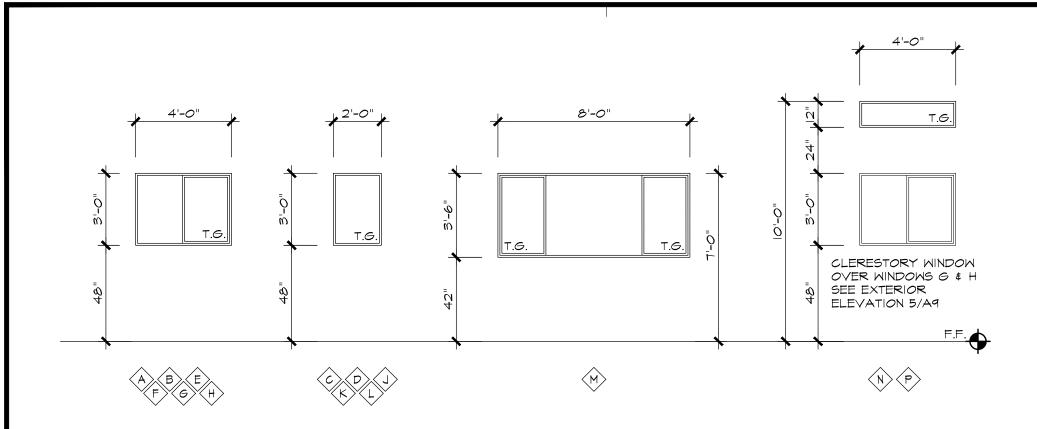


DATE:
JULY 2023
JOB NO.
22.1102 **A9** SCALE: 1/8" = 1'-0" | OF | | ARCH SHTS.

INC.

NO. C11,434

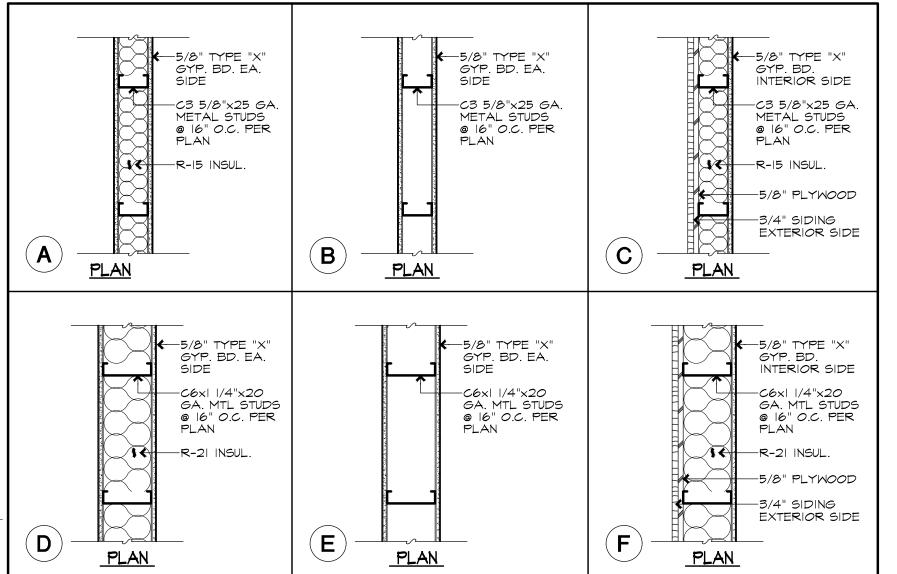
BY:



- GENERAL WINDOW NOTES: I. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE CONSIDERED
- A HAZARDOUS LOCATION. TEMPERED GLAZING SHALL BE PROVIDED AND LISTED. 2. WINDOW CONTRACTOR TO VERIFY WINDOW OPENINGS ON JOB SITE PRIOR TO
- FABRICATION OF WINDOWS. 3. ALL NEW EXTERIOR GLAZING TO BE 'LOW-E'.
- 4. USE A SILICONE SEALANT AT METAL TO GLASS USE URETHANE SEALANT AT METAL TO
- METAL AND METAL TO CONCRETE. 5. DOUBLE PANE THERMAL BREAK GLASS TYP.
- 6. ALL GLASS TO BE TEMPERED SAFETY GLASS. 7. ALL NEW WINDOWS TO MATCH EXISTING WINDOWS.

WINDOW SCHEDULE

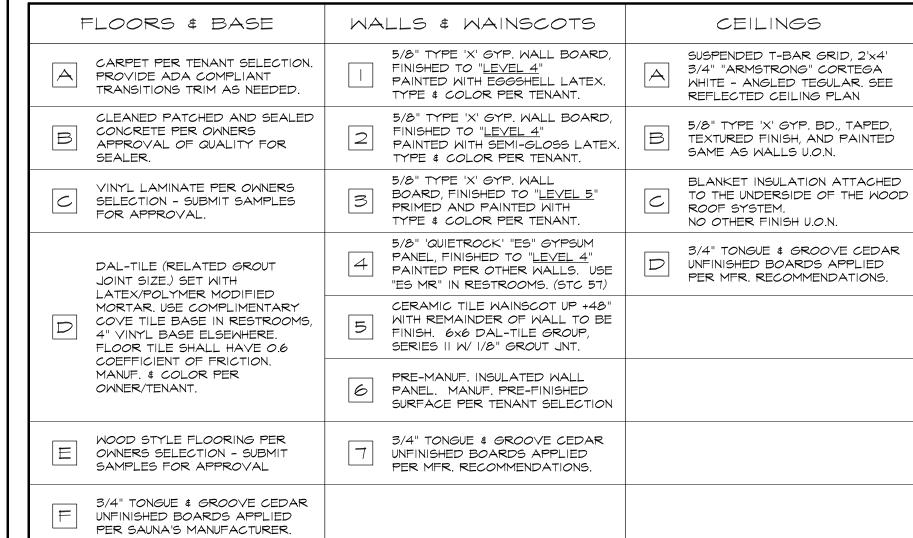
SEE FLOOR PLAN(S) FOR WINDOW DESIGNATIONS



- . THESE DETAILS REPRESENT THE MAJOR WALL SECTIONS/ASSEMBLIES. SEE OTHER DETAILS FOR OTHER SPECIAL CONDITIONS AROUND COLUMNS, AT CORNERS, ETC.
- ALL WALLS SHALL BE FIRE BLOCKED AS REQUIRED BY U.B.C.
- WHERE WALLS ARE INDICATED TO BE I-HOUR THE GYPSUM BOARD SHEATHING SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE ROOF SHEATHING.
- WITH OWNERS AND ARCHITECTS APPROVAL THE APPROPIATELY SIZED AND SPACED WOOD STUDS MAY BE USED FOR THE WALL FRAMING.
- SEE NOTES SHEET FOR ADDITIONAL INFORMATION.

WALL SECTIONS

SEE FLOOR PLAN(S) FOR WALL DESIGNATIONS





- I. IF MULTIPLE WALL FINISHES OCCUR WITHIN A ROOM THEY MAY BE INDICATED WITH INDIVIDUAL MARKS AT EACH WALL. THE CENTER SQUARE OF THE ROOM/FINISH SYMBOL WILL SO INDICATE WITH AN ASTERISK.
- 2. ALL DRYWALL SHALL BE PRIMED PRIOR TO AND
- FOLLOWING TEXTURE COATS.
- 3. ALL WALLS WITH A GYPSUM BOARD FINISH SHALL HAVE A 4" RUBBER BASE TO THE FLOOR UNLESS OTHERWISE NOTED.
- ALL ROOM FINISHES & COLORS TO BE CONFIRMED / VERIFIED WITH OWNER

ROOM FINISH SCHEDULE

ROOM/FINISH SYMBOL KEY

SEE FLOOR PLAN(S) FOR ROOM FINISH DESIGNATIONS

DOOR NO.	TYPE	HAND	DOOR SIZE	THICKNESS	MATERIAL	FINISH	HARDWARE	REMARKS
	В	LH	3'-0"×7'-0"	3/4"	SC MD	PAINTED	5, 7, 17, 18, 20, 22	
2	А	LHR	3'-0"×7'-0"	3/4"	SC MD	PAINTED	1, 5, 9, 15, 17, 20, 22	U
(3)	С	LHR	3'-0"×7'-0"	3/4"	SC MD	PAINTED	5, 7, 17, 18, 20, 22	
4	c	LH	2'-4"x7'-0"	3/4"	SC MD	STAINED	5, 7, 17	CHECK WITH SAUNA MANUFACTURER FOR DOOR SPEC
5	D	RH	3'-0"x7'-0"	3/4"	SC WD	PAINTED	5, 10, 18, 20, 22	
6	D	LH	3'-0"x7'-0"	3/4"	SC WD	PAINTED	5, 10, 18, 20, 22	
7	c	RHR	3'-0"x7'-0"	3/4"	SC WD	PAINTED	5, 7, 17, 18, 20, 22	
8	c	LH	3'-0"×7'-0"	3/4"	SC MD	PAINTED	5, 7, 17, 18, 20, 22	
(q)	c	LH	3'-0"x7'-0"	3/4"	SC MD	PAINTED	5, 7, 17, 18, 22	
(10)	c	RH	3'-0"x7'-0"	3/4"	SC MD	PAINTED	5, 7, 17, 18, 22	
	c	RH	3'-0"x7'-0"	3/4"	SC MD	PAINTED	5, 7, 17, 18, 22	
(12)	c	LH	3'-0"×7'-0"	3/4"	SC MD	PAINTED	5, 7, 17, 18, 22	
(13)	А	RHR	3'-0"x7'-0"	3/4"	SC MD	PAINTED	1, 5, 9, 15, 17, 20, 22	U
(14)	c	LHR	3'-0"×7'-0"	3/4"	SC MD	PAINTED	5, 7, 17, 18, 20, 22	
(15)	c	RH	3'-0"×7'-0"	3/4"	SC MD	PAINTED	5, 10, 18, 20, 22	
(16)	c	RHR	3'-0"×7'-0"	3/4"	SC MD	PAINTED	5, 7, 17, 18, 20, 22	
(17)	С	LH	3'-0"×7'-0"	3/4"	SC MD	PAINTED	5, 10, 18, 20, 22	
(8)	А	LHR	3'-0"x7'-0"	3/4"	SC MD	PAINTED	1, 5, 9, 15, 17, 20, 22	U
	В	RHR	3'-0"x7'-0"	3/4"	SC MD	PAINTED	5, 7, 17, 18, 20, 22	
20>	c	RH	3'-0"x7'-0"	3/4"	SC MD	PAINTED	5, 7, 17, 18, 20, 22	
(2I)	c	LHR	3'-0"×7'-0"	3/4"	SC WD	PAINTED	5, 7, 17, 18, 20, 22	

DOOR SCHEDINE

TYPE "C": WOOD / SOLID OR

HOLLOW CORE (PER

WITH WHITE ROTARY

BIRCH VENEER AND

ANODIZED ALUMINUM

PRIMED W/ CLEAR

SNAP-ON FRAME.

SCHED.) FLUSH DOOR

TYPE "D": WOOD / SOLID OR

HOLLOW CORE (PER

SCHED.) FLUSH DOOR

WITH WHITE ROTARY

BIRCH VENEER AND

ANODIZED ALUMINUM

PRIMED W/ CLEAR

SNAP-ON FRAME.

HARDWARE

- THERMAL BARRIER THRESHOLD & FULLY WEHTERSTRIPPED
- 2. I/4" FLAT SADDLE 3. WEATHERSTRIPPED
- 4. 2 PAIR MORTISE HINGES
- 1 1/2 PAIR MORTISE HINGES 6. PIVOT HINGE
- LEVER LATCH SET 8. DEADBOLT
- 9. LEVER LATCH SET KEY LOCKABLE IO. LEVER LATCH SET PIN LOCKABLE
- II. PANIC BAR / PULL HANDLE 12. PANIC BAR / NO EXTERIOR HARDWARE 13. PUSH LEVER / NO EXTERIOR HARDWARE
- 14. PUSH BAR / PULL HANDLE 15. KEY DEADBOLT / THUMBLATCH AT INTERIOR
- 16. MAIL SLOT
- 17. DOOR STOP 18. KICK PLATES PUSH SIDE (10" HIGH MIN.)
- 19. SURFACE BOLTS 20. SURFACE MOUNTED DOOR CLOSER W/ HOLD OPEN FEATURE
 21. CONCEALED DOOR CLOSER W/ HOLD OPEN FEATURE
- 22. SILENCERS 23. ELECTRONIC LOCK

TYPE "A": HEAVY DUTY

COMMERCIAL GRADE

INSULATED METAL

APPLIED FINISH.

DOOR W/ FACTORY

- 24. CALL BOX 25. ASTRAGAL
- 26. PULL HANDLE 27. BARN DOOR TRACK

REMARKS

- Q. LOUVERED PANEL R. TEMPERED GLASS
 - S. WIRE GLASS T. DOOR TYPE & FINISH TO MATCH EXISTING
- EXTERIOR DOOR U. TOILET ROOM SIGNS (MEN / WOMEN)
- V. GLASS MARKERS AT EYE LEVEL X. SIGN "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" I" HIGH ON
- CONTRASTING BACKGROUND Y. I-HOUR / SAFETY GLASS Z. I-HOUR LABEL ASSEMBLY

- ALUM. ALUMINUM GLASS POLYSTYRENE CORE HOLLOW CORE SOLID CORE
- MINERAL CORE MDWOOD HONEY COMB CORE HCC
- SCHEDULES

REVISIONS:

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GOLD RIDGE

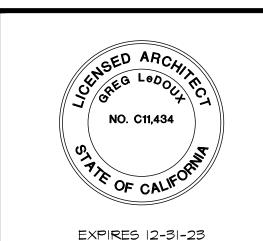
FIRE

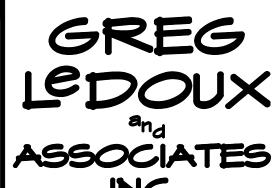
DISTRICT

4500 HESSEL RD.

SEBASTOPOL, CA 95472

APN: 062-091-036





48 M. SIERRA AVE. COTATI, CA (707) 795-8855

ASSOCIATES,

DRAWN BY:	
TM	
DATE:	
JULY 2023	
JOB NO.	
22.1102	
SCALE:	
NONE	_

OF HARCH SHTS



TYPE "B": WOOD / SOLID OR

HOLLOW CORE (PER

WITH WHITE ROTARY

BIRCH VENEER AND

ANODIZED ALUMINUM

PRIMED W/ CLEAR

SNAP-ON FRAME.

SCHED.) FLUSH DOOR

SEE FLOOR PLAN(S) FOR DOOR DESIGNATIONS

THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA ADMINISTRATIVE CODE TITLE 24 (2022) AS ADOPTED BY THE LOCAL GOVERNING AGENCY AND THE FOLLOWING: 2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA FIRE CODE 2022 CAL-GREEN CODE 2022 CALIFORNIA REFERENCE STANDARDS CODE

2017 ICC/ANSI AII7.I STANDARDS FOR ACCESSIBILITY & LOCAL ORDINANCES.

ADA NOTE

THIS WORK SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PLEASE NOTE THAT SOME OF THE REQUIREMENTS OF THE ADA MAY BE MORE RESTRICTIVE THAN THOSE SHOWN HERE. IN ALL CASES, THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED.

GENERAL NOTES:

ALL WORK SHALL COMPLY WITH THE 2022 CBC, 2022 CMC, 2022 CEC, 2022 CPC, 2022 CFC, 2022 CALGREEN, 2022 REFERENCE STANDARDS, TITLE 24 ENERGY AND DISABLE ACCESSIBILITY REGULATIONS AS ADOPTED BY THE CITY OF SEBASTOPOL AND ALL OTHER APPLICABLE CODES.

THESE DRAWINGS ARE TO BE CONSIDERED IN THEIR ENTIRETY. THE ISSUANCE OF PARTIAL SETS BY THE CONTRACTOR, OWNER OR ARCHITECT DOES NOT REMOVE THE OBLIGATION OF THE CONTRACTOR OR SUBCONTRACTOR TO KNOW THE FULL CONTENT OF THE DRAWINGS AND ALL OTHER CONTRACT DOCUMENTS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERING A FINAL PRODUCT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE PLANS SHALL NOT BE CONSTRUED TO REPRESENT ANY INSTALLATION TECHNIQUES OR METHODS OF CONSTRUCTION. CONSTRUCTION SEQUENCES, TECHNIQUES, METHODS, DIRECTION AND SUPERVISION SHALL BE THE SOLE RÉSPONSIBILITY OF THÉ GENERAL CONTRACTOR.

ALL STRUCTURES AND OTHER CONSTRUCTION SHALL BE ADEQUATELY SHORED OR BRACED TO PROVIDE SUPPORT AND PREVENT DAMAGE OR INJURY DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY INCLUDING BUT NOT LIMITED TO CONFORMANCE WITH ALL O.S.H.A. CALIFORNIA SB 198 INJURY AND ILLNESS PREVENTION ACT AND ANY OTHER APPLICABLE STATE, LOCAL OR FEDERAL REQUIREMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL THE

TESTING AGENCIES, PROFESSIONAL CONSULTANTS AND REQUIRED BUILDING INSPECTIONS BY THE LOCAL BUILDING OFFICIAL. ALL SHOP DRAWINGS SHALL BE VERIFIED AND APPROVED BY THE GENERAL

WORK ON THIS JOB INCLUDING BUT NOT LIMITED TO SUBCONTRACTORS, MATERIAL

CONTRACTOR BEFORE AUTHORIZING ANY FABRICATION OR AFFECTED WORK.

SITE OBSERVATION PERFORMED BY THE ARCHITECT OR ENGINEER DOES NOT PREEMPT OR IN ANY WAY SUPERSEDE INSPECTIONS BY THE LOCAL BUILDING OFFICIAL. SITE OBSERVATION IS DISTINGUISHED FROM INSPECTION OR SUPERVISION SERVICES AND IS INTENDED ONLY TO ASSIST IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. SITE OBSERVATION BY THE ARCHITECT OR ENGINEER DOES NOT GUARANTEE THE WORK AND SHALL NOT BE JUDGED TO BE SUPERVISION

ANY ATTACHED CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE, IRRIGATION DRAWINGS MAY HAVE NOTES PERTAINING TO THOSE TRADES. NOTES FOUND WITHIN ANY OF THESE DRAWINGS ARE TO BE CONSIDERED AS APPLICABLE TO THE ENTIRE SET OF DRAWINGS. DISCREPANCIES WITHIN THE NOTES SHALL BE REPORTED AS DISCREPANCIES WITHIN THE DRAWINGS

THIS BUILDING SHALL COMPLY WITH THE CALIFORNIA ADMINISTRATIVE CODE TITLE 24 "ENERGY CONSERVATION STANDARDS FOR NEW NON RESIDENTIAL BUILDINGS". THESE PLANS SHALL NOT BE JUDGED COMPLETE UNTIL ISSUANCE OF BUILDING

WRITTEN DIMENSIONS SHALL BE OBSERVED IN ALL CASES OVER SCALED DIMENSIONS. THESE PLANS SHALL NOT BE SCALED.

IN THE EVENT DISCREPANCIES ARE FOUND IN THESE PLANS THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR ARCHITECT BEFORE

AUTHORIZING OR PROCEEDING WITH ANY WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND

CONDITIONS BEFORE PROCEEDING WITH ANY WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY ISSUING

REVISED DRAWING(S) OR CLARIFICATION DRAWING(S) TO THE APPROPRIATE

PERSONNEL IN THE FIELD UPON RECEIPT FROM THE ARCHITECT OR ENGINEER.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND MAKING THEMSELVES AWARE OF ALL EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS AND THE TIONS AS OBSERVED BY THE GENERAL CONTRACTOR SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE BEST INFORMATION AVAILABLE; HOWEVER, THE C AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN, OR FOR THE INADVERTENT OMISSION OF ANY SUCH INFORMATION. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES AND OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF THIS

ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER 5 IN DEPTH. ALL TRENCHES OR HOLE OPENINGS SHALL BE PROTECTED

AGAINST CAVING BY SUITABLE SHORING, CAGES, OR PROPER SLOPING. ALL WORK AND EQUIPMENT SHALL COMPLY WITH THE CDIS REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS PRIOR TO CONSTRUCTION OF THE WORK. ENCROACHMENT PERMITS SHALL BE OBTAINED FROM THE CITY OF SEBASTOPOL

CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THE PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY 48 HOURS BEFORE STARTING WORK. CALL UNDERGROUND SERVICE ALERT (USA) TOLL FREE AT LEAST 48 HOURS PRIOR TO EXCAVATION, (800) 642-2444.

SIMILAR DETAILS SHALL APPLY AT SIMILAR CONDITIONS. SITE WORK NOTES:

DEPARTMENT OF PUBLIC WORKS.

SEE ALSO CIVIL ENGINEERING DRAWINGS AND NOTES.

AND EQUIPMENT SHALL COMPLY WITH THE CDIS REQUIREMENTS

FREE AT LEAST 48 HOURS PRIOR TO EXCAVATION, (800)642-2444.

ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE LOCAL JURISDICTION STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC

UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER 5 FEET IN DEPTH. ALL TRENCHES OR HOLE OPENINGS SHALL BE PROTECTED

AGAINST CAVING BY SUITABLE SHORING, CAGES, OR PROPER SLOPING. ALL WORK

CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES PRIOR TO COMMENCEMENT OF THE WORK. ENCROACHMENT PERMITS SHALL BE OBTAINED FROM THE LOCAL DEPARTMENT OF PUBLIC WORKS IF REQUIRED.

THE LOCAL PUBLIC WORKS AGENCIES SHALL BE GIVEN 48 HOURS NOTICE BEFORE

CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THE PARTICULAR UTILITY. THE CITY AND/OR COUNTY AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR THE EXISTING UTILITIES OR FOR THE INADVERTENT OMISSION OF ANY SUCH INFORMATION. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES AND OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY 48 HOURS BEFORE STARTING WORK. CALL UNDERGROUND SERVICE ALERT (USA) TOLL

<u>SELECTIVE DEMOLITION:</u>

DEMOLITION SHALL BE CAREFULLY COORDINATED BETWEEN THE EXISTING FLOOR PLAN AND THE PROPOSED FLOOR PLAN. DEMOLITION SHALL OCCUR ONLY TO THE POINT REQUIRED FOR INSTALLATION OF NEW IMPROVEMENTS AS SHOWN ON THE PROPOSED FLOOR PLAN.

ALL EXISTING AND NEW CONSTRUCTION SHALL BE BRACED, SHORED OR OTHERWISE ADEQUATELY SUPPORTED DURING DEMOLITION IN ORDER TO PREVENT INJURY OR

DEBRIS AND MATERIALS RESULTING FROM DEMOLITION SHALL NOT BE REUSED UNLESS OTHERWISE NOTED ON THE PLANS. THEY SHALL BE PROPERLY STORED ON THE SITE AND PROMPTLY DISPOSED OFF SITE. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE

PUBLIC, TO NEIGHBORS, AND TO OTHER WORK BEING PERFORMED ON THE SITE. ADEQUATELY PROTECT PARTIALLY DEMOLISHED AREAS FROM WEATHER DAMAGE

EVERY EFFORT POSSIBLE SHALL BE MADE DURING CONSTRUCTION TO PROTECT EXISTING CONSTRUCTION (WHERE IT IS TO BE SAVED), FINISHES, WALKWAYS UTILITIES, LANDSCAPING AND OTHER IMPROVEMENTS. DAMAGE DUE TO NEGLECT ON THE PART OF THE GENERAL CONTRACTOR OR SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY REPAIR OF SUCH DAMAGES SHALL BE BACK CHARGED AGAINST THE CONTRACT AMOUNT AND WILL BE DEDUCTED FROM THE FINAL PAYMENT.

SEE "G" SHEETS FOR DEMOLITION/RECYCLING PROCEDURES.

<u>DESIGN BUILD SYSTEMS:</u>

ALL MECHANICAL SYSTEMS ARE DESIGN BUILD, INCLUDING HVAC SYSTEM, SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR. THE LOCATIONS SIZES AND TYPES OF EQUIPMENT, GRILLES, REGISTERS, THERMOSTATS, ETC., THAT ARE INDICATED ON ANY OF THE DRAWINGS WITHIN THIS SET ARE SCHEMATIC ONLY. THE INSTALLER IS RESPONSIBLE FOR THE FULL COVERAGE AND PROPER FUNCTION OF THE SYSTEM TO ACCEPTABLE INDUSTRY STANDARDS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE UNIFORM MECHANICAL CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. SEE ALSO "HVAC" NOTES.

ALL ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR. THE CONTRACTOR SHALL SIZE THE MAIN SERVICE AND ALL SUBPANELS BASED UPON INDUSTRY STANDARDS AND DESIGN INFORMATION FURNISHED BY THE OWNER. ALL FIXTURES SHALL BE UL APPROVED AND ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. ALL ELECTRICAL WORK DONE OUTSIDE THE BUILDING SHALL CONFORM TO STANDARDS ESTABLISHED BY THE PACIFIC GAS AND ELECTRIC COMPANY, PLANS AND LOAD DATA SHALL BE SUBMITTED TO PG !E FOR PURPOSES OF PROVIDING PRIMARY SERVICE. CONSTRUCTION OF THE TRANSFORMER PAD AND THE COORDINATION OF IT'S LOCATION WITH POSE AND THE ARCHITECT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. SEE ALSO "ELECTRICAL" NOTES.

SEE "G" SHEETS FOR ADDITIONAL ELECTRICAL REQUIREMENTS.

ALL PLUMBING SYSTEMS SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR. ALL WORK WITHIN THE BUILDING SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE UNIFORM PLUMBING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. ALL WORK OUTSIDE THE BUILDING SHALL ALSO COMPLY WITH ALL APPLICABLE ADOPTED CITY STANDARDS. SEE ALSO "PLUMBING" NOTES

SEE "G" SHEETS FOR PLUMBING REQUIREMENTS.

SHOP DRAWINGS:

AREAS

MARSHAL.

SHOP DRAWINGS ARE REQUIRED FOR ALL WINDOW AND DOOR, METAL ROOFING, MILLWORK, GFRC, CAST STONE WORK, AND FIRE SPRINKLER SYSTEMS. <u>FIRE PROTECTION NOTES:</u>

SEE ATTACHED FIRE SPRINKLER DRAWINGS FOR ADDITIONAL INFORMATION. THIS BUILDING IS EQUIPPED WITH A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM AND THAT SYSTEM SHALL BE EXTENDED TO COVER ALL AREAS OF NEW CONSTRUCTION. SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND THE FIRE MARSHAL OF THE LOCAL FIRE DEPARTMENT FOR

PROVIDE AND INSTALL ONE 2A IOBC DRY CHEMICAL FIRE EXTINGUISHER FOR EACH 2500 SQUARE FEET OF FLOOR AREA. FIRE EXTINGUISHER LOCATIONS SHALL BE APPROVED BY THE FIRE MARSHAL.

EXIT SIGN TYPE AND LOCATIONS SHALL BE SUBJECT TO APPROVAL OF THE FIRE MARSHAL

ALL EXITING SHALL CONFORM TO CHAPTER 10 OF THE CALIFORNIA BUILDING CODE. ALL WASTE CONTAINERS SHALL BE METAL OR APPROVED FIRE RETARDANT PLASTIC.

FURRED SPACES AND OPENINGS AROUND PIPES, VENTS, FLUES, ETC. SHALL BE FIRESTOPPED.

DRAFT STOPS SHALL BE PROVIDED IN THE FLOOR CEILING ASSEMBLY SO THAT THE AREA BETWEEN DRAFT STOPS DOES NOT EXCEED 1000 SQUARE FEET AND THE HORIZONTAL DIMENSION DOES NOT EXCEED 60'. WHERE APPROVED FIRE SPRINKLERS ARE INSTALLED, THE AREA BETWEEN DRAFT STOPS MAY NOT EXCEED 3,000 SQUARE FEET AND THE HORIZONTAL DIMENSION MAY NOT EXCEED 100 FEET.

DRAFT STOPS SHALL BE PROVIDED IN THE ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS, AND SIMILAR CONCEALED SPACES SO THAT THE AREA BETWEEN DRAFT STOPS DOES NOT EXCEED 3,000 SQUARE FEET AND THE GREATEST HORIZONTAL DISTANCE DOES NOT EXCEED 60. WHERE APPROVED FIRE SPRINKLERS ARE INSTALLED, THE AREA BETWEEN DRAFT STOPS MAY NOT EXCEED 9,000 SF AND THE HORIZONTAL DIMENSION MAY NOT EXCEED 100'.

DRAFT STOPS SHALL BE 1/2" GYPSUM BOARD OR 3/8" PLYWOOD ADEQUATELY SUPPORTED. AUTOMATIC, SELF CLOSING DAMPERS SHALL BE PROVIDED IN ALL DRAFT STOP

PENETRATIONS. PROVIDE LEVER LATCHSETS, PUSH PULL OR PANIC DEVICES FOR ALL LATCHING OR LOCKING DOORS

DOORWAY CLEAR WIDTH SHALL BE A MINIMUM OF 32" WHEN DOOR IS 90° OPEN. MINIMUM DOOR WIDTH SHALL BE 3'-O". THRESHOLD HEIGHT ABOVE FLOOR AND/OR LANDING SHALL BE 1/2" MAXIMUM BEVEL EDGES OF THRESHOLD AT 1:2 MAXIMUM IF HIGHER THAN 1/4".

PROVIDE 'KNOX' BOX FOR KEY CONTROL, LOCATED ON BUILDING AS DIRECTED BY THE FIRE MARSHAL. KEEP STORED GOODS 18" MINIMUM BELOW SPRINKLER HEADS IN WAREHOUSE

LLOW 2" CLEARANCE AROUND FIRE SPRINKLER LATERAL. CAULK ALL PENETRATIONS IN WALLS DESIGNATED TO BE OF FIRE RESISTIVE CONSTRUCTION WITH 'FYRE' PUTTY OR EQUAL APPROVED FIRE RATED CAULKING. PROVIDE EMERGENCY BATTERY BACKUP EXIT LIGHTING AS DIRECTED BY THE FIRE

PROVIDE FIRE BLOCKING AT THE FOLLOWING LOCATIONS: . IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED

SPACES AT THE CEILING AND FLOOR LEVELS, AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL

IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND

SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.

FIRE BLOCK CONSTRUCTION SHALL BE PER 2001 CBC SECTION 708. PROVIDE 110 V. SMOKE DETECTORS AS SHOWN ON THE PLANS.

ANY BUILDING OR PORTION OF A BUILDING USED FOR HIGH PILED COMBUSTIBLE STORAGE SHALL CONFORM TO ARTICLE 81 OF THE UNIFORM FIRE CODE. A PERMIT IS REQUIRED BY THE FIRE MARSHAL'S OFFICE.

FIRE PROTECTION NOTES (CONTINUED):

AND RISER AT FOUNDATION AND FLOOR SLAB.

PROVIDE A MINIMUM OF TWO SETS OF PLANS AND CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL PRIOR TO INSTALLATION OF THE SYSTEM.

SPRINKLER SYSTEM SHALL BE PROVIDED WITH CENTRAL STATION ALARM MONITORING WHICH SHALL NOTIFY THE FIRE DEPARTMENT IN THE EVENT OF WATER FLOW. IN ADDITION, A LOCAL ALARM SHALL BE PROVIDED ON THE EXTERIOR AND INTERIOR OF THE BUILDINGS.

ACTIVATION OF THE FIRE SPRINKLER SYSTEM SHALL SOUND AN INTERIOR ALARM THAT WILL NOTIFY ALL OCCUPIED SPACES. PROVIDE ADDITIONAL HORN/STROBE DEVICES IN ALL LOBBY AND CORRIDOR LOCATIONS. PROVIDE ELECTRICAL CONDUIT FROM POST INDICATOR VALVE TO ALARM PANEL

LOCATION FOR TAMPER SMITCH AS UNDERGROUND IMPROVEMENTS ARE BEING INSTALLED. CONTRACTOR SHALL PROVIDE THE FIRE MARSHAL'S OFFICE WITH TWO SETS OF

PLANS FOR THE UNDERGROUND FIRE SERVICE MAIN FOR PERMIT APPROVAL, PRIOR TO COMMENCEMENT OF THE WORK. A TWO INCH CLEARANCE SHALL BE PROVIDED AROUND FIRE SPRINKLER LATERAL

ALL EXISTING EXTERIOR EXIT DOORS AND NEW CORRIDOR LOBBY DOORS SHALI COMPLY WITH CHAPTER 10 OF THE CBC AND ARE SUBJECT TO INSPECTION AND FIELD VERIFICATION BY THE FIRE AND BUILDING INSPECTORS. WALL CONSTRUCTION:

ALL WALLS SHALL BE METAL STUDS (SIZE PER C.B.C.) AT 16" O.C. WITH 5/8" GYPSUM WALLBOARD EACH SIDE U.O.N. PROPERLY SIZED DOUGLAS FIR STUDS MAY BE SUBSTITUTED AT OWNER'S DISCRETION.

ALL WALLS IN T-BAR CEILING AREAS SHALL EXTEND A MINIMUM OF 6" ABOVE THE T-BAR CEILING OR AS NOTED OR DETAILED ON THE DRAWINGS. GYPSUM BOARD WALL SURFACE, INSULATION AND FRAMING MUST EXTEND A MINIMUM OF 6" ABOVE CEILING OR AS NOTED OR DETAILED ON THE DRAWINGS.

PROVIDE LATERAL BRACING FOR ALL WALLS AS REQUIRED BY C.B.C. INSULATE ALL WALLS PER "INSULATION NOTES".

SEE WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING WALL CONSTRUCTION.

ALL WALLS TO BE CHALKED AND REVIEWED BY ARCHITECT BEFORE WALL CONSTRUCTION IS TO BEGIN.

ALL INSULATION MATERIALS, INCLUDING FACINGS SUCH AS VAPOR BARRIERS OR BREATHER PAPERS, INSTALLED WITHIN FLOOR, CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS SHALL HAVE A FLAME SPREAD RATING NOT TO

FOR INSULATION INSTALLED IN CONCEALED SPACES OF TYPES III, IV, AND \ CONSTRUCTION, THE FLAME SPREAD AND SMOKE DENSITY LIMITATIONS DO NOT APPLY TO THE FACINGS IF THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF CEILING, WALL OR FLOOR FINISH.

PROVIDE A MINIMUM R=12 INSULATED BLANKET AROUND THE HOT WATER HEATER. ALL STUD WALLS AROUND THE PERIMETER OF CONDITIONED SPACE SHALL INSULATED WITH 3 1/2" THICK R=13 FIBERGLASS BATTS AT 3 1/2" THICK WALLS. USE 5 1/2" THICK R=19 FIBERGLASS BATTS AT 5 1/2" THICK WALLS.

INSULATE ALL EXPOSED PIPING UNDER SINKS AND LAVATORIES WITH CLOSED CELI PIPE INSULATION MINIMUM WALL THICKNESS 3/8". TAPE INSULATION IN PLACE FOR A NEAT FINISHED APPEARANCE.

ALL ATTIC OR FLOOR/CEILING AREAS SHALL BE INSULATED WITH 5 1/2" THICK R=19 FIBERGLASS BATTS TO BE LOCATED AT THE UNDERSIDE OF THE ROOF OR FLOOR SHEATHING

<u>ELECTRICAL NOTES:</u>

NEW LOADS.

SEE ATTACHED ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL ELECTRICAL OUTLETS, SWITCHES, THERMOSTATS, ETC. REQUIRED TO BE ACCESSIBLE SHALL BE INSTALLED +15" MINIMUM TO THE BOTTOM OF THE BOX AND +48" MAXIMUM TO THE TOP OF THE BOX ABOVE FINISH FLOOR. WHEN FORWARD REACH OBSTRUCTIONS PROJECT 20" OR GREATER WITH KNEE SPACE BELOW, ELECTRICAL DEVICES SHALL BE INSTALLED +44" MAXIMUM TO THE TOP OF THE BOX ABOVE FINISH FLOOR.

CENTER 15, 20 \$ 30 AMPERE RECEPTACLE OUTLETS SHALL BE INSTALLED 15' MINIMUM ABOVE FINISHED FLOOR TO CENTERLINE OF OUTLET. INSTALL +44" ABOVE FINISH FLOOR AT COUNTER OR LAVATORY LOCATIONS. ELECTRICAL SWITCHES AND CONTROLS WHICH ARE PROVIDED FOR THE USE OF

ROOM OCCUPANTS SHALL BE MOUNTED +44" ABOVE THE FLOOR TO CENTERLINE C ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL EMERGENCY BATTERY BACKUP EXIT LIGHTING AND ILLUMINATED EXIT SIGNS AS REQUIRED BY THE LOCAL

FIRE MARSHAL. ALL EXPOSED WIRING SHALL BE IN APPROVED CONDUIT. ALL EXPOSED WIRING SHALL BE IN APPROVED CONDUIT.

ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CIRCUIT DESIGN. ALL LED FIXTURES SHALL BE ENERGY SAVING.

DOUBLE SMITCH ALL LIGHTS AS REQUIRED BY C.E.C. ROOMS LARGER THAN 100 S.F. SHALL BE DOUBLE SWITCHED. ALL ELECTRICAL WORK SHALL CONFORM TO THE C.E.C., LATEST ADOPTED EDITION, AND ANY OTHER APPLICABLE STATE AND LOCAL CODES.

ALL OUTLET LOCATIONS FOR DUPLEX, TELEPHONE AND COMPUTER SHALL BE VERIFIED WITH THE OWNER AND TENANT BEFORE WORK BEGINS. ALL OUTLET LOCATIONS FOR DUPLEX, TELEPHONE, AND COMPUTER SHALL VERIFIED WITH OWNER AND THE CAPACITY OF THE SUBPANEL AS WELL AS THE MAIN PANEL SHALL BE CHECKED FOR THE REQUIRED CAPACITY INDUCED BY THE

THE POINT OF CONNECTION FOR NEW ELECTRICAL WORK (SUBPANEL) SHALL BE VERIFIED WITH OWNER AND THE CAPACITY OF THE SUBPANEL AS WELL AS THE MAIN PANEL SHALL BE CHECKED FOR THE REQUIRED CAPACITY INDUCED BY THE NEW LOADS

EXTENSION CORDS ARE NOT ALLOWED. ALL APPLIANCES SHALL BE PLUGGED DIRECTLY INTO ELECTRICAL OUTLET. ALL WIRING WILL BE IN CONDUIT, SIZED FOR LOADS BEING SERVED.

ALL WIRING IN CONCEALED SPACES MAY BE OF APPROPRIATE SIZE CONDUIT APPROVED BY THE BUILDING OWNER AND THE LOCAL BUILDING OFFICIAL.

OUTSIDE LIGHTS TO BE WATERPROOF PROTECTED AND CONNECT TO TIME CLOCK ALL ELECTRICAL FIXTURES TO BE SELECTED BY OWNER.

SEE ALSO MANDATORY MEASURES ON TITLE 24 ENERGY DOCUMENTATION FOR ADDITIONAL NOTES REGARDING ELECTRICAL AND LIGHTING SYSTEMS. SEE ALSO 'DESIGN BUILD SYSTEMS' NOTES.

<u>NOTE:</u> #2 COPPER UFER GROUND IN FOOTING. #2 BOND WIRE TO WATER SYSTEM.

PLUMBING NOTES:

TOILET ROOM FINISHES:

PAINTING NOTES:

ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH THE C.P.C. AND THE C.M.C., CURRENTLY ADOPTED EDITION AND ANY OTHER APPLICABLE STATE AND LOCAL CODES. VERIFY ALL PIPE SIZES AND TYPES TO ASSURE CONFORMANCE.

SEE ARCHITECTURAL DRAWINGS FOR DETAILED PLUMBING FIXTURE SCHEDULE STRAP OR ANCHOR ANY WATER HEATER OVER 4 FOOT HIGH AND CONNECT WITH NONRIGID PIPING TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE

PROVIDE UPPER AND LOWER COMBUSTION AIR VENTS IN ACCORDANCE WITH U.M.C. CHAPTER 7 WITH OPENINGS COVERED WITH $\frac{1}{4}$ " MESH GALVANIZED SCREEN. SEE LOCATION ON FLOOR PLAN.

PROVIDE ALL FAUCETS, CONTROLS, VALVES, CONNECTING PIPING, AND ANY OTHER HARDWARE REQUIRED FOR A FINISHED INSTALLATION OF PLUMBING FIXTURES. ALL PLUMBING SYSTEMS SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCHITECT AND THE CITY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY WORK. ALL WORK WITHIN THE BUILDING SHALL BE DONE IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. ALL WORK OUTSIDE THE BUILDING SHALL ALSO COMPLY WITH ALL APPLICABLE ADOPTED CIT

ALL FIXTURES AND FAUCETS SHALL COMPLY WITH C.B.C. AND TITLE 24. ALL FIXTURES AND ACCESSORIES SHALL BE MOUNTED PER TITLE 242 AND ADA. INSULATE ALL EXPOSED PIPING (HOT, COLD, & WASTE/DRAIN PIPING) UNDER ALL SINKS AND LAVATORIES PER TITLE 24. SEE "INSULATION" NOTES. OFFICE AREA FINISHES:

PROVIDE FLOOR COVERING AND BASEBOARD AS INDICATED ON THE DRAWINGS.

JSE 5/8" TYPE "X" GYPSUM WALLBOARD ON BOTH SURFACES OF WALLS WITH SPRAYED ON KNOCKED DOWN TEXTURE. USE PROPERLY SIZE METAL STUDS 16" O.C. PROVIDE GYPSUM WALLBOARD CEILING WHERE INDICATED ON DRAWINGS USE 5/8" GYPSUM BOARD ON THE INSIDE SURFACE OF CEILING WITH TEXTURE AS ON WALLS USE PROPERLY SIZED METAL CEILING JOISTS AT 16" O.C. USE FLAT LATEX PAINT ON ALL GYPSUM WALLBOARD SURFACES.

NSTALL CEILING IN ACCORDANCE WITH C.B.C. STD. NUMBER 47 18 WITH LATERAL FORCE BRACING IN ACCORDANCE WITH C.B.C. STD. NUMBER 47 1812(c). PROVIDE I DIAMETER STEEL TUBE WITH 16 GA. WALL FOR COMPRESSION STRUT AT LATERAL BRACE LOCATIONS. MATCH EXISTING CEILING PANEL. SUSPEND AT HEIGHT AS INDICATED ON THE DRAWINGS. PROVIDE 2'x4' LED DROP IN FIXTURES, WELL MADE OR EQUAL.

PROVIDE TILE, SHEET TILE, VINYL, OR VCT FLOORING, AND TILE OR FRP WAINSCOT UP 48" PER PLAN AND SCHEDULE, TYPE AND COLOR BY OWNER. USE PROPERLY SIZED METAL STUDS AND CEILING JOISTS AT 16" O.C. USE 5/8" WATER RESISTANT SYPSUM BOARD ON INSIDE SURFACE OF WALLS AND 5/8" TYPE "X" GYPSUM BOARD ON CEILING.

USE ENAMEL PAINT WITH SMOOTH SURFACE ON ALL GYPSUM BOARD SURFACES. PROVIDE LIGHT AND DUPLEX OUTLET (+42" GFI). PROVIDE GRAB BARS AT SIDE AND REAR OF TOILET. PROVIDE HVAC REGISTERS OR FANS AS SHOWN ON PLANS PROVIDE SOAP, PAPER TOWEL AND TOILET PAPER DISPENSERS AS SHOWN ON PLANS. PROVIDE 38" HIGH MIRROR OVER LAVATORY. INSTALL ALL FIXTURES AND ACCESSORIES PER CALIFORNIA ADMINISTRATIVE CODE TITLE 24 (SEE EXCERPTS PROVIDED ON THESE PLANS) AND THE ADA.

ACCESSORIES: PROVIDE LIGHT SWITCH AND DUPLEX (+42" GFI), GRAB BARS AND OTHER TOILET ROOM ACCESSORIES AND FIXTURES AS SHOWN AND PER SCHEDULE TO BE INSTALLED PER CALIFORNIA ADMINISTRATIVE CODE TITLE 24. LAVATORY FAUCET CONTROLS SHALL BE METERED, AND SHALL BE C.E.C. CERTIFIED. INSULATE HOT WATER AND DRAIN PIPES UNDER LAVATORIES.

INLESS NOTED OTHERWISE, ALL GYPSUM BOARD SURFACES SHALL RECEIVE A LIGHT SPRAYED ON/KNOCKED DOWN TEXTURE WITH 2 COATS OF PAINT PER FINISH SCHEDULE. COLOR AS SELECTED BY TENANT. GYPSUM BOARD SURFACES AT WAREHOUSE SHALL BE FIRE TAPED SMOOTH.

THE PAINTER SHALL BE RESPONSIBLE FOR 100 PERCENT COVERAGE.

APPLY ONE COAT OF APPROPRIATE SEALER AND/OR PRIMER TO ALL SURFACES TO BE PAINTED. ALL WALL AND CEILING PAINT TO BE APPLIED WITH A SPRAYER AND BACKROLLED. ALL SURFACES NOT TO BE PAINTED SHALL BE PROPERLY PROTECTED FROM OVERSPRAY.

ALLOW 24 HOURS MINIMUM BETWEEN COATS OF PAINT.

ALL TRIM, BASEBOARD JOINTS AND CONNECTIONS SHALL BE MITERED UNLESS INTERIOR TRIM AT INTERIOR WINDOWS SHALL BE GYPSUM BOARD WRAPPED AT THE HEAD AND JAMB. AT THE SILL PROVIDE A PAINT GRADE WOOD STOOP AND

PROVIDE 90° ANGLE METAL CORNERS AT ALL OUTSIDE CORNERS OF INTERIOR GYPSUM BOARD WALLS. PROVIDE 90° ANGLE METAL CORNERS AT WINDOWS WHERE GYPSUM BOARD WRAPS AT HEAD, JAMB, AND SILL.

<u>WINDOW AND DOOR NOTES:</u>

OCCUPANT LOAD IS 10 OR MORE.

AND JOB FINISHED TO MATCH EXISTING.

FRAME ASSEMBLY.

FRAME ASSEMBLY.

ALL EXTERIOR DOORS SHALL BE COMPLETELY WEATHER-STRIPPED. MANUFACTURER OF DOORS AND WINDOWS SHALL CERTIFY AIR INFILTRATION RATES TO MEET OR EXCEED TABLE 2 53J OF TITLE 24 PART 2 OF CALIFORNIA ADMINISTRATIVE CODE.

ALL DOOR CLOSERS SHALL BE ADJUSTED FOR OPENING EFFORT AS FOLLOWS: 5 LBS. FOR INTERIOR DOORS, 5 LBS. FOR EXTERIOR DOORS AND 15 LBS. FOR REQUIRED FIRE DOORS. ALL LOCKS SHALL BE IN ACCORDANCE WITH SECTION 1004.3 OF THE C.B.C. AND

ANY LOCAL SECURITY ORDINANCE IF APPLICABLE. CONFIRM WITH LOCAL POLICE

DIMENSIONS SHOWN FOR DOORS & SLIDING GLASS DOORS AND WINDOWS ARE NOMINAL. PROVIDE APPROPRIATE FRAME WITH 1/4" SHIM SPACE ALL AROUND TO

WOOD DOORS, FRAMES AND TRIM SHALL HAVE NATURAL FACTORY CLEAR FINISH. ALL REQUIRED EXIT DOORS SHALL COMPLY WITH C.B.C. SECTION 1008, REVOLVING SLIDING AND OVERHEAD DOORS SHALL NOT BE USED AS REQUIRED EXITS WHERE

DOOR JAMBS AND TRIM SHALL MATCH DOORS U.N.O. ON THE PLANS. DOORS INDICATED AS LOCKABLE (LOCK) ON PLAN SHALL BE PROVIDED WITH A LOCKING LATCHSET. CONFIRM LOCKING LATCHSET LOCATIONS AND KEYING

REQUIREMENTS WITH TENANT. WOOD DOORS, FRAMES AND TRIM DESIGNATED "PAINT GRADE" SHALL BE PRIMED AND PAINTED WITH SEMI GLOSS LATEX ENAMEL (100% COVERAGE, 2 COATS). COLOR BY TENANT

NTERIOR WINDOWS TO BE CLEAR GLASS IN ALUMINUM FRAME FINISH TO MATCH DOOR TRIM. PROVIDE TEMPERED GLASS WHERE SHOWN ON PLANS OR OTHERWISE REQUIRED BY CHAPTER 24 OF THE C.B.C. ALL WINDOWS INDICATED TO BE FIRE RATED SHALL BE A UL LABELED WINDOW \$

HOLLOW METAL DOORS & FRAMES AND ROLL UP DOORS SHALL BE SHOP PRIMED

SEE PLANS FOR DOOR TYPE, SIZE, HARDWARE AND LOCATION. SEE ALSO HARDWARE NOTES.

SEE ALSO 'MANDATORY FEATURES' IN TITLE 24 DOCUMENTATION.

VERIFY ALL OPENING DIMENSIONS PRIOR TO FABRICATION OR ORDERING. DOOR DIMENSIONS ARE NOMINAL LEAF SIZE FOR SWING DOORS. ALL SWING DOORS SHALL BE I 3/4" THICK UNLESS NOTED OTHERWISE.

ALL DOORS INDICATED TO BE FIRE RATED SHALL BE A UL LABELED DOOR \$

HARDWARE NOTES:

WHERE BUTT HINGES ARE REQUIRED TO SWING 180 DEGREES, FURNISH BUTTS OF SUFFICIENT THROW TO CLEAR THE TRIM.

FURNISH SILENCERS FOR DOOR FRAMES AT THE RATE OF THREE FOR EACH SINGLE DOOR AND TWO FOR EACH DOOR FOR A PAIR OF DOORS; EXCEPT WEATHER-STRIPPED DOORS AND DOORS WITH LIGHT SEALS OR SOUND SEALS. FURNISH DOOR STOPS FOR ALL DOORS.

FACTORY KEY, MASTER KEY, AND GRANDMASTER KEY LOCKS AND CYLINDERS AS DIRECTED BY THE OWNER.

WITH THE DELIVERY OF PERMANENT KEYS, DELIVER TO THE OWNER ONE COMPLETE SET OF ADJUSTMENT TOOLS AND ONE SET OF MAINTENANCE MANUALS FOR LOCKSETS, LATCHSETS, AND CLOSERS AS SPECIFIED.

WHERE HARDWARE FINISH IS NOT DESIGNATED BY MANUFACTURER'S NUMBER PROVIDE FINISH TO MATCH REMAINDER OF DOOR HARDWARE. PROVIDE PUSH PULL HARDWARE FOR ALL LATCHING OR LOCKING DOORS FOR ALL

WHERE LATCHSETS ARE FURNISHED, PROVIDE FOR 2 3/4" BACKSET. PROVIDE LEVER TYPE LATCHSETS PER C.B.C. AND TITLE 24 C.A.C., LATEST EDITION.

DOORS NOT PROVIDED WITH LEVER LATCHSETS

SEE ALSO WINDOW AND DOOR NOTES.

THE HEAVIEST GAUGE SHALL BE USED.

ALL HARDWARE SHALL BE "STANLEY" OR EQUAL ALL LATCHSETS AND LOCKSETS SHALL BE "SCHLAGE" OR EQUAL. PROVIDE 2 PAIR BUTTS, HEAVY DUTY, COMMERCIAL, BALL BEARING TYPE, MINIMUM ALL DOORS. HINGE SIZE, TYPE AND CAPACITY TO MATCH THE INTENDED DOOR.

NO ROOF MOUNTED EQUIPMENT OR STRUCTURE SHALL BE CONSTRUCTED IN A MANNER THAT WOULD INTERFERE WITH THE INTENDED ROOF DRAINAGE PATTERNS. ALL NEW ROOF PENETRATIONS SHALL BE WATERPROOFED AS RECOMMENDED BY THE ORIGINAL ROOFING MANUFACTURER TO NOT JEOPARDIZE ANY IN PLACE ROOFING WARRANTIES.

ROOFING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH TH MANUFACTURER'S RECOMMENDATIONS OVER A SURFACE PREPARED AS DIRECTED BY THE ROOFING MANUFACTURER. THE ROOFER SHALL PROVIDE A WATERTIGHT ASSEMBLY GUARANTEED FOR I YEAR FROM THE DATE OF ACCEPTANCE. ANY ROOFING OR FLASHING DETAIL THAT DOES NOT MEET THE MANUFACTURER'S

SPECIFICATIONS AND/OR THE STANDARDS FOR INSTALLATION WITHIN THE INDUSTRY MUST BE BROUGHT TO THE OWNER'S AND ARCHITECT'S ATTENTION BY WRITTEN NOTIFICATION PRIOR TO INSTALLATION. ALL SHEET METAL WORK, GUTTERS, FLASHINGS, ETC. SHALL BE IN CONFORMANCE

WITH THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL

ASSOCIATION (SMACNA) STANDARDS CURRENT EDITION. ANY DISCREPANCIES BETWEEN THESE STANDARDS AND THE INFORMATION WITHIN THESE PLANS SHALL B REPORTED TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK. ALL SHEET METAL SHALL BE 24 GA. GALV. MATERIAL UNLESS REQUIRED TO BE OF HEAVIER GAUGE BY SMACNA OR OTHER APPLICABLE CODE OR SHOWN TO BE OF LIGHTER GAUGE ON THESE DRAWINGS. IN THE EVENT OF CONFLICTING NOTATIONS

HVAC NOTES: SEE ATTACHED MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

ALL HVAC SYSTEM WORK SHALL BE DONE IN ACCORDANCE WITH THE CPC AND THE CMC CURRENTLY ADOPTED EDITION AND ANY OTHER APPLICABLE STATE AND

PROVIDE NEW AIR HANDLING MULTI-ZONE UNITS (AS REQUIRED) TO SUPPLY ALL NEW OFFICE AREAS. SYSTEM TO BE DESIGNED AND INSTALLED BY MECHANICAL CONTRACTOR

THE DRAWINGS ARE DIAGRAMMATIC. INSTALL ALL EQUIPMENT, DUCTWORK AND PIPING TO SUIT FIELD CONDITIONS. ANY CHANGES TO STRUCTURAL, ARCHITECTURAL OR OTHER TRADES CAUSED BY A SUBSTITUTION ON EQUIPMENT OR MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR MAKING THE

PROVIDED SEISMIC RESTRAINTS ON ALL EQUIPMENT, PIPING, AND DUCTWORK IN CONFORMANCE WITH THE S.M.A.C.N.A. PUBLICATION: "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS". ALL EQUIPMENT, MATERIAL, AND INSTALLATION PROCEDURES SHALL CONFORM TO ALL THE REQUIREMENTS OF THE CBC ASHRAE BULLETIN 90 A CURRENT INSTALLATION STANDARD, CALIFORNIA TITLE 24 ENERGY REQUIREMENTS, THE

C.M.C., THE FEDERAL, STATE, AND LOCAL CODES. EXTERNALLY INSULATE ALL CONCEALED SUPPLY AND RETURN HVAC DUCTWOR!

WITH OWENS CORNING FRK DUCTWRAP, 1.5 INCHES THICK. THE SYSTEM INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING COPIES OF THE TITLE 24 DOCUMENTATION AND CERTIFYING SYSTEM COMPLIANCE TO TITLE 24. PROVIDE PERMANENT ACCESS TO ALL ROOF MOUNTED HVAC EQUIPMENT PER CMC. PROVIDE ADEQUATE WORK AREA AND CLEARANCES AROUND ALL HVAC EQUIPMENT AS REQUIRED BY C.M.C. AND MANUFACTURER.

EXTERIOR FINISH, PAINT, & TRIM:

ALL EXPOSED SURFACES OF BUILDING COMPONENTS SHALL BE FINISHED TO MATCH ADJACENT SURFACES. COLOR AS ELECTED BY OWNER.

PAINTER SHALL PAINT TEST AREAS ON THE BUILDING FOR THE REVIEW OF THE OWNER AND ARCHITECT. PAINTING SHALL NOT PROCEED UNTIL WRITTEN APPROVAL OF THE COLOR AND MATERIAL IS GRANTED BY THE OWNER AND ARCHITECT. ALLOW 24 HOURS MINIMUM BETWEEN COATS OF PAINT.

PROVIDED ALL SURFACES NOT TO BE PAINTED ARE PROPERLY PROTECTED FROM OVERSPRAY AND THAT ALL SURFACES ARE BACKROLLED. SURFACES NOT ACCESSIBLE WITH A ROLLER MUST BE BRUSHED (I.E. REVEALS) TO PROVIDE 100% COVERAGE WITH EACH COAT OF PAINT.

THE PRIMARY BODY COLOR MAY BE APPLIED TO THE EXTERIOR WITH A SPRAYER

ALL PREFABRICATED METAL BUILDING COMPONENTS TO BE PREFINISHED AT THE FACTORY. COLOR AND FINISH SAMPLES TO BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO ORDER, FABRICATION OR ERECTION.

ALL EXPOSED SURFACES OF SITE FABRICATED BUILDING COMPONENTS SHALL BE FINISHED TO MATCH ADJACENT SURFACES. COLOR AS SELECTED BY OWNER. THE TRIM COLOR SHALL BE CAREFULLY APPLIED ONLY TO THE AREAS AS SHOWN ON THE EXTERIOR ELEVATIONS AND DETAILS. ALL OTHER AREAS SHALL BE PROPERLY PROTECTED FROM OVERSPRAY.

ALL EXPOSED METAL (DOWNSPOUTS, RAINWATER LEADERS, FLASHINGS, ETC.) SHALL BE PAINTED TO MATCH ADJACENT SURFACES. ALL METAL SURFACES TO BE PAINTED SHALL BE PROPERLY PREPARED AND PRIMED TO ACCEPT PAINT AND INSURE PROPER ADHESION.

PAINTER SHALL BE RESPONSIBLE FOR 100% COVERAGE.

ALL EXTERIOR SURFACES SHALL BE PAINTED AS SHOWN ON THE COLOR SCHEDULE ON THE EXTERIOR ELEVATIONS. ALL AREAS TO BE PAINTED SHALL BE PRIMED WITH MATERIAL SPECIFICALLY DESIGNED FOR THE SURFACE ON WHICH IT IS TO BE APPLIED. LIKEWISE THE PAINT SHALL BE OF HIGHEST QUALITY AND SPECIFICALL' DESIGNED FOR USE WITH THE PRIMER AND ON THE SURFACE TO WHICH IT IS TO BE

WARRANTY: PROVIDE (5) FIRE YEAR LIMITED WARRANTY FROM THE DATE OF COMPLETION AGAINST CRACK, PEEL AND FLAKING, WASHABILITY, NON-YELLOWING, AND WILL NOT CAUSE CHALK STAINS BELOW PAINT SURFACE.

REVISIONS:

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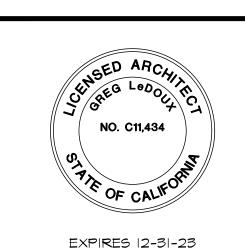
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NOTES and SPECIFICATIONS



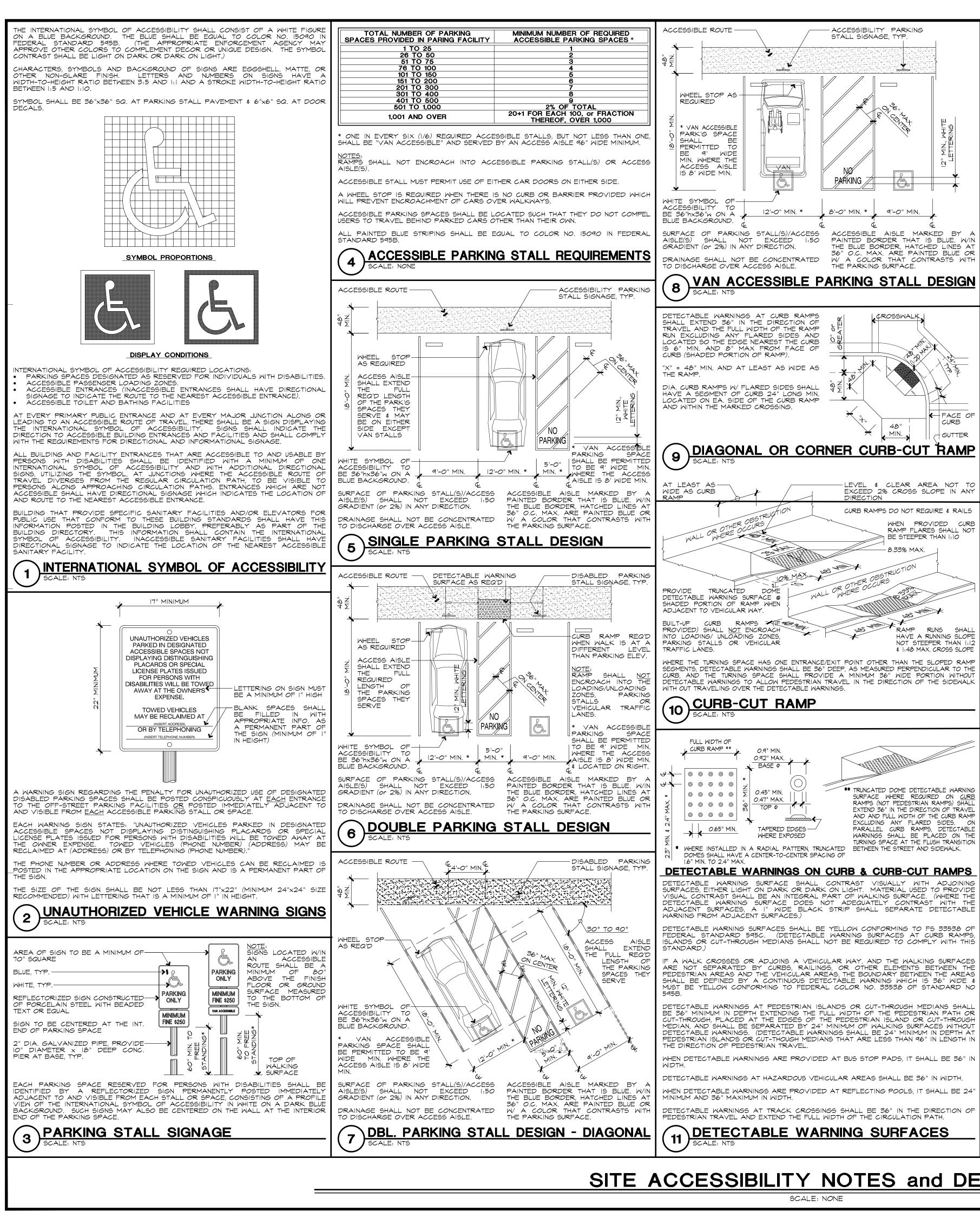
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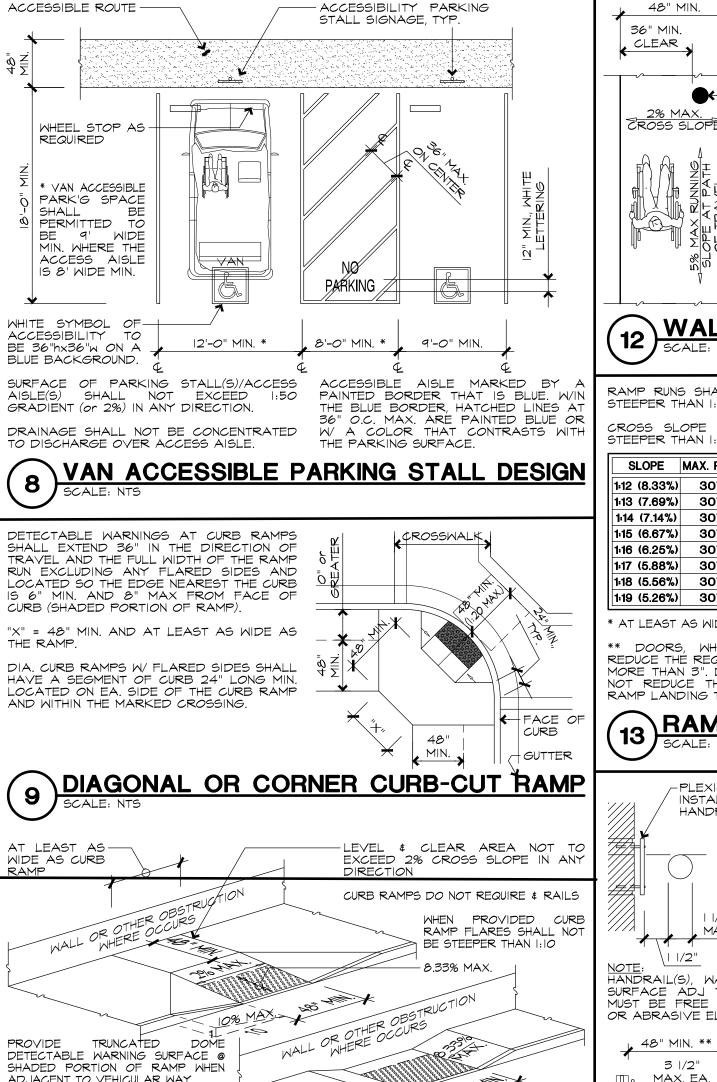
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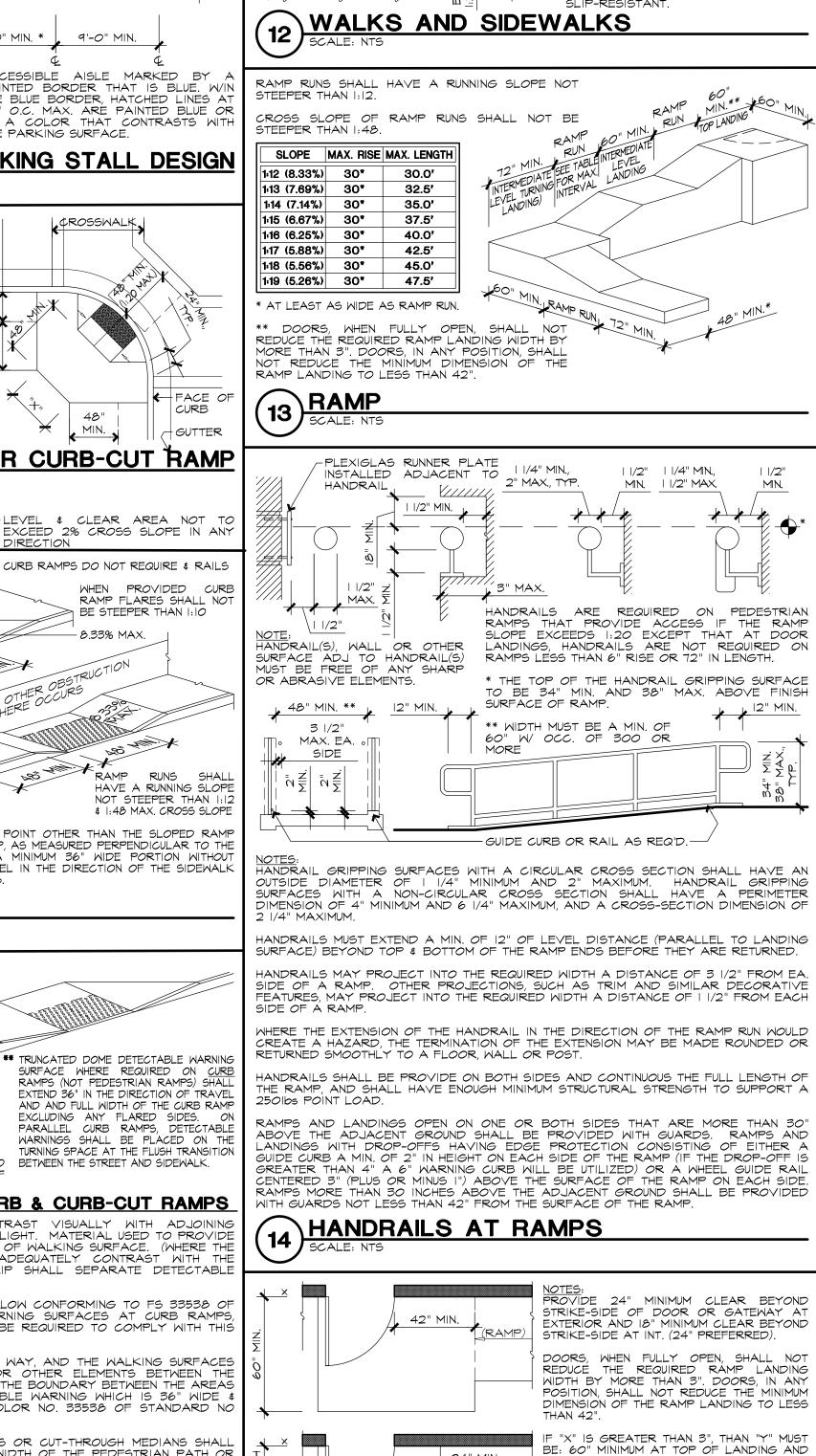
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NOTES and SPECIFICATIONS





RAMP RUNS



@ EXT.

STRIKE-

SIDE

"X" (3" MAX.)

SLOPES GREATER THAN 6% SHALL BE DIRECTION A: TREAD DEPTH - II" MIN. B: RISER - 7" MAX., 4" MIN. X: HANDRAIL EXTENSION & WIDTH OF TREAD (A+12") - VISUALLY IMPAIRED STRIPING AT <u>EA.</u> TREAD Y: MINIMUM HANDRAIL EXTENSION (12" MIN.) OPEN RISERS ARE <u>NOT</u> PERMITTED. NOT TO EXCEED 1/2"-1/4" MAX., TYP. RADIUS OR 1/2" BEVEL "A" PROVIDE 2" MIN. (4" MAX.) VISUAL CONTRAST WARNING STRIPS AT I" MAX. FROM EDGE OF UPPER APPROACH AND ALL TREADS. STRIPS MUST BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE TREADS & CLEARLY CONTRASTING COLOR FROM THE "X" EXTENSION OF THE HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12" TO THE END OF THE LEVEL PORTION OF THE HANDRAIL (SEE "HANDRAILS AT RAMPS" FOR ADDITIONAL INFO ON HANDRAIL CONSTRUCTION). LAND'G @ TOP \$ BOTTOM OF EACH STAIRWAY SHALL NOT BE LESS THAN STAIR WIDTH **EXTERIOR STAIRS** SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ET ACCESS SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLI STREETS OR SIDEWALKS. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SI ACCESSIBLE ROUTES OF TRAVEL SHALL BE PROVIDED BETWEEN BUILDINGS AND ACCESSIBLE S FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. T ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETWEE ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE SITE FACILITIES AND THE ACCESSIBLE ENTRANCE TO THE SITE. IF ACCESS IS PROVIDED FOR PEDESTRIANS FROM A PEDESTRIAN TUNNEL OF ELEVATED WALKWAY, ENTRANCES TO THE BUILDING FROM EACH TUNNEL OR WALKWAY MUST AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH ALONG OR LEADING TO AI ACCESSIBLE ROUTE OF TRAVEL, ENTRANCE, OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH ALL APPLICABLE EACH LOT OR PARKING STRUCTURE WHERE PARKING IS PROVIDED FOR THE PUBLIC AS CLIENTS GUESTS OR EMPLOYEES SHALL PROVIDE THE REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO ACCESSIBL INTRANCE. IN PARKING FACILITIES THAT DO NO SERVE A PARTICULAR BUILDING, ACCES PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO A ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. IN BUILDINGS WITH MULTIPL ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING STALLS SHALL E DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK & AN ADJACENT STREET OF DRIVEWAY, EXCEEDING FOUR INCHES (4") IN VERTICAL HEIGHT, SUCH AS AT PLANTERS OF FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST SIX INCHES (6") IN HEIGHT ABOVE T WALK OR SIDEWALK SURFACES TO WARN THE BLIND OF A POTENTIAL DROP OFF. WHEN A GUARD OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED THREE INCHES (3") PLUS OR MINUS ONE INCH (I") ABOVE THE SURFACE OF THE WALK OR SIDEWALK THE WALK IS LESS THAN 5% OR LESS GRADIENT OR NO ADJACENT HAZARD EXISTS. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED E CURBS, RAILS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE IDENTIFIED BY A CONTINUOUS DETECTABLE WARNING. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABV. WALKING SURFACE (MEASURED TO THE BOTTOM OF THE OBSTRUCTION). WHERE A GUY SUPPORT USED PARALLEL TO A PATH OF TRAVEL, INCLUDING, BUT NOT LIMITED TO, SIDE- WALKS, A GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION AS DEFINED. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80", A BARRIER TO WARN BLIND OR VISUALLY IMPAIREI PERSONS SHALL BE PROVIDED. WHEN NECESSARY, A PARKING BUMPER (WHEEL STOP) OR CURB SHALL BE PROVIDED TO PREVENT ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS. IS RECOMMENDED THAT ANY MAXIMUM SLOPE BE INSTALLED USING A MIN. TOLERANCE OF 0.5% LESS THAN THAT OF THE REQUIRED CONDITION. (18) GENERAL SITE ACCESSIBILITY NOTES
SCALE: NONE

RESTRICTIVE REQUIREMENT SHALL APPLY.

IN VIOLATION OF THESE STANDARDS.

GENERAL NOTES
SCALE: NONE

DRAWINGS

(916)445-6285.

72" MINIMUM AT BOTTOM OF LANDING.

<u>(RAMP)</u>

DOOR ENCROACHMENT ONTO RAMPS

BUILDING CODE (TITLE 24 PART 2 CALIFORNIA BLDG, CODE) CURRENT EDITIONS AS ENFORCED BY THE GOVERNING AGENCY. IN THE EVENT OF DISCREPANCIES IN CODE REQUIREMENTS THE MOST

THIS BUILDING SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PLEASE NOTE SOME OF THE REQUIREMENTS OF THE ADA MAY BE MORE RESTRICTIVE THAN THOSE SHOWN

HE DIAGRAMS ON THIS SHEET ARE ILLUSTRATIVE OF THE APPLICABLE BUILDING STANDARDS AND

WRITTEN DIMENSIONS OR TEXT SHALL BE OBSERVED IN ALL CASES OVER SCALED DIMS.

DISABLED ACCESSIBILITY OF THIS BUILDING MAY NOT BE LIMITED TO THE STANDARDS INDICATED

QUESTIONS REGARDING THE APPLICATION OF THESE STANDARDS SHOULD BE DIRECTED EITHER TO THE ARCHITECT, GREG LEDOUX & ASSOC., INC. OR THE OFFICE OF THE STATE ARCHITECT

a. A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY AND THE PRIMARY PATH OF TRAVEL

o. THAT SANITARY FACILITIES, DRINKING FOUNTAINS, AND PUBLIC TELEPHONES SERVING T

IF ANY OF THE ITEMS LISTED IN (a) AND/OR (b) ABOVE ARE NOT IN COMPLIANCE WITH THE DETAILS & DIMENSIONS SHOWN ON THIS SHEET, THEY SHALL BE MODIFIED SO THEY ARE IN COMPLIANCE THE ARCHITECT SHALL BE NOTIFIED IN WRITING IN THE EVENT ANY CONDITIONS ARE FOUND TO BE

ALL STONE OR CERAMIC TILE FLOORS SHALL HAVE A COEFFICIENT OF FRICTION OF 0.6 FOR LEVEL FLOORS AND 0.8 FOR RAMPS.

THE ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS.

ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS.

HERE. IN ALL CASES, THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED.

DO NOT DELINEATE THE ONLY MEANS OF COMPLYING WITH THE STANDARDS.

ON THIS SHEET. SEE OTHER DRAWINGS WITHIN THIS SET FOR ADDITIONAL INFO.

THIS IS A PRIVATELY FUNDED ADDITION TO AN EXISTING BUILDING. IT IS REQUIRED

PROVIDE A CONTINUOUS

OMMON SURFACE UNINTERRUPTED BY

STEPS OR ABRUPT CHANGES IN LEVEL

GREATER THAN 1/4" VERTICAL. LEVEL CHANGES BETWEEN 1/4" AND

1/2" SHALL BE BEVELED WITH A MAX.

WALKS WITH CONTINUOUS GRADIENTS

SHALL BE PROVIDED WITH LEVEL AREAS (MAX. 2% CROSS-SLOPE) AT

LEAST 60" IN LENGTH AT INTERVALS

ACCESSIBLE ROUTES WITH LESS THAN 60" OF CLEAR WIDTH SHALL HAVE A

LEVEL PASSING SPACE (MAX. 2%

CROSS-SLOPE) A MIN. OF 60"x60" A

SURFACE SLOPES OF LESS THAN 6% SHALL BE AT LEAST AS SLIP

RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. SURFACE

1:2 GRADIENT (or 50%).

OF 400' MAX.

LEAST EVERY 200'.

-POLE OR OTHER

OBSTRUCTION

** PROVIDE CLEAR AT INTERIOR STRIKE-SIDE WHEN DOOR STRIKE EDGE OF DOOR. IS EQUIPPED WITH BOTH , DOOR SWINGS AWAY FROM WALK, EXTERIOR CLEAR LATCH AND CLOSER. AREA SHALL BE A MINIMUM OF 48" WIDE x 44" DEEP. 60" MIN. * REQUIRED EXT. CLEAR-REQUIRED INTERIOR CLEAR SPACE SHALL HAVE A MAX. 2% SLOPE IN ANY MAX. 2% SLOPE IN ANY TYPICAL DOOR LANDING CLEARANCES STAIR TREADS AND LANDING SUBJECT TO WET CONDITION SHALL BE DESIGNED PREVENT THE ACCUMULATIO OF WATER.

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PRINTED 07/07/23 PROGRESS SET NOT FOR CONSTRUCTION

A PROPOSED TENANT **IMPROVEMENT FOR:**

GOLD RIDGE DISTRICT

4500 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

ACCESSIBILITY NOTES and DETAILS



EXPIRES 12-31-23

GREG

48 M. SIERRA AVE COTATI, CA (707) 795-8855

JOB NO. 22.1102 SCALE: NONE

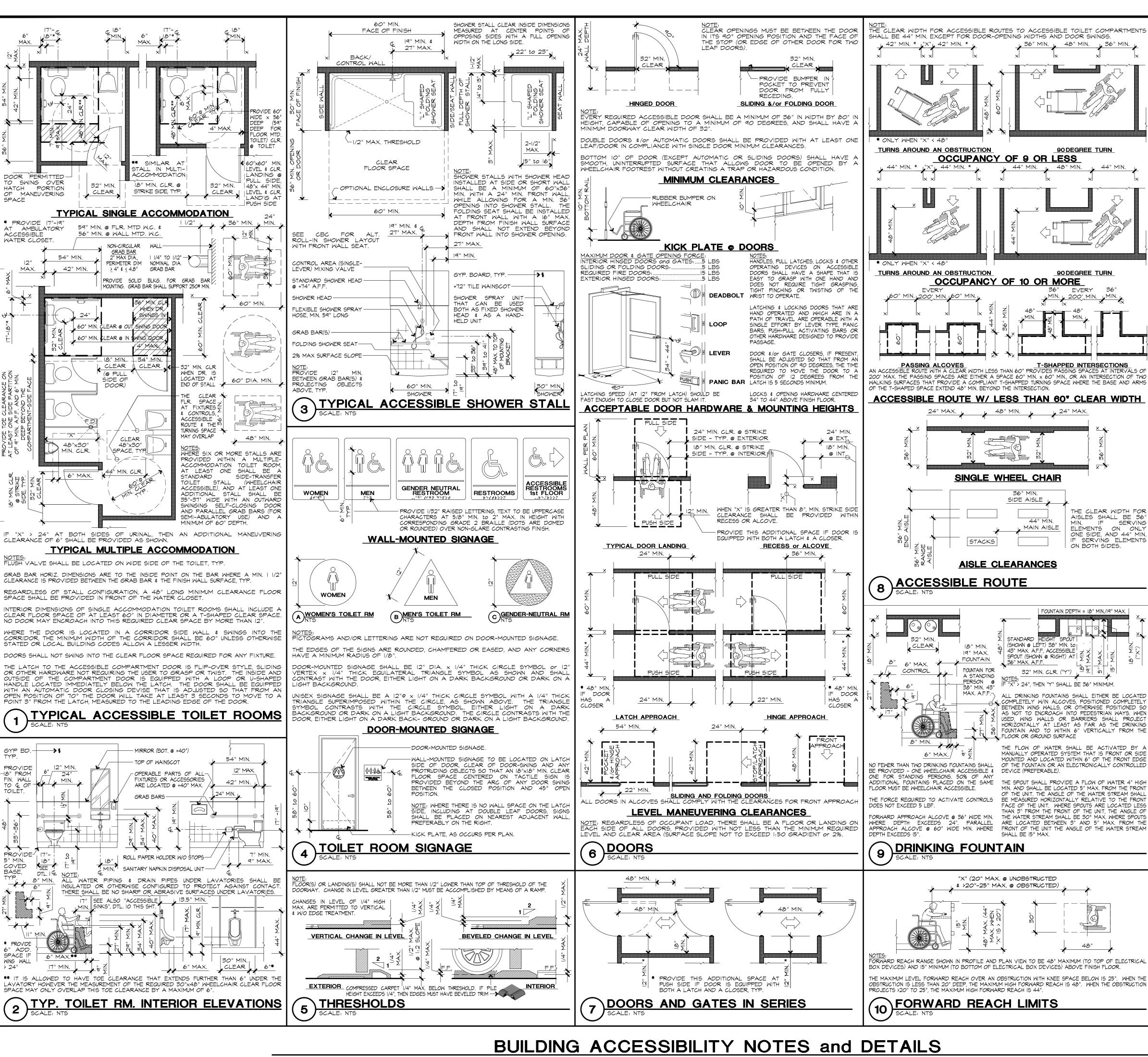
Q 92" MAX

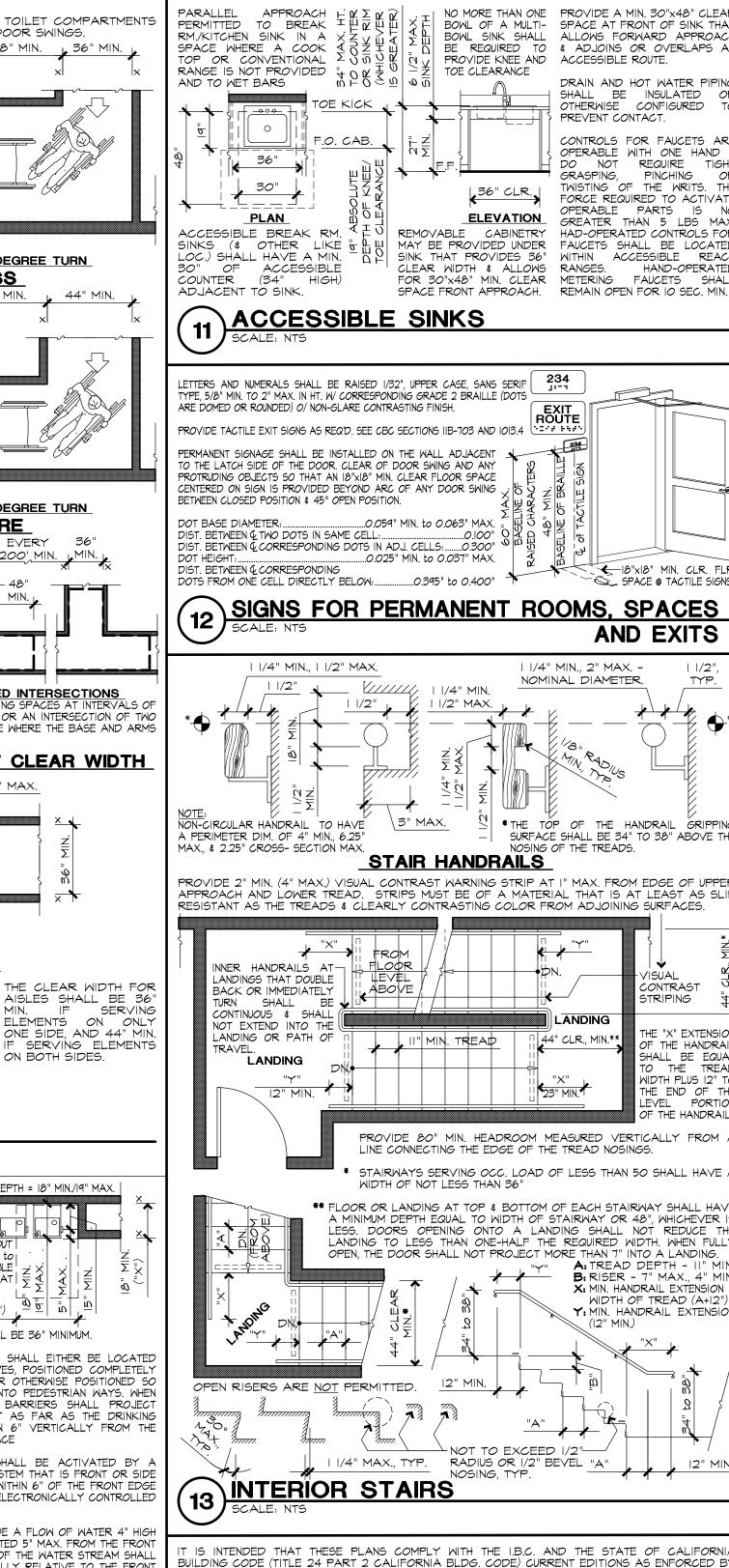
0.45" MIN.

0.47" MAX.

TAPERED EDGES -

WHERE EXPOSED





RESTRICTIVE REQUIREMENT SHALL APPLY.

N VIOLATION OF THESE STANDARDS.

EVEL FLOORS AND 0.8 FOR RAMPS.

(916)445-6285.

THIS BUILDING SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PLEASE

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HERE. IN ALL CASES, THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED.

DO NOT DELINEATE THE ONLY MEANS OF COMPLYING WITH THE STANDARDS.

ON THIS SHEET. SEE OTHER DRAWINGS WITHIN THIS SET FOR ADDITIONAL INFO.

F THIS IS A PRIVATELY FUNDED ADDITION TO AN EXISTING BUILDING, IT IS REQUIRED:

ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS.

PREVENT CONTACT. CONTROLS FOR FAUCETS ARE OPERABLE WITH ONE HAND REQUIRE FORCE REQUIRED TO ACTIVAT OPERABLE PARTS IS HAD-OPERATED CONTROLS FOR SINKS (# OTHER LIKE MAY BE PROVIDED UNDER FAUCETS SHALL BE LOCATE LOC.) SHALL HAVE A MIN. 30" OF ACCESSIBLE SINK THAT PROVIDES 36" WITHIN ACCESSIBLE REACH CLEAR WIDTH & ALLOWS RANGES. HAND-OPERATED FOR 30"x48" MIN. CLEAR METERING FAUCETS SHALL SPACE FRONT APPROACH. REMAIN OPEN FOR 10 SEC. MIN. ETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF YPE, 5/8" MIN. TO 2" MAX. IN HT. W/ CORRESPONDING GRADE 2 BRAILLE (DOTS ARE DOMED OR ROUNDED) O/ NON-GLARE CONTRASTING FINISH. O THE LATCH SIDE OF THE DOOR. CLEAR OF DOOR SWING AND ANY PROTRUDING OBJECTS SO THAT AN 18"X18" MIN. CLEAR FLOOR SPACE CENTERED ON SIGN IS PROVIDED BEYOND ARC OF ANY DOOR SWING . BETWEEN CLOSED POSITION \$ 45° OPEN POSITION. DIST. BETWEEN & TWO DOTS IN SAME CELL:. DIST. BETWEEN $ar{\Psi}$ CORRESPONDING DOTS IN ADJ. CELLS:.......0.300" $^{oldsymbol{Q}}$ $^{oldsymbol{ iny}}$0.025" MIN. to 0.037" MAX. SPACE @ TACTILE SIGN <u>\SIGNS FOR PERMANENT ROOMS, SPACES</u> AND EXITS 1 1/4" MIN., 1 1/2" MAX. 1 1/4" MIN., 2" MAX. -NOMINAL DIAMETER. 1 1/4" MIN. NON-CIRCULAR HANDRAIL TO HAVE A PERIMETER DIM. OF 4" MIN., 6.25" SURFACE SHALL BE 34" TO 38" ABOVE TH MAX., \$ 2.25" CROSS- SECTION MAX STAIR HANDRAILS PROVIDE 2" MIN. (4" MAX.) VISUAL CONTRAST WARNING STRIP AT I" MAX. FROM EDGE OF UPPER APPROACH AND LOWER TREAD. STRIPS MUST BE OF A MATERIAL THAT IS AT LEAST AS SLII RESISTANT AS THE TREADS \sharp CLEARLY CONTRASTING COLOR FROM ADJOINING SURFACES. TRIPING TURN SHALL BE 🕹 CONTINUOUS & SHALL (44" CLR., MIN.* THE HANDRAIL PROVIDE 80" MIN. HEADROOM MEASURED VERTICALLY FROM LINE CONNECTING THE EDGE OF THE TREAD NOSINGS. WIDTH OF NOT LESS THAN 36" ** FLOOR OR LANDING AT TOP & BOTTOM OF EACH STAIRWAY SHALL HAV A MINIMUM DEPTH EQUAL TO WIDTH OF STAIRWAY OR 48", WHICHEVER I LESS. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE TO OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7" INTO A LANDING. B: RISER - 7" MAX., 4" MIN X: MIN HANDRAIL EXTENSION WIDTH OF TREAD (A+12") Y: MIN. HANDRAIL EXTENS! (12" MIN.) OPEN RISERS ARE NOT PERMITTED. RADIUS OR 1/2" BEVEL "A" INTERIOR STAIRS

BOWL OF A MULTI- SPACE AT FRONT OF SINK THAT

BE REQUIRED TO \$ ADJOINS OR OVERLAPS AN

PROVIDE KNEE AND ACCESSIBLE ROUTE.

TOE CLEARANCE

ALLOWS FORWARD APPROACH

SHALL BE INSULATED OTHERWISE CONFIGURED

NO. C11,434 OF CALIF EXPIRES 12-31-23 THE GOVERNING AGENCY. IN THE EVENT OF DISCREPANCIES IN CODE REQUIREMENTS THE MOST

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PRINTED 07/07/23

PROGRESS SET

NOT FOR CONSTRUCTION

A PROPOSED TENANT

IMPROVEMENT FOR:

GOLD RIDGE

FIRE

DISTRICT

4500 HESSEL RD.

SEBASTOPOL, CA 95472

APN: 062-091-036

ACCESSIBILITY

NOTES and

DETAILS

GREG

48 M. SIERRA AVE COTATI, CA (707) 795-8855

DRAWN BY JOB NO. 22.1102 SCALE: NONE



Gold Ridge Fire Protection District

Fire Station 81

Facility Condition Assessment

Final Report

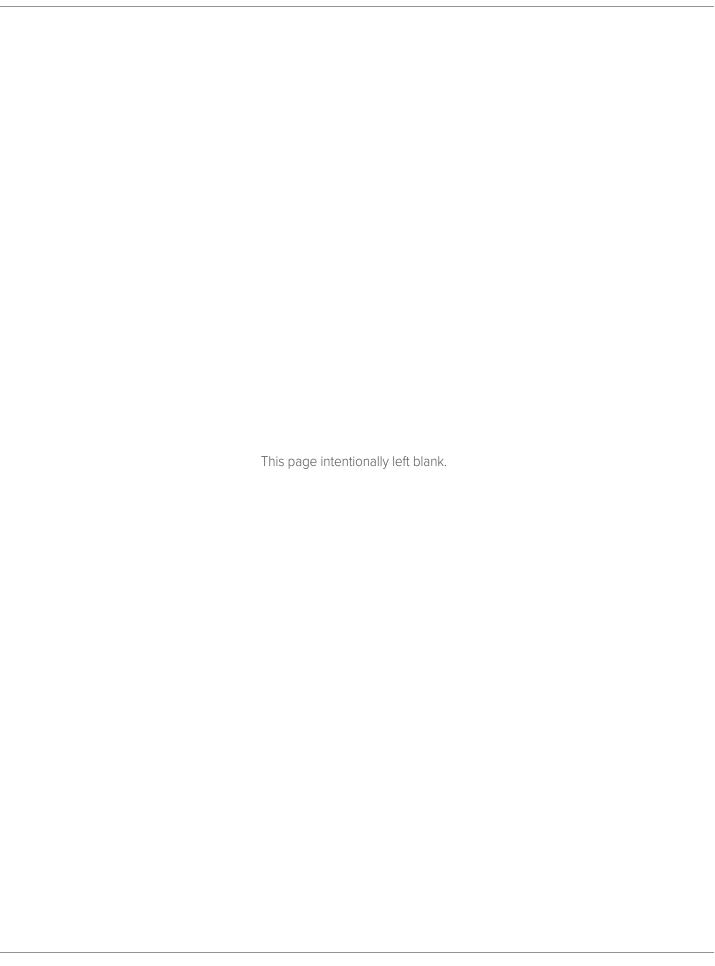
February 6, 2025



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Executive Summary

Introduction

On January 3rd, 2025, the Kitchell EAS team conducted a Facility Condition Assessment (FCA) of Gold Ridge Fire Station 81 located at 4500 Hessel Road in Sebastopol, California. The intent of the assessment is to obtain a complete facility asset and deficiency evaluation, propose corrective and maintenance recommendations, and prepare budget estimates for the corrective work for the facility.

Purpose of this Assessment

This report assesses the existing conditions of the architectural, mechanical, and electrical systems and the sub-components to determine their capabilities, capacities, and remaining useful life. This report identifies building systems and materials that need repairs, maintenance, replacement, or removal. The District will use the report to confirm the condition of the facility and develop a capital improvement plan as part of a planned remodel and expansion.

Assessment Methodology

In assessing the facility's condition, Kitchell's FCA professional identified those items that needed repair, retrofit, or replacement to preserve the existing facility and enhance its safety and longevity for the next five years. Budget estimates were developed for observed deficiencies and categorized into priority groups ranging from "Immediate" to "Planned Long-Term."

The methodology used in this assessment included a visual non-destructive inspection of the facility using ASTM standards (ASTM E2018-24) and industry best-practices checklists; interviews with maintenance personnel; analysis based on the available documentation (original as-built drawings,

precedent studies, reports, and documents).

Observed physical deficiencies at the facility were assigned a budget-level construction correction estimate.

Elements that were observed and assessed included those in the following broad categories.

Site Elements

Visual examinations of the site and parking areas and elements were assessed. Observed site elements and assets including the existing parking lot and pedestrian asphalt and concrete pavement, striping, curbs, gutters, and fencing.

Architectural Elements

Visual examinations of roof materials, flashings, penetrations, and other appurtenances on the roof were conducted. Exterior walls, windows, and doors were examined for irregularities, structural damage, and wear. Interior finishes were observed for deficiencies and wear.

Mechanical, Electrical, Plumbing, Fire Suppression Systems & Fire Alarm Systems

Visual examinations of mechanical, electrical, plumbing, fire suppression, and fire alarm systems to determine condition and remaining useful life were conducted. The electrical systems reviewed included power distribution, emergency power, lighting systems, and fire alarm. Mechanical systems reviewed included HVAC, plumbing fixtures, visible waste and vent lines, pumps and motors, and fire suppression systems.



Life Safety Hazards

No life safety hazards were identified during the assessment.

Evaluations and Findings

The assessment prioritized observed physical deficiencies and recommendations into five categories. These priorities are recommendations on when the deficient condition should be addressed. This is based on the best judgment made at the time of inspection and only on the condition of the system or building component. The prioritization categories are defined in the Priority Glossary included at the end of this section.

Facility Condition Index

The Facility Condition Index (FCI) is an industry standard asset management tool which measures the "constructed asset's condition at a specific point in time" (US Federal Real Property Council, 2008). It is a functional indicator resulting from an analysis of operational indicators to obtain an overview of a facility's condition as a numerical value.

The *Capital Renewal Cost* is the sum of the current capital improvement costs for an assessed facility. This cost is compared to the current replacement cost for the purpose of calculating an FCI and does not consider escalation. The FCI describes the relative state of the physical condition of a facility versus a new facility with an identical program and compliance with all current code requirements.

The *Total Capital Renewal Cost* is the sum of all Capital Renewal Costs including escalation.

The *Replacement Cost* is the current replacement cost of the facility. The Replacement Cost is based on Kitchell's experience designing and constructing similar facilities and includes the following: estimating contingency, general conditions, overhead/profit, insurance, bonds, construction contingency, architect/engineer fees, construction management, permit, City administration, etc.

The FCI number is obtained by adding all the Capital Renewal Costs of any needed or outstanding repair, renewal or upgrade requirement at a facility and dividing by the current Replacement Cost of the facility. The FCI describes the relative physical condition of the current facility versus a new facility using identical program, construction type, and building systems. In addition, cost estimates take into consideration compliance with current building code requirements.

City administration soft costs and fees for architecture/ engineering, construction management, permits, and testing were accounted for using a 30% cost increase factor applied to the deficiency costs. This factor appears as a "Non-Construction Cost" within the individual facility deficiency tables. The General Construction Factor and City Cost Index (CCI) are additional factors included to adjust for the geographic location of the City.

Condition Index Grade

The Condition Index Grade Chart relates the FCI score to a grade level and to the potential impacts of the deficiencies. The narrative provides current industry standard subjective benchmarks indicating condition ratings for facilities with various FCI ranges. A letter grade, "A", "B", "C" or "D", has been added as a benchmark associating the facility's condition with its respective FCI range.

Summary of Evaluations and Findings

Details of each asset and/or deficiency were captured and recorded in the Facility Condition Assessment database. The tables below provide the value of current needs in the coming years 1 through 5 and the total escalated facility replacement cost ("as is") which are used to factor the FCI and grade.

Facility Condition Index and Impact to Component Failure Risk and Staff

	Common Implications of FCI to Asset Portfolios										
FCI Grade	Impact to Facilities and Components	Examples of Component Issues	User Complaints and Morale	Maintenance Personnel Impact							
Grade A Good (FCI 0 to 0.04)	Facilities will look clean and functional. Limited and manageable component and equipment failure may occur.	Repairs and replacement are more of an aesthetic or general nature, such as wall painting, carpet replacement, roof repair, window caulking.	User complaints will be low and manageable. User morale will be positive and evident.	Facilities personnel time will be devoted to regular scheduled maintenance.							
Grade B Fair (FCI 0.05 to 0.10)	Facilities will begin to show signs of wear. More frequent compo- nent and equipment failure will occur.	Repairs and replacement of specific systems, such as boiler, window replacements, and interior renovations.	User complaints will occur with higher level of frequency. User morale may be affected.	Facilities personnel time may at times be diverted from regular scheduled maintenance.							
Grade C Poor (FCI 0.11 to 0.30)	Facilities will look worn with apparent and increasing deterioration. Frequent component and equipment failure may occur. Occasional building shut down will occur.	Replacement of specific major systems are required, such as heating and plumbing systems, complete interior renovations, building envelope restoration. Shut down may affect users (i.e. roof or pipe leakage).	User complaints will be high with increased level of frequency. Concern about negative user morale will be raised and become evident.	Facilities personnel time will likely be diverted from regular scheduled maintenance and forced to "reactive" mode.							
Grade D Critical (FCI over 0.31)	Facilities will look worn with obvious deterioration. Equipment failure will occur frequently. Occasional building shut down will likely occur. Management risk is high. Health and safety issues figure prominently.	Replacement of multiple systems required (i.e. mechanical, electrical, architectural and structural). Building heating system failure. Evacuation due to unaddressed roof leakage. Structural issues including envelope replacement.	User complaints will be very high with an unmanageable level of frequency. Lack of maintenance will affect user attitudes and morale.	Facilities personnel will not able to provide regular scheduled maintenance due to high levels of "reactive" calls.							



Priority Glossary

Priority	Description	Explanation
1	Immediate 0 - 1 Years	Conditions in this category require immediate action to a) correct a cited safety hazard, b) stop accelerated deterioration, and/or c) return the element/asset to operation. Deficiencies in this category should be addressed in 0-12 Months. The Escalation Factor in this category is 5%.
2	Crucial 1 to 2 Years	Conditions in this category, if not corrected expeditiously, will become critical within a year. Situations within this category include a) intermittent operations, b) rapid deterioration, and c) potential life safety hazards. Deficiencies in this category should be addressed in Years 1-2. The Escalation Factor in this category is 10%.
3	Impending 2 to 3 Years	Conditions in this category require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further. Deficiencies in this category should be addressed in Years 2-3. The Escalation Factor in this category is 15%.
4	Necessary 3 to 4 Years	Conditions in this category require long-term consideration within Years 3-4. They include items that represent a sensible improvement to existing conditions. The Escalation Factor in this category is 20%.
5	Potential 4 to 5 Years	Conditions in this category require long-term consideration within Years 4-5. They include items that present a potential need in the future. The Escalation Factor in this category is 25%.

Fire Station 81

Detailed Report

Address: 4500 Hessel Road, Sebastopol, CA 95472

Statistics

Year Built: 1970s Total Building Area: 8,250 SF

FCA Summary

Capital Renewal Cost: \$2,081,685
FCI: 0.141
Condition Score: C
Condition Rating: Poor
Replacement Cost: \$14,718,000





Narratives

General

The Gold Ridge Fire Station 81 facility (Facility) consists of a single-story structure encompassing a total area of 8,250 square feet. It is located at 4500 Hessel Road in Sebastopol, California. The facility was constructed in 1974 with a permit for firehouse use issued in 1977. The facility underwent an expansion between 1993 and 1995, adding sleeping dormitories, restrooms, and shower facilities at the back of the building. The interior spaces include five apparatus bays, office areas, a meeting room, a kitchen, a break room, a bunk room, storage rooms, and restrooms.

Site

The Facility is located on the northeastern side of an approximately 4-acre parcel. At the time of the assessment, most of the parcel is unimproved with the facility and site improvements only covering approximately 36,000 SF (0.83 acres). In addition to the facility and supporting site improvements, the parcel includes a solar panel array, septic system, and third-party cell tower and supporting equipment.

The site around the Facility consists of concrete aprons on both sides of the apparatus bay and asphalt on the remaining parts of the drives and parking lot.

Vehicle Pavement

In general, the asphalt pavement around the site appears to be in good to fair condition. However, the asphalt pavement along the south side of the building is showing age, wear, and significant cracking from uplift from tree roots, uneven settlement, and use. It is recommended that the pavement in this area be considered for replacement within the next 5 years. The parking stall striping is worn, and there is no designated accessible parking spaces provided. Restriping these areas and providing marked accessible parking spaces is recommended.

Pedestrian Concrete Pavement

The pedestrian concrete walkways are in generally good to fair condition with some areas of cracking due to wear and settlement noted.

Additional Items

During the assessment the following items were noted that are not easily quantified as a deficiency:

- Site Irrigation: Based on information from the tenants, the site irrigation along the south side of the Facility is not working and it was necessary to route irrigation from the west and north side of the Facility. Several repairs have been attempted with no success.
- Site Storm Drain: The site appears to drain adequately; no issues were noted. However, it appears an irrigation pipe has been sleeved through the site drainage along the south side of the Facility. Pipe was observed in at least two storm drain inlets near the south entrance doors.

3. The facility is served by a septic system that, based on information provided and discussed during the assessment, includes a septic tank and leach field. Per the on-site staff, the septic system has been experiencing frequent blockages and overflows that require servicing. The septic system is likely past its expected useful life and potentially undersized for the type of use. It is recommended the septic system be evaluated and/or replaced.

Architectural Systems

The site consists of concrete aprons on both sides of the apparatus bay and asphalt on the remaining parts of the drives and parking lot. The parking stall striping is worn, and there are no designated accessible parking spaces provided. Restriping these areas and providing marked accessible parking spaces is recommended.

The exterior finishes consist of CMU walls, aluminum storefront glazing, and built-up roofing. According to the fire district staff, the west CMU wall in the meeting room may be unreinforced. A structural safety assessment of all existing CMU walls is recommended.

The built-up roofing is in poor condition, showing evident damage such as ponding and areas of water infiltration, compromising the overall integrity of the roofing system. Immediate replacement is recommended to prevent further water infiltration and deterioration of the interior finishes.

The interior finishes throughout the facility include sealed concrete, luxury vinyl flooring, carpet flooring, ceramic floor tiles, painted gypsum wallboard and ceilings, and suspended acoustical ceiling tiles. The carpet flooring in the bunk room appears to be in poor condition, and replacement is recommended. The suspended ceiling tiles in the meeting room are approaching the end of useful life. The gypsum board ceiling in the apparatus bays shows signs of water infiltration from the roof. It is recommended that the ceilings be replaced, ideally after the roofing is replaced, to prevent recurrence of water damage. The luxury vinyl flooring along the south wall of the meeting room is buckling, and repair or replacement is recommended.



Code Analysis

From a life safety code perspective prescribed in the current 2022 California Building Code (CBC), the building consists of mixed occupancies, including classifications A-3 (Meeting room), B (Office), R-2 (Bunk Room), and S-2 (Apparatus Bays). The existing construction resembles CBC Type III-B, with noncombustible exterior masonry walls of at least 2-hour fire resistance and interior construction of any materials allowed by code. Currently, the building is not sprinklered. If non-separated occupancies are elected, the maximum allowable non-sprinklered building area with frontage increases is 16,625 square feet, with the most restrictive occupancy (A-3) and Type III-B construction. The current building area complies with the requirements of the code. Per California Building Code (CBC) Section 420.2, walls separating sleeping units from other occupancies shall be constructed as minimum one-hour rated fire partitions in accordance with Section 708. Additionally, CBC Section 406.2.5 prohibits openings between motor vehicle-related occupancies (Apparatus Bays) and rooms used for sleeping (Bunk Room). Currently, the access door between the apparatus bays and the bunk room is neither fire-rated nor accessible. Multiple penetrations in the wall separating these spaces lack required fire caulking. It is recommended that the Fire District evaluate the existing CMU walls, doors, penetrations, and openings between occupancy types to confirm compliance with fire separation requirements.

If alterations or new R occupant areas are being added to the station, it shall comply with CBC 903.2.8 for an automatic sprinkler system to NFPA 13R standard. Sprinklers are not required for A-3, B, or S-2 Occupancies due to the limited fire area.

From an accessibility perspective, no accessible parking spaces or an accessible path of travel are identified. Several doors do not meet the minimum door width requirements. Additionally, the bunk room toilet and sink are not accessible.

Mechanical Systems

System Overview

The HVAC system serving the offices, meeting room, and kitchen is a split system, consisting of an outdoor condensing unit, indoor fan coil, and a gas furnace air handling unit located inside the electrical room. The system provides both heating and cooling, controlled via a wall-mounted thermostat located in the hallway. The air distribution includes sheet metal ducts routed from the air handling unit to the offices, meeting room, and kitchen. The air return filter grille is mounted low on the wall of the electrical room. The proximity of the return filter to the unit creates significant air turbulence and noise, making it difficult for staff to hold meetings in the meeting room. Additionally, the return grille is partially obstructed by a glass swing door leading to the meeting room. This air return configuration and location are recommended to be modified, potentially with a larger grille or multiple grilles, to resolve the noise issue. The air conditioning system, manufactured in 2003, has exceeded its expected useful service life and is due for replacement within the next year.

The kitchen has an exhaust hood with grease capture filters, but it lacks a fire suppression system. The hood is served by a rooftop exhaust fan, whose exact age is unknown but is assumed to date from the early 2000s. The exhaust fan, controlled by a manual switch inside the kitchen hood, is extremely noisy due to excessive wear, possibly from bearing failure. This fan has surpassed its expected service life and should be replaced within the next year.

From the meeting room, two single-user restrooms are accessible. Each restroom has a ceiling exhaust grille and a door louver to allow air from the meeting room to be exhausted through the ceiling exhaust and up to the roof exhaust fan. The roof exhaust fan's exact age is unknown, but it appears to have exceeded its useful service life and is due for replacement within the next year.

The sleeping dormitories are served by a cooling-only mini-split system, consisting of an outdoor condensing

Mechanical Systems

unit and an indoor wall-mounted fan coil unit. This cooling system was manufactured in 2023. The cooling system appears to be in good working condition and is expected to serve for the next 13 years. Heating is provided by a gravity-vented wall gas furnace, which was manufactured in 1993. The furnace has passed its expected useful service life and is due for replacement within the next year. The dormitory restroom and shower have a ceiling exhaust fan and operable window. The exhaust fan has exceeded its useful service life and is due for replacement within the next year.

The apparatus bay is heated by a ceiling-suspended gas-fired unit heater. The exact age of this unit is unknown, but it appears to have passed its expected useful service life and should be replaced within the next year.

The apparatus bay consisting of five emergency truck bays, is equipped with a Plymovent vehicular exhaust extraction system. This system consists of rigid round ductwork with flexible hoses and nozzle connections that fit over the emergency truck tailpipes and the extraction ducts join below the roof deck, where they are routed to a utility exhaust fan on the roof. The rooftop utility exhaust fan discharges extracted air at least 10 feet above the roofline. While the rigid ductwork appears to be in good condition, the utility exhaust fan is approaching the end of its useful service life and is due for replacement within the next 6-10 years.

Code Analysis

Currently, fresh air ventilation in the main fire station spaces is provided by a 2004 mechanical air handling unit located in the electrical room, or by opening operable windows, which may draw in untreated air and increase the load on the mechanical air conditioning system. The replacement air conditioning unit should be evaluated to ensure it has sufficient capacity to meet the ventilation air requirements for the expected occupant count and use.

Fresh air ventilation in the dorm is provided by opening operable windows. However, when the air

conditioning system is in operation, there is a risk of drawing in untreated air, which can increase the load on the system. It is recommended to install an Energy Recovery Ventilator (ERV) to treat the incoming fresh air and help reduce the strain on the air conditioning system, ultimately saving electrical energy.



Plumbing Systems

Water Supply and Distribution

The water well at the fire station located in front of the building's planter area, believed to have been constructed in the 1970s, currently provides reliable water for daily operations and replenishment for the fire suppression water storage tank. The well water is pumped through a water-softening system located at the back of the building before distribution. While the well and associated infrastructure, including the pump, storage tanks, and distribution system, are functioning adequately, the well pump is nearing the end of its serviceable life and will require overhaul or replacement within the next 3-5 years. Regular water quality testing, routine maintenance, and inspections are recommended to ensure continued safety and performance. Additionally, the backup power system should be tested regularly, and seismic preparedness should be evaluated to ensure the functionality of the well during emergencies.

The plumbing system in the original building is aging and includes sections of corroded copper and galvanized steel pipes. Water pressure fluctuations are common, especially in the newer dormitory and restroom areas. It is recommended to replace the affected plumbing piping and valves as needed to ensure the continuous operation of the system. Each of the two restrooms that are accessible from the meeting room is equipped with a wall-mounted flush tank water closet and double sink lavatories with manually operated faucets. It is recommended to upgrade the faucets to sensor-activated types to reduce water waste and improve efficiency. These upgrades would align with CALGreen's requirements for water-efficient fixtures and systems.

The dorm bathroom features a floor-mounted flush tank water closet and a single sink lavatory mounted in a cabinet. The faucet is manually operated, and it is recommended to upgrade to sensor-activated faucets to reduce water waste and improve efficiency, in compliance with CALGreen standards for water conservation. The bathroom also includes a walk-in shower, but the showerhead appears outdated, and its

piping connections show signs of corrosion and past leaks. It is recommended to replace the showerhead and address the piping issues to prevent further water damage and ensure reliable operation. These upgrades would align with CALGreen's requirements for water-efficient fixtures and systems.

Sewer System

Within the building, the sewer drain piping is cast iron, and some of the under-sink drains, and P-traps are made of plastic piping, which appears to be in acceptable condition. However, given the age of the system and the potential for degradation over time, it is recommended to inspect the plastic piping for any signs of wear, cracking, or leaks. If any issues are found, it would be prudent to replace the plastic piping with more durable materials, such as CPVC, to ensure long-term reliability and compliance with current plumbing standards. Additionally, this upgrade would contribute to improved water flow and efficiency in the kitchen and restrooms.

Facility Diesel and Gasoline Storage Tanks

The facility has two above-ground diesel and gasoline storage tanks on an unknown age. The tanks are critical for fueling emergency generators and operations. While the tanks and associated piping system are still functioning, signs of surface corrosion and wear were observed, suggesting the tanks may be nearing the end of their service life. It is recommended to replace or rehabilitate the tanks within 3 years to ensure structural integrity and safety, and to upgrade to more durable materials. Regular inspections of the piping, valves, and breather systems should be conducted, with any faulty components replaced to prevent leaks. Ongoing monitoring and automated leak detection systems should be implemented to ensure compliance with safety standards and to maintain operational reliability.

Electrical Systems

Power Distribution

Electrical service to the building is delivered underground from PG&E and terminates in the main switchboard within an interior utility room. The main switchboard consists of an underground pull section, a PG&E meter, and a main disconnect switch. This equipment is rated for 400A, 120/240V, single phase. It contains an inspection label that was dated from 1977. The equipment is an obsolete Zinsco-style switchboard. There were some scuff marks on the equipment and small signs of rust. The equipment is floor-mounted directly to the slab without a housekeeping pad for protection.

There are three panelboards located in the fire station. These are GE types. They are Panels 'LA, 'LB', and 'LC'.

Panel LA is located adjacent to the main switchboard. It is rated for 225A, 240V, single phase. It appears that the housing is original to the 1970's installation but the interior circuit breakers were replaced sometime later. The older cover showed scuff marks and some missing screws.

Panel LB is also rated for 225A, 240V, single phase. There were no markings or panel schedules on the equipment other than a Sylvania marking on the handle which indicates an obsolete style. Based on the finish of the enclosure it appeared original to the 1970's installation.

Panel LC is a smaller GE load center for laundry equipment. It has a date code indicating a 2016 installation.

The electrical equipment typically lacked any markings indicating that any testing or preventative maintenance had been performed. There were no arc flash warning labels installed.

The original equipment is obsolete and nearly 50 years old and beyond the end of its expected useful life. We recommend replacement within the next year.

Emergency/Standby Power

The station has an outdoor standby generator located within a shed outside of the apparatus bay.

The generator is manufactured by Kohler. The generator is rated 30KW, 240V, 1-phase. The nameplate indicated it was manufactured relatively recently in 2018. The generator control panel showed no alarm or warning conditions. The generator is located within weatherproof housing that has no signs of rust or indications of damage.

The generator is supplied with diesel fuel from a subbase fuel tank. There was a testing label indicating the generator is regularly maintained.

The utility room has a Kohler Automatic Transfer Switch (ATS). This was likely installed along with the generator in 2018. The control panel indicated normal conditions, and the enclosure had no signs of degradation.

Based on age, the equipment is not close to its rated useful life and should be able to run for many more years with adequate maintenance. The expected remaining useful life is beyond the maximum 10-year timeline for this assessment.

Solar

The fire station has a ground mounted solar array. It is in a field south of the fire station. The modules are located on concrete piers and angled. There are (64) polycrystalline panels. The modules were intact. There was some dirt built up on the panels and one of the panels was damaged and part of its glass cover was cracked.

The output of the arrays runs to two string inverters mounted on the north exterior of the fire station. These were Sunny Boy 9000W inverters within fiberglass enclosures.

The inverters were dated from 2017 and well within their expected useful life. The amount of power produced by the system could not be determined without load monitoring of the production. Periodic maintenance and monitoring of the power should be done to confirm the optimal performance of the system. Although the PV system is not critical to the



Electrical Systems

operation of the fire system, it contributes to energy savings.

Lighting

Interior lighting is based on fluorescent fixtures. The apparatus bay contained surface mounted strip fixtures. The meeting room contained recessed parabolic 2'x4' and 2'x2' fluorescent fixtures. There are downlights with compact fluorescent lamps at various locations. The dorm area contains surface mounted 1'x4' fluorescent fixtures

Exit signs were the unwired self-luminous type.

Lighting toggle switches are used for control. Select rooms employed ceiling mounted motion sensors for shut off.

The interior lighting is past the end of its expected life. While re-lamping to LEDs can improve the lighting and reduce energy usage, a recommended long-term solution would be to replace the fixtures with a pure LED-based type.

The exterior lighting consisted of wall mounted fixtures around the perimeter of the fire station. They appeared to be compact fluorescent type. Due to age, replacement for all exterior lighting is recommended.

New lighting controls should be provided as well to comply with current energy code requirements.

Although the lighting is functional and not an immediate concern, its age would place it as a recommendation for replacement as a priority 1 item. The cost model provides for new LED light fixtures, controls, wiring, and conduit to provide the highest level of quality. However, the Owner may decide to proceed with a retrofitting approach that would provide a lower cost. Due to the variety of retrofit options, this is not costed.

Electrical Code Analysis

The building and site were reviewed for general compliance with modern codes. Building codes are evolving documents and although there are areas not compliant with current codes they may have been at the time of the installation. Any future renovation work will need to bring the permitted area up to compliance.

The observations are based on a visual walk-thru and no testing of emergency lighting systems, fire alarm systems or other life safety systems were conducted. The internal wiring to panelboards, switchboards, and devices was not opened as the building was energized and occupied. Electrical testing of these systems would need to be done to fully verify compliance and operation.

The following is a list of code observations and concerns based on the 2022 California Electrical Code and 2022 California Energy Code. These items are our opinions. It is the responsibility of the future Engineer of Record to comply with current codes and to verify code requirements through discussions with the local Authority Having Jurisdiction (AHJ).

Electrical Equipment

The utility room contains several pieces of electrical equipment. The room was being used for storage and blocked the required clearances of the equipment. Panel LA did not have a 30" wide working space and was partially obstructed by the fire alarm panel. There are some control cabinets above the main switchboard. This area should be clear and dedicated to the equipment.

Due to the limited space in this room, any electrical upgrades would likely require relocation of some of the equipment to a clear space either outside or in the apparatus bay.

Standby Power

Fire Stations typically fall under Article 708 of the

California Electrical Code. These are deemed Critical Operations Power Systems. This would require some upgrades to the generator to improve the reliability of backup power.

- 1. Provisions for a temporary generator: A critical generator power system requires the ability to connect a portable generator if the unit fails. This is to be able to quickly reestablish backup power for the station (CEC 708.20).
- 2. Transfer switch upgrade: Automatic Transfer Switches that supply the emergency loads are required to be able to be bypassed. In simpler terms, this would allow for maintenance on the switch without disrupting power to the emergency loads. The transfer switches were not the bypass/isolation style (CEC 708.24).

Lighting

Lighting controls: Alterations to the lighting systems would trigger compliance with the current energy code. The extent of this would be determined by the extent of the renovations and the wattage installed under a new lighting plan.

Current requirements include daylight harvesting, multi-level switching, occupancy sensors for partial shutoffs for open office areas, demand response, and motion sensing for outdoor fixtures.

Exit Signs: Exit signs need to be visible along paths of egress. The current self-luminous signs grow dimmer over time and may no longer provide adequate signage. Emergency lighting should be provided along paths of egress as well. This could not be verified.

CEC 110.16 requires signage to warn of potential arc flash hazards. This requires a study to determine arc flash levels and what type of protective clothing is required to work on equipment. No specific arc flash hazard signs were observed on the electrical equipment.

CEC 110.24 requires service equipment to be marked with available fault current and the date the calculations were performed. This was not indicated on the main switchboards.

CEC 408.4 requires that switchboards and panelboards have permanent markings that indicate the device or equipment where the power supply originates. Accurate identification promotes a more efficient lockout/tagout process for a safer work environment. This was lacking on the equipment.

Fire Alarm

Sleeping areas require smoke and CO detection. We could not get close enough to ceiling detectors to verify if this is provided (CFC 915).

Fire alarm systems are required to have automatic detection and occupant notification throughout the building. It appeared to have insufficient coverage.

The kitchen hood requires a hood suppression system, shut off equipment under the hood, activation of the exhaust fan, etc. when a fire is detected in the cooking area under the hood. None of these systems were observed.



Fire Suppression System

System Overrview

The fire suppression system includes a 10,000-gallon outdoor fire water storage tank, a pump on standby power, outdoor hose cabinet connections, and portable fire extinguishers indoors.

The system is crucial for providing water to fight fires and ensure the safety of the facility. However, the tank and pump system are showing signs of significant wear and corrosion.

Fire Water Storage Tank: The tank exhibits signs of significant wear, including corrosion on both the tank and its supporting structure. Ponding rainwater around the tank is accelerating the deterioration process. The fire water storage tank should be replaced within the next 4-5 years due to its significant corrosion and wear. A new tank made from more durable, corrosion-resistant materials, such as fiberglass or stainless steel, should be installed to extend the life of the system. The area around the fire water tank should be graded or a drainage system installed to divert rainwater away from the tank and supporting structure, preventing further wear and corrosion.

Fire Pump: The fire pump, which is responsible for delivering water from the storage tank, is also experiencing rust and wear. Additionally, the fire pump lacks redundancy, which increases the risk of failure in an emergency. The fire pump should be replaced within the next 0-1 years due to its significant wear and rust. A new, reliable pump should be installed, with the potential for a redundant backup pump to ensure operational continuity in case of failure.

Hose Cabinets and Fire Extinguishers: While the hose cabinets and portable fire extinguishers are in relatively good condition, regular inspections and maintenance are required to ensure their functionality.

Fire Detection and Alarm Systems

The station has a main fire alarm panel located in the utility room. It is a Notifier SGL conventional fire alarm panel. The panel looks to be over 20 years old and has been discontinued by the manufacturer. The control panel indicated it was active. It has a sticker indicating it is annually tested. An older Notifier smoke detector in a corridor and heat detectors in several rooms along with an interior fire alarm bell were observed. The sleeping areas appeared to have a single station battery powered smoke alarm.

The fire alarm system is obsolete. Replacement with a new system to provide full coverage for initiation and notification devices to the non-sprinklered building should be done as a priority 1 item to protect the staff and station.

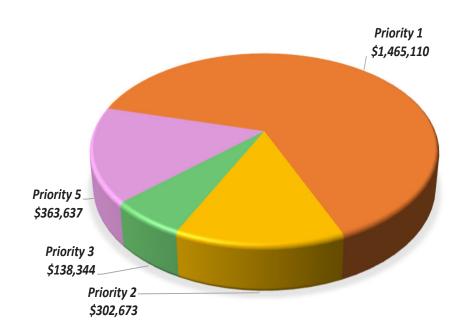
Conclusion

For Fire Station 81, this chart summarizes the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary.

Gold Ridge Fire Station 81												
Capital Renewal Costs by Priority												
Building	Priority 1 5% Escalation			Priority 2 Priority 3 10% Escalation 15% Escalation		Priority 4 20% Escalation		Priority 5 25% Escalation			Total	
Gold Ridge Fire Station 81	\$	1,465,110	\$	302,673	\$	138,344	\$	-	\$	363,637	\$	2,269,764
Total	\$	1,465,110	\$	302,673	\$	138,344	\$	-	\$	363,637	\$	2,269,764
	64.55%		13.33% 6.10%		0.00% 16.02%			100.00%				

CAPITAL RENEWAL COSTS BY PRIORITY





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Gold Ridge Fire Station 81

Capital Renewal Cost: \$2,081,685 FCI: 0.141

Replacement Cost: \$14,718,000 Condition Score: C

Replacement Cost/SF: \$1,784 Condition Rating: POOR

			Constr	uction Incr	ease - Cumı	ılative Esca	lation
			5%	10%	15%	20%	25%
Jniformat	Building System	Current	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
Code	Class	Costs	0-12 Months	1-2 Years	2-3 Years	3-4 Years	4-5 Years
B2010	EXTERIOR WALLS	\$28,785	\$30,225	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$16,253	-	\$4,733	\$13,744	-	-
B2070	EXTERIOR LOUVERS AND VENTS	\$273	\$287	-	-	-	-
B3010	ROOFING	\$455,094	\$451,748	-	\$28,587	-	-
C1030	INTERIOR DOORS	\$10,227	\$7,888	\$2,987	-	-	-
C2030	FLOORING	\$14,853	-	\$2,818	\$14,137	-	-
C2050	CEILING FINISHES	\$70,852	\$48,761	-	\$28,077	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$103,830	\$7,272	\$14,199	\$15,708	-	\$87,927
D3020	HEATING SYSTEMS	\$18,090	\$18,996	-	-	-	-
D3030	COOLING SYSTEMS	\$26,634	\$27,966	-	-	-	-
D3060	VENTILATION	\$47,463	\$16,852	\$2,630	\$33,378	-	-
D5010	FACILITY POWER GENERATION	\$3,927	\$4,124	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$71,663	\$75,248	-	-	-	-
D5040	LIGHTING	\$507,883	\$533,278	-	-	-	-
D7050	DETECTION AND ALARM	\$210,431	\$220,953	-	-	-	-
F1050	SPECIAL FACILITY COMPONENTS	\$55,794	-	\$61,376	-	-	-
G2020	PARKING LOTS	\$223,661	-	\$4,215	-	-	\$274,788
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$19,586	-	\$16,227	\$4,713	-	\$922
G3020	SANITARY SEWERAGE UTILITIES	\$20,487	\$21,512	-	-	-	-



Gold Ridge Fire Station 81

Capital Renewal Cost:\$2,081,685FCI:0.141Replacement Cost:\$14,718,000Condition Score:C

Replacement Cost/SF: \$1,784 Condition Rating: POOR

CIP DEFICIENCY COST SUMMARY										
			uction Incr	ion Increase - Cumulative Escalation						
			5%	10%	15%	20%	25%			
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years			
G3060	SITE FUEL DISTRIBUTION	\$175,898	-	\$193,488	-	-	-			
TOTALS \$2,081,			\$1,465,110	\$302,673	\$138,344	-	\$363,637			
(5)	TOTAL	ć2 001 C0F	\$2,269,764							
(Priority 1-5 without escalation)		\$2,081,685	TOTAL (Priority 1-5 with escalation)							



Gold Ridge Fire Station 81

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Estimating Contingency) x (Escalation) General Construction Factor 1.400 = General Conditions, Overhead and Profit, Insurance and Bonds City Cost Index 1.181 = A Compensation for Cost Variation per Geographical Location

Non Construction Cost 1.300 = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
2444	B2010 - EXTERIOR WALLS	B2010.20.004	Building / 1st Floor / Meeting Room	User reported existing unreinforced CMU wall.	Consult with a structural engineer to assess the CMU wall. Implement structural reinforcement or replace the existing wall as recommended.	280	SF	\$10,265	\$30,117	1
2447	B2010 - EXTERIOR WALLS	B2010.90.001	Building / 1st Floor / Bunk Room	Fire caulking is missing at pipe penetrations.	Provide fire caulking at wall penetrations.	5	LF	\$37	\$108	1
2511	B2070 - EXTERIOR LOUVERS AND VENTS	B2070.10.005	Building / Site / Yard Tool Storage	Exterior wall vent is in poor condition with significant visual wear and damage.	Replace the exterior wall vent with new.	1	EA	\$98	\$287	1
2481	B3010 - ROOFING	B3010.50.001	Building / Roof / Roof	Built-up roofing is beyond its expected useful service life and needs replacement.	Remove and replace built-up roofing.	8,400	SF	\$153,972	\$451,748	1
2440	C1030 - INTERIOR DOORS	C1030.10.006	Building / 1st Floor / Bunk Room	Fire rated door is missing.	Replace with fire rated door, with accessible hardware.	1	EA	\$2,688	\$7,888	1
2462	C2050 - CEILING FINISHES	C2050.10.001	Building / 1st Floor / Apparatus Bays	Painted gypsum wallboard ceiling is approaching the end of its useful life.	Remove the existing gypsum board ceiling and replace. Tape and paint.	2,000	SF	\$16,619	\$48,761	1
2504	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.40.004	Building / Site / Exterior	Fire accessory pump is at the end of its expected useful service life.	Provide equipment replacement and installation.	1	EA	\$2,112	\$6,196	1
2500	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.90.001	Building / Site / Exterior	Pipe insulation is at the end of its expected useful service life.	Provide equipment replacement and installation.	20	LF	\$367	\$1,076	1
2497	D3020 - HEATING SYSTEMS	D3020.10.011	Building / 1st Floor / Sleeping Dorm	Wall furnace is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$1,943	\$5,701	1
2508	D3020 - HEATING SYSTEMS	D3020.70.003	Building / 1st Floor / Apparatus Bay	Gas fired unit heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$4,531	\$13,295	1
2512	D3030 - COOLING SYSTEMS	D3030.70.009	Building / 1st Floor / Furnace Closet	Split system with furnace heating and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$9,532	\$27,966	1
2488	D3060 - VENTILATION	D3060.30.005	Building / Roof / Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,688	\$7,888	1
2483	D3060 - VENTILATION	D3060.30.006	Building / Roof / Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,055	\$8,964	1



Gold Ridge Fire Station 81

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Estimating Contingency) x (Escalation) General Construction Factor 1.400 = General Conditions, Overhead and Profit, Insurance and Bonds City Cost Index 1.181 = A Compensation for Cost Variation per Geographical Location

Non Construction Cost 1.300 = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
2476	D5010 - FACILITY POWER GENERATION	D5010.30.002	Building / 1st Floor	One of the photovoltaic panels is damaged.	Replace panel.	1	EA	\$1,405	\$4,124	1
2454	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.0002	Building / 1st Floor / Electrical	The 400A metered main switchboard (3P, 120/208) is approaching the end of its expected useful life.	Replace the existing metered main switchboard with a new metered main switchboard.	1	EA	\$11,734	\$34,428	1
2458	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1002	Building / 1st Floor / Electrical	The 225A (42 ckts, 120/240V, 1 1P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$6,956	\$20,410	1
2443	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1002	Building / 1st Floor / Electrical	The 225A (42 ckts, 120/240 V, 1P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$6,956	\$20,410	1
2482	D5040 - LIGHTING	D5040.50.010	Building / 1st Floor	The exterior wall mounted fixture is approaching the end of its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	6	EA	\$2,108	\$6,185	1
2448	D5040 - LIGHTING	D5040.50.411	Building / 1st Floor	Interior lighting system is at or is approaching end of its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	8,250	SF	\$179,652	\$527,093	1
2442	D7050 - DETECTION AND ALARM	D7050.10.022	Building / 1st Floor / Electrical	The existing fire alarm system is at the end of its industry rated useful life.	Provide a fully addressable fire alarm control panel with associated initiating and signaling devices.	8,250	SF	\$75,309	\$220,953	1
2485	G3020 - SANITARY SEWERAGE UTILITIES	G3020.40.007	Building / Site	Septic disposal system is not functioning, and is beyond its useful life.	Replace septic disposal equipment.	1	EA	\$7,332	\$21,512	1
2469	B2050 - EXTERIOR DOORS AND GRILLES	B2050.90.012	Site / Site / Kitchen	Cracks are present in the concrete pavement at the door thresholds.	Install new threshold.	4	SF	\$1,540	\$4,733	2
2461	C1030 - INTERIOR DOORS	C1030.10.001	Building / 1st Floor / Lounge	Entry door is not accessible and lacks clear floor areas.	Provide accessible door and clearance.	1	EA	\$971	\$2,987	2
2468	C2030 - FLOORING	C2030.50.001	Building / 1st Floor / Meeting	Luxury vinyl tile is approaching the end of its useful life	Remove the existing luxury vinyl tile and replace.	100	SF	\$917	\$2,818	2
2498	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.009	Building / Site / Exterior	Water softener is approaching the end of its expected useful life.	Provide equipment replacement and installation.	2	EA	\$2,762	\$8,489	2
2501	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.030	Building / Site / Exterior	Water treatment separator is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$1,344	\$4,132	2



Gold Ridge Fire Station 81

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Estimating Contingency) x (Escalation) General Construction Factor 1.400 = General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index 1.181 = A Compensation for Cost Variation per Geographical Location

Non Construction Cost 1.300 = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
2439	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.017	Building / 1st Floor / Bunk Room Toilet 1	Toilet room sink is not accessible.	Remove barrier as required.	3	LF	\$513	\$1,578	2
2503	D3060 - VENTILATION	D3060.30.002	Building / 1st Floor / Dorm Restroom/Sh	Ceiling exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$855	\$2,630	2
2475	F1050 - SPECIAL FACILITY COMPONENTS	F1050.80.004	Building / 1st Floor / Lounge	Entry door is not accessible and lacks clear floor areas.	Provide accessible door and clearance.	1	EA	\$12,220	\$37,561	2
2473	F1050 - SPECIAL FACILITY COMPONENTS	F1050.80.013	Building / 1st Floor / Entry Corridor	Serving counter is not accessible.	Provide accessible counter.	8	SF	\$391	\$1,202	2
2437	F1050 - SPECIAL FACILITY COMPONENTS	F1050.80.014	Building / 1st Floor / Bunk Room Toilet 1	Grab bars missing from accessible stall. The toilet seat cover dispenser is not accessible.	Install new accessible grab bars. Relocate toilet seat cover dispenser.	2	EA	\$538	\$1,653	2
2453	F1050 - SPECIAL FACILITY COMPONENTS	F1050.80.015	Building / 1st Floor / Kitchen	Serving counter not at ADA height.	Modify casework to lower serving counter to ADA height.	10	LF	\$6,721	\$20,659	2
2441	F1050 - SPECIAL FACILITY COMPONENTS	F1050.80.016	Building / 1st Floor / Meeting Room	The maximum force required to operate the entry door exceeds ADA standards.	Provide accessible door.	1	LF	\$98	\$301	2
2464	G2020 - PARKING LOTS	G2020.40.005	Site / Site / Parking	Parking stall striping is damaged / worn, OR was removed with pavement repairs.	Restripe parking stall striping.	1,700	SF	\$1,371	\$4,215	2
2438	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.10.006	Site / Site / Public Path of Travel	Walkways: Slopes exceed code.	Replace pedestrian concrete paving.	400	SF	\$5,279	\$16,227	2
2514	G3060 - SITE FUEL DISTRIBUTION	G3060.30.014	Building / Site / Exterior West of Building	Above-ground diesel storage tank is approaching the end of its expected useful life.	Provide equipment replacement and installation.	2	EA	\$62,950	\$193,488	2
2456	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.003	1st Floor / Concrete	Exterior doors, frames and hardware are approaching the end of their useful life.	Replace the exterior doors, frames and hardware.	1	EA	\$4,277	\$13,744	3
2457	B3010 - ROOFING	B3010.90.009		Wood fascia and trim chipped and have peeling paint.	Clean, repair, and paint the trim and/or fascia.	60	LF	\$2,053	\$6,597	3
2471	B3010 - ROOFING	B3010.90.009	Building / Roof / Roof	Wood fascia and trim chipped and have peeling paint.	Clean, repair, and paint the trim and/or fascia.	200	LF	\$6,843	\$21,990	3
2466	C2030 - FLOORING	C2030.75.002	Building / 1st Floor / Bunk Room	Rolled carpeting is approaching the end of its useful life.	Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.	450	SF	\$4,399	\$14,137	3



Gold Ridge Fire Station 81

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Estimating Contingency) x (Escalation) General Construction Factor 1.400 = General Conditions, Overhead and Profit, Insurance and Bonds City Cost Index 1.181 = A Compensation for Cost Variation per Geographical Location

Non Construction Cost 1.300 = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
2455	C2050 - CEILING FINISHES	C2050.80.002	Building / 1st Floor / Meeting Room	Existing suspended ceiling grid is approaching the end of its expected useful life.	Replace the ceiling grid, including the tiles.	1,100	SF	\$8,737	\$28,077	3
2492	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.028	Building / Site / Exterior	Water system pressure tank is approaching the end of its expected useful life.	Provide equipment replacement and installation.	2	EA	\$4,888	\$15,708	3
2495	D3060 - VENTILATION	D3060.30.024	Building / 1st Floor / Kitchen	Commercial kitchen hood beyond its expected useful service life.	Provide equipment replacement and installation.	1	EA	\$10,387	\$33,378	3
2470	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.30.034	Building / 1st Floor / Apparatus Bays	Stairs do not meet code requirements (e.g. width, rise, etc.).	Replace wood stairs and components.	10	LF	\$1,466	\$4,713	3
2493	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.10.004	Building / Site / Exterior West of Building	Fire water storage tank is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,139	\$70,341	5
2494	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.002	Building / 1st Floor / Water Heater Room	Gas fired water heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$5,035	\$17,586	5
2480	G2020 - PARKING LOTS	G2020.10.002	Building / 1st Floor	AC paving shows evidence of age and damage.	Replace AC pavement section.	7,400	SF	\$78,672	\$274,788	5
2486	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.10.00	Building / 1st Floor	Concrete pavement has major damage and structural failure.	Repair and replace concrete and base to match existing.	20	SF	\$264	\$922	5



Gold Ridge Fire Station 81

ID 2437

System F1050 - SPECIAL FACILITY COMPONENTS

Item No. F1050.80.014

Building/Floor/Room: Building / 1st Floor / Bunk Room Toilet 1

2

Priority:

Quantity/Unit of Measure: 2/EA **Total Deficiency Cost:** \$1,653.00

Deficiency Description: Grab bars missing from accessible stall.

The toilet seat cover dispenser is not

accessible

Description of Work: Install new accessible grab bars. Relocate

toilet seat cover dispenser.

Comments:



ID 2438

System G2030 - PEDESTRIAN PLAZAS AND

WALKWAYS G2030.10.006

Item No. G2030.10.006

Building/Floor/Room: Site / Site / Public Path of Travel

Priority:

Quantity/Unit of Measure: 400/SF
Total Deficiency Cost: \$16,227.00

Deficiency Description: Walkways: Slopes exceed code.

Description of Work: Replace pedestrian concrete paving.

Comments: The cross slope of the pavements along

the public path of travel does not meet

ADA compliance requirements.



ID 2439

System D2010 - DOMESTIC WATER DISTRIBUTION

Item No. D2010.60.017

Building/Floor/Room: Building / 1st Floor / Bunk Room Toilet 1

Priority:

Quantity/Unit of Measure: 3/LF **Total Deficiency Cost:** \$1,578.00

Deficiency Description: Toilet room sink is not accessible.

Description of Work: Remove barrier as required.

Comments: Clearance under the sink does not meet

ADA standards.





Gold Ridge Fire Station 81

ID 2440

System C1030 - INTERIOR DOORS

Item No. C1030.10.006

Building/Floor/Room: Building / 1st Floor / Bunk Room 1

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$7,888.00

Deficiency Description: Fire rated door is missing.

Description of Work: Replace with fire rated door, with

accessible hardware.

Comments: Door needs to be fire rated. Visible wear

and tear on the door surface. Door handle

is not ADA compliant.



TD

F1050 - SPECIAL FACILITY COMPONENTS System

Item No. F1050.80.016

Building/Floor/Room: Building / 1st Floor / Meeting Room

Priority:

Quantity/Unit of Measure: 1/LF **Total Deficiency Cost:** \$301.00

Deficiency Description: The maximum force required to operate

the entry door exceeds ADA standards.

Description of Work: Provide accessible door.

Comments:



ID

D7050 - DETECTION AND ALARM System

D7050.10.022 Item No.

Building/Floor/Room: Building / 1st Floor / Electrical

Quantity/Unit of Measure: 8,250/SF **Total Deficiency Cost:** \$220,953.00

Deficiency Description: The existing fire alarm system is at the

end of its industry rated useful life.

Description of Work: Provide a fully addressable fire alarm

control panel with associated initiating and

signaling devices.

Comments: Cost based on new system including

raceways and wiring.





Gold Ridge Fire Station 81

ID 2443

System D5020 - ELECTRICAL SERVICE AND

DISTRIBUTION

Item No. D5020.30.1002

Building/Floor/Room: Building / 1st Floor / Electrical

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$20,410.00

Deficiency Description: The 225A (42 ckts, 120/240

V, 1P) panelboard is approaching the end

of its expected useful life.

Description of Work: Replace the existing panelboard with a

new panelboard.

Comments:



ID 2444

System B2010 - EXTERIOR WALLS

Item No. B2010.20.004

Building/Floor/Room: Building / 1st Floor / Meeting Room

Priority:

Quantity/Unit of Measure: 280/SF **Total Deficiency Cost:** \$30,117.00

Deficiency Description: User reported existing unreinforced CMU

wall.

Description of Work: Consult with a structural engineer to

assess the CMU wall. Implement structural reinforcement or replace the existing wall

as recommended.

Comments: According to fire district staff, the CMU wall

may not have the required reinforcement.



ID 2447

System B2010 - EXTERIOR WALLS

Item No. B2010.90.001

Building/Floor/Room: Building / 1st Floor / Bunk Room

Priority:

Quantity/Unit of Measure: 5/LF **Total Deficiency Cost:** \$108.00

Deficiency Description: Fire caulking is missing at pipe

penetrations.

Description of Work: Provide fire caulking at wall penetrations.





Gold Ridge Fire Station 81

ID 2448

System D5040 - LIGHTING

Item No.D5040.50.411Building/Floor/Room:Building / 1st Floor

Priority:

Quantity/Unit of Measure: 8,250/SF **Total Deficiency Cost:** \$527,093.00

Deficiency Description: Interior lighting system is at or is

approaching end of its expected useful life.

Description of Work: Provide new interior lighting and control

system throughout building per current CEC T24 code.

Comments: Cost is for complete aut.

Cost is for complete gut and replacement

for all lighting and controls including

conduit and wiring.



ID 2453

System F1050 - SPECIAL FACILITY COMPONENTS

Item No. F1050.80.015

Building/Floor/Room: Building / 1st Floor / Kitchen

Priority:

Quantity/Unit of Measure: 10/LF **Total Deficiency Cost:** \$20,659.00

Deficiency Description: Serving counter not at ADA height.

Description of Work: Modify casework to lower serving counter

to ADA height.

Comments:

Item No.



ID 2454

System D5020 - ELECTRICAL SERVICE AND

DISTRIBUTION D5020.30.0002

Building/Floor/Room: Building / 1st Floor / Electrical

riority:

Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$34,428.00

Deficiency Description: The 400A metered main switchboard (3P,

120/208) is approaching the end of its

expected useful life.

Description of Work: Replace the existing metered main switchboard with a new metered main

switchboard.

Comments: Obsolete Zinsco equipment.





Gold Ridge Fire Station 81

ID 2455

System C2050 - CEILING FINISHES

Item No. C2050.80.002

Building/Floor/Room: Building / 1st Floor / Meeting Room

Priority:

Quantity/Unit of Measure: 1,100/SF **Total Deficiency Cost:** \$28,077.00

Deficiency Description: Existing suspended ceiling grid is

approaching the end of its expected useful

life

Description of Work: Replace the ceiling grid, including the tiles.

Comments:



ID 2456

System B2050 - EXTERIOR DOORS AND GRILLES

Item No. B2050.20.003

Building/Floor/Room: Building / 1st Floor / Concrete Block Room

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$13,744.00

Deficiency Description: Exterior doors, frames and hardware are

approaching the end of their useful life.

Description of Work: Replace the exterior doors, frames and

hardware.

Comments:



ID 2457

 System
 B3010 - ROOFING

 Item No.
 B3010.90.009

Building/Floor/Room: Building / Roof / Bunk Room

Priority:

Quantity/Unit of Measure: 60/LF Total Deficiency Cost: \$6,597.00

Deficiency Description: Wood fascia and trim chipped and have

peeling paint.

Description of Work: Clean, repair, and paint the trim and/or

fascia.





Gold Ridge Fire Station 81

ID 2458

System D5020 - ELECTRICAL SERVICE AND

DISTRIBUTION

Item No. D5020.30.1002

Building/Floor/Room: Building / 1st Floor / Electrical

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$20,410.00

Deficiency Description: The 225A (42 ckts, 120/240V, 1

1P) panelboard is approaching the end of

its expected useful life.

Description of Work: Replace the existing panelboard with a

new panelboard.

Comments:



ID 2461

System C1030 - INTERIOR DOORS

Item No. C1030.10.001

Building/Floor/Room: Building / 1st Floor / Lounge

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$2,987.00

Deficiency Description: Entry door is not accessible and lacks clear

floor areas.

Description of Work: Provide accessible door and clearance.

Comments: The west door width does not meet the

minimum requirements set by CBC and

ADA standards.



ID 2462

System C2050 - CEILING FINISHES

Item No. C2050.10.001

Building/Floor/Room: Building / 1st Floor / Apparatus Bays

Priority:

Quantity/Unit of Measure: 2,000/SF **Total Deficiency Cost:** \$48,761.00

Deficiency Description: Painted gypsum wallboard ceiling is

approaching the end of its useful life.

Description of Work: Remove the existing gypsum board ceiling

and replace. Tape and paint.

Comments: Water damage observed along the

perimeter of the apparatus bay ceiling.





Gold Ridge Fire Station 81

ID 2464

System G2020 - PARKING LOTS

Item No.G2020.40.005Building/Floor/Room:Site / Site / Parking

Priority:

Quantity/Unit of Measure: 1,700/SF **Total Deficiency Cost:** \$4,215.00

Deficiency Description: Parking stall striping is damaged / worn,

OR was removed with pavement repairs.

Description of Work: Restripe parking stall striping.

Comments: Provide designated accessible parking

spaces as required.



ID 2466

System C2030 - FLOORING

Item No. C2030.75.002

Building/Floor/Room: Building / 1st Floor / Bunk Room

Priority:

Quantity/Unit of Measure: 450/SF **Total Deficiency Cost:** \$14,137.00

Deficiency Description: Rolled carpeting is approaching the end of

its useful life.

Description of Work: Remove existing rolled carpeting and

replace it with new 40 oz. nylon carpet.

Comments: Large areas of carpet have visible wet

stains, indicating potential water damage.



ID 2468

System C2030 - FLOORING

Item No. C2030.50.001

Building/Floor/Room: Building / 1st Floor / Meeting Room

Priority:

Quantity/Unit of Measure: 100/SF **Total Deficiency Cost:** \$2,818.00

Deficiency Description: Luxury vinyl tile is approaching the end of

its useful life.

Description of Work: Remove the existing luxury vinyl tile and

replace.

Comments: The vinyl flooring is buckling along the

south wall of the meeting room, creating a

potential tripping hazard.





Gold Ridge Fire Station 81

ID 2469

System B2050 - EXTERIOR DOORS AND GRILLES

Item No.B2050.90.012Building/Floor/Room:Site / Site / Kitchen

Priority: 2

Quantity/Unit of Measure: 4/SF **Total Deficiency Cost:** \$4,733.00

Deficiency Description: Cracks are present in the concrete

pavement at the door thresholds.

Description of Work: Install new threshold.

Comments:



ID 2470

System G2030 - PEDESTRIAN PLAZAS AND

WALKWAYS

Item No. G2030.30.034

Building/Floor/Room: Building / 1st Floor / Apparatus Bays

Priority:

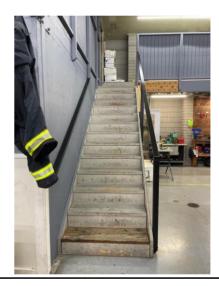
Quantity/Unit of Measure: 10/LF **Total Deficiency Cost:** \$4,713.00

Deficiency Description: Stairs do not meet code requirements

(e.g. width, rise, etc.).

Description of Work: Replace wood stairs and components.

Comments:



ID 2471

System B3010 - ROOFING

Item No. B3010.90.009

Building/Floor/Room: Building / Roof / Roof

Priority:

Quantity/Unit of Measure: 200/LF
Total Deficiency Cost: \$21,990.00

Deficiency Description: Wood fascia and trim chipped and have

peeling paint.

Description of Work: Clean, repair, and paint the trim and/or

fascia





Gold Ridge Fire Station 81

ID

F1050 - SPECIAL FACILITY COMPONENTS System

Item No. F1050.80.013

Building/Floor/Room: Building / 1st Floor / Entry Corridor 2

Priority:

Quantity/Unit of Measure: 8/SF **Total Deficiency Cost:** \$1,202.00

Deficiency Description: Serving counter is not accessible.

Description of Work: Provide accessible counter.

Comments: The counter height exceeds the maximum

(34") allowed by ADA standards.



TD 2475

F1050 - SPECIAL FACILITY COMPONENTS System

Item No. F1050.80.004

Building/Floor/Room: Building / 1st Floor / Lounge

Priority:

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$37,561.00

Deficiency Description: Entry door is not accessible and lacks clear

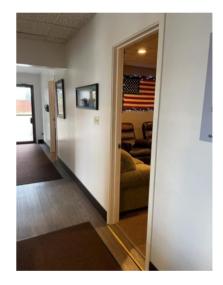
floor areas.

Description of Work: Provide accessible door and clearance.

Comments: The door width at the north entry to the

lounge does not comply with the minimum requirements set by the CBC and ADA

standards.



ID 2476

D5010 - FACILITY POWER GENERATION System

1

Item No. D5010.30.002 **Building/Floor/Room:** Building / 1st Floor

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$4,124.00

Deficiency Description: One of the photovoltaic panels is damaged.

Description of Work: Replace panel.

Comments: This deficiency is for one panel. The

overall photovoltaic system remaining life

is beyond timeline of FCA.





Gold Ridge Fire Station 81

ID 2480

System G2020 - PARKING LOTS

Item No.G2020.10.002Building/Floor/Room:Building / 1st Floor

Priority:

Quantity/Unit of Measure: 7,400/SF **Total Deficiency Cost:** \$274,788.00

Deficiency Description: AC paving shows evidence of age and

damage.

Description of Work: Replace AC pavement section.

Comments:



ID 2481

System B3010 - ROOFING

Item No.B3010.50.001Building/Floor/Room:Building / Roof / Roof

Priority:

Quantity/Unit of Measure: 8,400/SF **Total Deficiency Cost:** \$451,748.00

Deficiency Description: Built-up roofing is beyond its expected

useful service life and needs replacement.

Description of Work: Remove and replace built-up roofing.

Comments: Water ponding is occurring at the

perimeters of the roof. Debris and mold are present around the roof drains.



ID 2482

System D5040 - LIGHTING

Item No. D5040.50.010

Building/Floor/Room: Building / 1st Floor

Priority:

Quantity/Unit of Measure: 6/EA
Total Deficiency Cost: \$6,185.0

Deficiency Description: The exterior wall mounted fixture is

approaching the end of its expected useful

life.

Description of Work: Replace the existing wall mounted lighting

fixture with an LED lighting fixture.





Gold Ridge Fire Station 81

ID 2483

System D3060 - VENTILATION

Item No. D3060.30.006

Building/Floor/Room: Building / Roof / Roof

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$8,964.00

Deficiency Description: Roof exhaust fan is approaching the end of

its expected useful life.

Description of Work: Provide equipment replacement and

1

installation.

Comments: Kitchen exhaust fan is too loud.



ID 2485

System G3020 - SANITARY SEWERAGE UTILITIES

Item No.G3020.40.007Building/Floor/Room:Building / Site

Priority:

Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,512.00

Deficiency Description: Septic disposal system is not functioning,

and is beyond its useful life.

Description of Work: Replace septic disposal equipment.

Comments: Septic system backs up occasionally.



ID 2486

System G2030 - PEDESTRIAN PLAZAS AND

WALKWAYS G2030.10.00 Building / 1st Floor

Priority:

Building/Floor/Room:

Quantity/Unit of Measure: 20/SF Total Deficiency Cost: \$922.00

Deficiency Description: Concrete pavement has major damage and

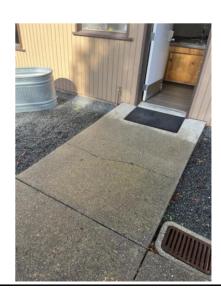
structural failure.

Description of Work: Repair and replace concrete and base to

match existing.

Comments:

Item No.





Gold Ridge Fire Station 81

ID 2488

System D3060 - VENTILATION

Item No. D3060.30.005

Building/Floor/Room: Building / Roof / Roof

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$7,888.00

Deficiency Description: Roof exhaust fan is approaching the end of

its expected useful life.

Description of Work: Provide equipment replacement and

installation.

Comments:



ID 2492

System D2010 - DOMESTIC WATER DISTRIBUTION

Item No. D2010.20.028

Building/Floor/Room: Building / Site / Exterior

Priority:

Quantity/Unit of Measure: 2/EA **Total Deficiency Cost:** \$15,708.00

Deficiency Description: Water system pressure tank is

approaching the end of its expected useful

life.

Description of Work: Provide equipment replacement and

installation.

Comments:



ID 2493

System D2010 - DOMESTIC WATER DISTRIBUTION

Item No. D2010.10.004

Building/Floor/Room: Building / Site / Exterior West of Building

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$70,341.00

Deficiency Description: Fire water storage tank is approaching the

end of its expected useful life.

Description of Work: Provide equipment replacement and

installation.





Gold Ridge Fire Station 81

ID 2494

System D2010 - DOMESTIC WATER DISTRIBUTION

Item No. D2010.20.002

Building/Floor/Room: Building / 1st Floor / Water Heater Room

5

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$17,586.00

Deficiency Description: Gas fired water heater is approaching the

end of its expected useful life.

Description of Work: Provide equipment replacement and

installation.

Comments:



ID 2495

System D3060 - VENTILATION

Item No. D3060.30.024

Building/Floor/Room: Building / 1st Floor / Kitchen

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$33,378.00

Deficiency Description: Commercial kitchen hood beyond its

3

expected useful service life.

Description of Work: Provide equipment replacement and

installation.

Comments: Kitchen exhaust fan is too loud; manual

switch control.



ID 2497

System D3020 - HEATING SYSTEMS

Item No. D3020.10.011

Building/Floor/Room: Building / 1st Floor / Sleeping Dorm

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$5,701.00

Deficiency Description: Wall furnace is approaching the end of its

expected useful life.

Description of Work: Provide equipment replacement and

installation.





Gold Ridge Fire Station 81

ID 2498

System D2010 - DOMESTIC WATER DISTRIBUTION

Item No. D2010.20.009

Building/Floor/Room: Building / Site / Exterior

Priority:

Quantity/Unit of Measure: 2/EA **Total Deficiency Cost:** \$8,489.00

Deficiency Description: Water softener is approaching the end of

its expected useful life.

Description of Work: Provide equipment replacement and

2

installation.

Comments:



ID 2500

System D2010 - DOMESTIC WATER DISTRIBUTION

Item No. D2010.90.001

Building/Floor/Room: Building / Site / Exterior

Priority:

Quantity/Unit of Measure: 20/LF **Total Deficiency Cost:** \$1,076.00

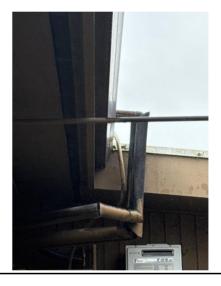
Deficiency Description: Pipe insulation is at the end of its expected

useful service life.

Description of Work: Provide equipment replacement and

installation.

Comments:



ID 2501

System D2010 - DOMESTIC WATER DISTRIBUTION

Item No. D2010.20.030

Building/Floor/Room: Building / Site / Exterior

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$4,132.00

Deficiency Description: Water treatment separator is approaching

the end of its expected useful life.

Description of Work: Provide equipment replacement and

installation.





Gold Ridge Fire Station 81

ID 2503

System D3060 - VENTILATION

Item No. D3060.30.002

Building/Floor/Room: Building / 1st Floor / Dorm Restroom/Shower

Priority: 2

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$2,630.00

Deficiency Description: Ceiling exhaust fan is approaching the end

of its expected useful life.

Description of Work: Provide equipment replacement and

installation.

Comments:



ID 2504

System D2010 - DOMESTIC WATER DISTRIBUTION

Item No. D2010.40.004

Building/Floor/Room: Building / Site / Exterior

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$6,196.00

Deficiency Description: Fire accessory pump is at the end of its

expected useful service life.

Description of Work: Provide equipment replacement and

installation.

Comments:



ID 2508

System D3020 - HEATING SYSTEMS

Item No. D3020.70.003

Building/Floor/Room: Building / 1st Floor / Apparatus Bay

Priority:

Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$13,295.00

Deficiency Description: Gas fired unit heater is approaching the

end of its expected useful life.

Description of Work: Provide equipment replacement and

installation.





Gold Ridge Fire Station 81

ID 2511

System B2070 - EXTERIOR LOUVERS AND VENTS

Item No. B2070.10.005

Building/Floor/Room: Building / Site / Yard Tool Storage

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$287.00

Deficiency Description: Exterior wall vent is in poor condition with

significant visual wear and damage.

Description of Work: Replace the exterior wall vent with new.

Comments:



D 2512

System D3030 - COOLING SYSTEMS

Item No. D3030.70.009

Building/Floor/Room: Building / 1st Floor / Furnace Closet

Priority:

Quantity/Unit of Measure: 1/EA **Total Deficiency Cost:** \$27,966.00

Deficiency Description: Split system with furnace heating and

outdoor condensing unit is approaching the

end of its expected useful life.

Description of Work: Provide equipment replacement and

installation.

Comments:



ID 2514

System G3060 - SITE FUEL DISTRIBUTION

Item No. G3060.30.014

Building/Floor/Room: Building / Site / Exterior West of Building

Priority:

Quantity/Unit of Measure: 2/EA

Total Deficiency Cost: \$193,488.00

Deficiency Description: Above-ground diesel storage tank is

approaching the end of its expected useful

me.

Description of Work: Provide equipment replacement and

installation.

Comments: 630 Gallons for Tank 1

240 Gallons for Tank 2







EXHIBIT H



January 22, 2025 Job No. 4449.0

Gold Ridge Fire Protection District c/o Chief Shepley Schroth-Cary 4500 Hessel Road Sebastopol, CA 95472

> Report Geotechnical Investigation Proposed Warehouse and Fire Station Addition 4500 and 4510 Hessel Road Sebastopol, California

This report presents the results of our geotechnical investigation for the subject project. The project site is shown on Plate 1.

We understand that the project consists of the construction of a new 5,000-square foot warehouse building and associated parking, and a remodel and addition to the existing fire station. The fire station addition is part of an essential facility; however, the proposed new warehouse will not be an essential facility. The planned structures will be single story and have concrete slab-on-grade floors. Foundation loads are expected to be typical for the type of construction indicated. We understand that unretained cuts and fills will be relatively minor and less than about 6 feet high. Retaining walls are not planned.

The scope of our investigation, as outlined in our November 20, 2024 agreement included reviewing selected published geologic information from our files, exploring subsurface conditions at the site, and performing laboratory testing on selected samples. Based upon our work, we have developed conclusions and recommendations concerning:

- 1. Proximity of the site to published active faults.
- 2. Soil, rock, and groundwater conditions observed.
- 3. Site preparation and grading.
- 4. Foundation type(s) and design criteria.
- 5. Concrete slabs-on-grade.
- 6. Pavement thickness recommendations.

Westside Center 6470 Mirabel Road Post Office Box 460 Forestville, CA 95436 707.887.2505

- 7. Geotechnical engineering drainage.
- 8. Supplemental services.

Our scope of work did not include an evaluation of any potential hazardous waste contamination or corrosion potential of the soil or groundwater at the site. Further, our scope of services did not include evaluation of areas beyond the development described above.

WORK PERFORMED

A listing of the geologic related literature reviewed is presented in the *Bibliography* at the end of this report.

On November 26, 2024, our engineering geologist performed a site visit to confirm our exploration approach. On December 4, 2024, our engineering geologist explored the subsurface conditions in the building areas to the extent of four test borings. Test borings were drilled with a truck mounted drill rig equipped with 6-inch diameter solid stem augers. The completed test borings ranged in depth from 6-½ to 18-½ feet. The approximate test boring locations are generally shown on Plate 1.

Our engineering geologist logged the conditions exposed and obtained relatively undisturbed soil samples at selected intervals for visual identification and laboratory testing. The relatively undisturbed samples were obtained with either a 2.4 or 1.5-inch, inside-diameter, split-spoon sampler driven with a 140-pound hammer with a fall of about 30 inches per blow. The blows required to drive the sampler were recorded. The hammer blows for the 2.4-inch diameter sampler were converted to standard penetration blow counts. The 1.5-inch sampler does not require conversion of the blow counts. Blow counts are noted as N-Value on the test boring log. Logs of the test borings showing the materials encountered are presented on Plates 2 through 5.

Representative samples of the soils encountered were laboratory tested to determine their moisture content, dry density, strength, and classification (Atterberg limits, and percent passing No. 200 sieve (0.02 mm)). These test results are presented on the logs. In addition, a Resistance (R-) Value test was performed. The results of the R-Value test are presented on Plate 6.

The logs show our interpretation of the subsurface conditions on the dates and locations indicated, and it is not warranted that they are representative of the subsurface conditions at other locations and times. Also, the stratification lines on the logs represent the approximate boundaries between soil types; the transition may be gradual.

SITE CONDITIONS

The subject property comprised of two parcels is located on the west side of Hessel Road, between its intersections with Fairbanks and Volkerts Roads. The properties are generally gently sloping to the south with slopes in the proposed development area ranging from 15:1 (horizontal to vertical) to 8:1. The existing fire station lot has been graded to create a level pad for the fire station structure and the surrounding paved parking areas. The proposed warehouse property is approximately 10 feet lower in elevation than the fire station with a 3:1 slope transition near the property line. The southern parcel to be used for the new warehouse improvements in currently undeveloped and covered with grasses. A recently demolished residence previously occupied the planned improvement area.

The geologic maps reviewed indicate that the property is underlain by the Wilson Grove Formation. This formation is predominantly marine sandstone and pebbly sandstone.

A summary of the boring logs is shown on Plates 2 through 5. The test borings in the proposed warehouse area encountered disturbed loose silty sand surface soils. These soils typically range from about 2-1/2 to 3 feet deep. Test Borings 3 and 4 located adjacent to the existing fire station encountered medium dense clayey and silty sand and medium stiff sandy clay soils underlying 2 inches of asphalt and about 6 to 9 inches of base rock. However, Test Boring 4 encountered weak soils from about 3- ½ to 5-½ feet. Weak surface soils are typically prone to consolidation and/or collapse when saturated under a load. The depth of weak soils is indicated on the test boring logs.

Underlying the weak surface soils in our test borings are medium dense silty and clayey sands, moderately stiff to stiff sandy clays and sandstone and siltstone of the Wilson Grove Formation. The bedrock is generally soft to moderately hard, friable to weak, and moderately weathered. The soil and/or bedrock underlying the weak soils are considered to be only slightly compressible for the anticipated building loads.

Groundwater seepage was not encountered in our test borings at the time of exploration. Groundwater conditions are expected to vary seasonally and at different locations. Our scope of services did not include an evaluation of flooding.

Interactive geologic maps of the area by the California Geological Survey (CGS, 2024 revision) do not show the presence of active faults crossing the building site or parcel. In addition, the property is not mapped within an Alquist-Priolo (AP) Earthquake Fault Zone, which could require a detailed investigation to evaluate the hazard of fault surface rupture in relation to nearby active faults. The nearest fault traces considered to be seismically active (experiencing surface rupture within about the last 11,000 years) are the Roders Creek Fault located

approximately 6- ½ miles to the northeast and the San Andreas Fault located approximately 13 miles to the southwest. Other faults not currently considered active may be located closer to the site. Our authorized scope of work did not include subsurface investigative work to evaluate if active faulting crosses the site.

Soil conditions encountered in our test borings indicate the site may be prone to densification or liquefaction which is discussed below.

DISCUSSION AND CONCLUSIONS

Based on the results of our investigation, we conclude that the planned development is feasible from a geotechnical engineering viewpoint. The primary geotechnical concerns are the presence of weak surface soils.

Upon saturation, weak soils will lose strength and consolidate rapidly under loads of new fill and structural elements. Saturation will occur when the natural evaporation of soil moisture is inhibited by new fill and structural elements. Therefore, we conclude that the existing surface materials are unsuitable for support of fills, foundations, and concrete slabs in their present condition.

Suitable foundation and concrete slab-on-grade support for the proposed warehouse and addition can be achieved by upgrading the weak surface soils in building areas by excavating the weak soils (about 2-½ to 3 feet in the warehouse area and perhaps 5-1/2 feet in the addition area based on Test Boring 4) and replacing them as engineered fill. Shallow footings supported in the engineered fill can be used for the warehouse. Suitable foundations for the fire station addition should consist of a mat slab following the design criteria discussed in the recommendations of this report. Post construction differential settlement could be on the order of 1/2 an inch or less across the length of each structure.

Additions to Existing Structures

If new foundations are constructed for the fire station addition, there will be a potential for differential movements between the new and existing foundations as the structures experience vertical movements from new loading. Such differential movement may result in some distress. The location of distress, if it occurs, will depend upon the type of connection between the additions and existing structure, and type of movements. Our recommendations are intended to reduce the potential for distress. The potential for distress of the new foundations or slabs, or existing foundations and slabs may be reduced if the new construction is separated from the existing structure.

BAUER ASSOCIATES, INC.

4500 & 4510 Hessel Road Job No. 4449.0 January 22, 2025 Page 5

The existing structure could, if desired, be monitored for distress during construction. Should distress of the existing structure be noted, or if the risk of distress to the structure is unacceptable to the owner, then underpinning, bracing and/or shoring may be necessary and should be considered. Such monitoring, if desired, should begin prior to, and continue during and after, construction.

The contractor must use extreme caution when excavating directly adjacent to existing footings. Excavations adjacent to, and lower than, the bottom of footings must be performed in alternating short sections not exceeding 10 feet in length to avoid removing lateral confinement. A maximum of one-third of the existing foundation should be exposed at one time. Construction operations must be carefully planned to allow for the installation of fill or new footings as soon as possible after completing the excavation. Heavy vibratory equipment that could cause settlement must not be used within 5 feet of existing footings.

Seismic Hazards

Our review of liquefaction susceptibility maps prepared by USGS indicates that the property is not located within an area of subject liquefaction potential.

Liquefaction is the rapid loss of shear strength in soils due to an increase in pore water pressure during strong earthquake ground shaking. The occurrence of this phenomenon is dependent on many factors including the intensity and duration of ground shaking, soil density, particle size distribution, and position of the groundwater table (Seed and Idriss, 1982). Liquefaction typically occurs in saturated, loose, cohesionless sands and occasionally in soft silts. Above the groundwater table, loose granular soils can be susceptible to densification.

The loose to medium dense sand layers encountered in our borings at the firehouse addition indicate a low to borderline moderate risk of liquefaction and densification. However, based on the percent of fines and plasticity index of the clayey soils along with the lack of groundwater encountered in our borings after significant rainfall, we judge that potential for liquefaction and densification within the sands to be low (Seed et al., 2003). The materials encountered in our test borings at the warehouse addition appear to have a very low risk of liquefaction potential due to the clay soils rather than clayey sand soils encountered at the firehouse addition.

Seismically induced settlement is caused by the consolidation of loose to medium dense sands during an earthquake. We estimate that if seismically induced settlement were to occur, would be on the order of 1/2 an inch or less. Differential settlement of 1/4 an inch could occur due to the discontinuity of sand lenses. Differential settlement should be anticipated over the length of each

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structure. The above settlements are in addition to the post construction settlements previously discussed.

Lateral spreading of soils can occur during liquefaction. Lateral spreading occurs where continuous layers of liquefiable soil extend to a free face, such as a creek bank. The risk of lateral spreading is estimated to be low considering the depth of the loose to medium dense sands lenses and the distance of the site to sufficiently steep slopes subject to lateral spreading.

The results of our literature review did not reveal active faults passing through the site. Since future fault rupture is generally considered more likely to follow the most recent fault ruptures, we estimate the risk of future surface rupture during earthquakes to be low.

Like the entire Sonoma County, the site is subject to severe ground shaking during earthquakes generated by faults in the region. The intensity of future ground shaking will depend on the distance from the earthquake to the site, magnitude of the earthquake, and response of the structure to the underlying soil and rock. It will be necessary to design and construct the project in strict accordance with current standards for earthquake-resistant construction.

Exterior Slabs

Non-critical exterior slabs, such as equipment pads and walkways, may be constructed on stripped and level subgrade provided: 1) the slabs are separated from foundations and provided with control joints; 2) slabs are designed to minimize cracking; and 3) some soil-related cracking is considered acceptable. If better slab performance of non-critical slabs-on-grade is desired or required, it will be necessary to overexcavate a portion of the weak materials and replace these as engineered fill. The depth of overexcavation is dependent upon the level of performance desired by the owner.

Drainage

Control of surface run-off will significantly enhance the stability of the site. New and existing roof gutter downspouts must be collected into non-perforated pipes and discharged into the site storm drainage, or onto concrete slabs-on-grade or asphalt pavements that drain away from the foundations. Outlets should be provided in slab rock at slabs-on-grade to reduce the risk of water build up in the slab rock.

Groundwater

Groundwater was not encountered in our test borings. However, groundwater conditions are expected to vary. Shallow perched groundwater conditions can typically occur in the project

vicinity. Excavations performed in the summer or autumn months will typically result in a lower risk of encountering groundwater.

RECOMMENDATIONS

Site Preparation and Grading

Areas to be graded should be cleared of designated brush, rubble, debris and old fills. Material generated by the clearing operations should be removed from the site. Wells, cesspools, and other voids encountered or generated during clearing should be either backfilled with granular material or compacted soil, or capped with concrete as determined by us and in accordance with Sonoma County requirements.

Areas to be graded should be stripped of the upper soils containing root growth and organic matter. The strippings should be removed from the site, stockpiled for reuse as topsoil, or mixed with at least two parts soil and used as fill beyond improvements.

Following clearing and stripping, planned excavations should be performed. For the purpose of definition, "select fill areas" referred to in this report are buildings with critical concrete slab-ongrade floors or shallow foundations. Select fill areas also include the zones extending for a distance of 5 feet (where possible) beyond the outside edges of slabs and footings. Within select fill areas, existing weak surface soils should be removed for their full depth.

If isolated deeper zones of soft, saturated, dry (shrinkage cracks), highly porous or organic soils are encountered during excavation and recompaction, those soils should be removed to expose firm soils. The depth and extent of overexcavation should be approved in the field by us.

Within select fill areas, the exposed excavation bottoms should be moisture conditioned to 2 percent above optimum moisture content, scarified and compacted to at least 90 percent relative compaction. Relative compaction refers to the in-place dry density of the soil expressed as a percentage of the maximum dry density of the same soil, as determined by ASTM D 1557-12. Optimum moisture content is the water content (percentage by dry weight) corresponding to the maximum dry density.

The on-site soils should be suitable for reuse as select fill provided that: 1) all rock sizes greater than 6 inches in largest dimension and perishable materials are removed; and 2) the fill materials are approved by us prior to use. We judge the on-site soils can be used as engineered fill. Imported fill, if needed, should be select. Select fill should be free of organic matter, non-

expansive and should generally conform to the following requirements:

Sieve Size	Percent Passing
6-inch	100
4-inch	90-100
No. 200	15-60

Liquid Limit - 40 Maximum Plasticity Index - 15 Maximum (ASTM D 4318-10 Wet Test Method)

Fill should be placed in thin lifts (normally 6 to 8 inches depending on compaction equipment), uniformly moisture conditioned to 2 percent for non-expansive soils (4 percent for expansive soils, if encountered) and compacted to at least 90 percent relative compaction. All surfaces should be finished to present a smooth, <u>unyielding</u> subgrade.

At all times, temporary construction excavations should conform to the regulations of the State of California, Department of Industrial Relations, Division of Industrial Safety or other stricter governing regulations. The performance of temporary cut slopes is the responsibility of the contractor/owner.

Spread Footing Foundations

Where remedial grading is performed to strengthen the weak surface soils, spread footings should extend at least 12 inches into engineered fill.

Spread footings should be at least 12 inches wide. Spread footings bearing into engineered fill can be designed using an allowable bearing pressure of 2,000 and 3,000 pounds per square foot (psf) for dead plus long-term live loads and total design loads, respectively.

The portion of the foundations extending into firm soils may impose a passive equivalent fluid pressure of 350 pounds per cubic foot (pcf), triangular distribution, and a friction factor of 0.35 times the net vertical dead load. Passive pressures should be neglected within the upper 1 foot, unless footings are confined by other construction. The footings should be stepped as necessary to produce level tops and bottoms. We should observe the footing excavations prior to the placement of reinforcing steel and concrete.

Mat Slab

The mat slab should be underlain by engineered fill placed and compacted in accordance with the recommendations presented in this report. Further, the mat slab should be at least 10 inches thick and reinforced in both directions to span at least 5 feet and cantilever at least 3 feet at the edges of non-support. The mat should be designed using allowable bearing pressures of 1,500 psf for dead plus long-term live loads, and 2,250 psf for total design loads.

Where portions of the foundation extend 12 inches below lowest adjacent grade, those areas may impose a passive equivalent fluid pressure of 200 pcf and a friction factor of 0.3 times the net vertical dead load. Passive pressures should be neglected within the upper foot, unless footings are confined by concrete slabs-on-grade or asphalt pavement structural sections. A coefficient of subgrade reaction of 150 pounds per cubic inch may be used for mat slab design.

Seismic Design Criteria

The following criteria is based on 2022 CBC guidelines, ASCE 7-16, Google Earth site latitude and longitude coordinates of 38.35029° N; 122.77859° W, and USGS Earthquake Ground Motion Parameters:

Spectral Response Type & Description	Value (g)
S _S (0.2 second period)	1.5
S ₁ (1.0 second period)	0.6
S _{DS} (0.2 second period)	1
Peak Ground Acceleration (PGA)	0.532
Site Classification	D

Title 24, Part 2, Section 1613.2.2, of the 2022 CBC indicates that site categorization for seismic design should be based on the average soil values within the upper 100 feet of the site. We performed a geophysical site evaluation which included subsurface seismic imaging and earthquake ground shaking potential evaluation using Terēan's VsSurf ReMiTM seismic data processing software. Seismic surveys were performed to determine the soil profile with depth and the seismic site class per ASCE 7-16 using the weighted-average soil shear wave velocity for the upper 100 feet (Vs100). The surveys were performed by recording active and/or ambient (passive) seismic sources. The seismic recording array for these surveys consisted of 12, 4.5 Hz geophones at 26.25 ft spacing, for a total survey length of 289 feet. Active noise was generated by hammer blows adjacent to the seismic line during data acquisition while ambient noise was generated from traffic along the nearby roads. The seismic data were acquired using a

ReMiDAQTM 4-12 channel seismograph, while data was processed using Terēan's ReMiTM software. Survey results indicate a weighted-average soil shear wave velocity of the upper 100 feet (Vs100) of 975 ft/s. This results in a designation of a Seismic Site Class D according to Table ASCE 7-16.

Concrete Slabs-On-Grade

Critical use concrete slabs-on-grade, such as interior floors or other settlement sensitive slabs should be supported on engineered fill.

Non-critical slabs, such as exterior areas, may be constructed on stripped and leveled subgrade provided that: 1) the slabs are separated from foundations; 2) slabs are designed to minimize cracking (i.e., reinforced and provided with control joints); and 3) some soil related cracking and movement is considered acceptable. Improved performance of slabs could be attained by removal of some, or all, of the weak soils and replacement as engineered fill.

Interior concrete slabs should be underlain with a capillary moisture break and cushion layer consisting of at least four inches of clean, free-draining crushed rock. The crushed rock should be at least 1/4-inch, and no larger than 3/4-inch, in size.

Moisture will condense on the underside of slabs. Where moisture migration through slabs is detrimental, waterproofing methods and specifications should be determined by others for incorporation into the project plans. Slabs should be at least 4 inches thick and reinforced to reduce cracking.

Slab thickness should be recommended by the structural engineer to support the anticipated loads and to reduce cracking. Some cracking of slabs must be anticipated considering concrete shrinkage. Reinforcing must be carefully installed in accordance with the structural engineer's recommendations to minimize the potential of cracking.

Exterior slabs should be carefully separated from foundations with felt paper, mastic, or other positive and low friction separation. Garage slabs should also be separated unless the entire structure is supported by select, engineered fill.

Asphalt Pavement Structural Sections

A composite bulk sample of the anticipated subgrade materials was collected from Test Borings 1 and 2. Based on our investigation, we conclude the anticipated subgrade soils have a moderate supporting capacity. Our laboratory testing of potential subgrade soil shown on Plate 6 resulted

in an R-value of 70. However, based on the likely variability of subgrade soils, we recommend using an R-value of 25 for use in pavement calculations. Using this R-Value and the assumed Traffic Indices (T.I.'s) below, we recommend the following pavement sections. Traffic Indices are typically provided by the Project Civil Engineer. We would be pleased to evaluate and provide recommended T.I.'s for the project if anticipated traffic loadings are available.

T.I.	Asphalt Concrete (inches)	Class II* Aggregate Base (inches)
4.0	3.0	6
4.5	3.0	6
5.0	3.0	7
5.5	3.0	9
6.0	3.0	11
6.5	3.5	11
7.0	4.0	11
7.5	4.5	12

The flexible pavement materials and construction methods should conform to the quality requirements of the State of California, Caltrans Standard Specifications, current edition, and that of the County of Sonoma. We have not developed pavement thicknesses for the paved areas adjacent the dumpsters. We understand that recommendations are available from the waste disposal service companies for dumpster areas, if needed.

Prior to preparation of the subgrade, all underground utilities in the paved areas should be installed and properly backfilled. Subgrade soil should be uniformly moisture conditioned to 2 percent above optimum moisture content and compacted to at least 95 percent relative compaction, providing a firm and unyielding surface. This may require scarifying and recompacting to achieve uniformity. The aggregate base materials should be placed in thin lifts in a manner to prevent segregation, uniformly moisture conditioned, and compacted to at least 95 percent relative compaction to provide a smooth, unyielding surface.

Geotechnical Engineering Drainage

Ponding water will be detrimental to foundations. Control of surface run off will significantly enhance the stability of the site. Therefore, the site must be graded to provide positive drainage away from foundations, crawl spaces, tops of retaining walls, and finished cut and fill slopes. Roofs should be provided with gutters, and the downspouts connected to non-perforated pipes discharging into the site storm drainage system or erosion resistant areas as designed by the civil

BAUER ASSOCIATES, INC.

4500 & 4510 Hessel Road Job No. 4449.0 January 22, 2025 Page 12

engineer. Roof downspouts and surface drains must be maintained entirely separate from subsurface drainage.

Outlets should be provided in the slab rock to reduce the risk of water build up in the slab rock. Increased mitigation, if desired, could be provided by installation of trench subdrains beneath the slab rock. The subdrains, if constructed, should consist of 12-inch deep by 12-inch wide trenches that cross the slab area, as directed by us. The slab rock should be connected to the subdrain rock. The subdrain trenches should be graded at a slope of about 2 percent to the outlet. The subdrain pipe should consist of PVC Schedule 40 or ABS with an SDR of 35 or better. Perforations should be placed down on a bed of drain rock. The trench and pipe should be backfilled with clean, free-draining, 3/4 or 1-1/2-inch crushed drain rock, separated from adjacent soil/rock by a non-woven filter fabric. As an alternative, Class II permeable material complying with Caltrans Section 68, may be used without filter fabric.

Supplemental Services

We should be contacted during design to discuss alternative approaches and our recommendations. We should review the final plans for conformance with the intent of our recommendations.

During grading and foundation construction, we should provide intermittent geotechnical engineering observations, along with necessary field and laboratory testing during: 1) removal of weak soils; 2) fill placement and compaction; 3) preparation and compaction of subgrade; 4) excavation of foundations; and 5) special inspections, as appropriate. These observations and tests would allow us to check that the contractor's work conforms with the intent of our recommendations and the project plans and specifications. These observations also permit us to check that conditions encountered are as anticipated, and modify our recommendations, as necessary. Upon completion of the project, we should perform a final observation prior to occupancy. We should summarize the results of this work in a final report.

These supplemental services are performed on an as-requested basis, and we can accept absolutely no responsibility for items that we are not notified to observe. These supplemental services are in addition to this investigation, and are charged for on an hourly basis in accordance with our Schedule of Charges. We must be provided with at least 48 hours notice for scheduling our initial site visit, and 24 hours thereafter.

4500 & 4510 Hessel Road Job No. 4449.0 January 22, 2025 Page 13

MAINTENANCE

Periodic land maintenance will be required. Surface and subsurface drains should be checked frequently and cleaned and maintained as necessary.

LIMITATIONS

We performed the investigation and prepared this report in accordance with generally accepted standards of the geotechnical engineering profession. No other warranty, either express or implied, is given.

If the project is revised, or if conditions different from those described in this report are encountered during construction, we should be notified immediately so that we can take timely action to modify our recommendations, if warranted. Site conditions and standards of practice change. Therefore, we should be notified to update this report if construction is not performed within 18 months of the submittal date.

BAUER ASSOCIATES, INC.

4500 & 4510 Hessel Road Job No. 4449.0 January 22, 2025 Page 14

We trust this provides the information you require at this time. If you have questions or wish to discuss this further, please call.

Very truly yours,

BAUER ASSOCIATES, INC.

STEVEN J.

KLICK

No. 2670

1/22/25

Steven J. Klick Engineering Geologist Civil Engineer C 95461

** CIVIL ORNER

CIVIL

2319

Arthur H. Graff
Geotechnical Engineer

SJK/AHG (gi/hessel road (4510/4510))

Attachments: Plates 1 through 6

Email only

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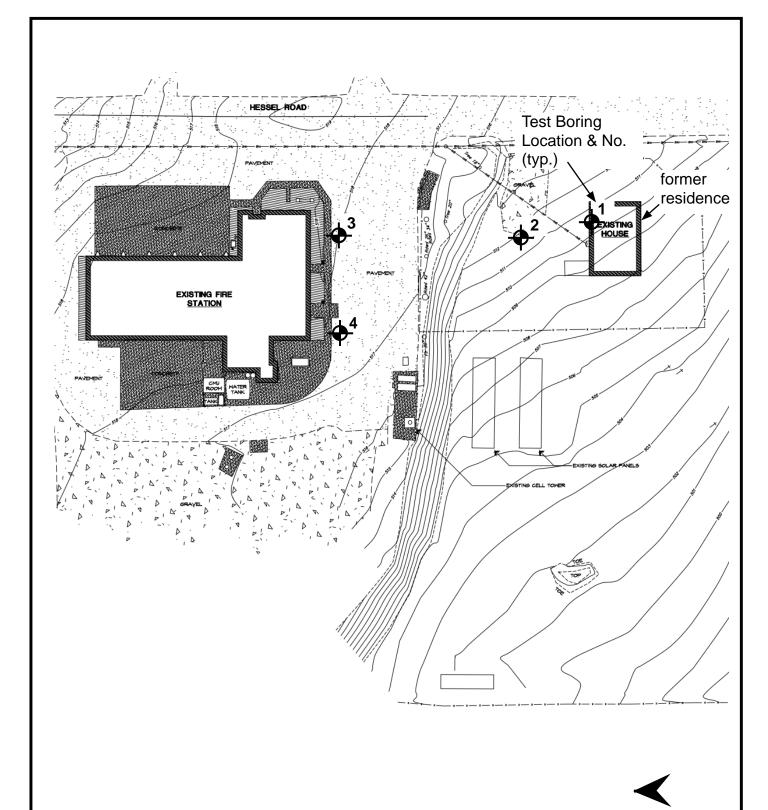
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Reference: Existing Site Plan, prepared by Greg LeDoux, dated July 7, 2023. Note: The locations of all features are approximate and may vary.

Reference North

BAUER
ASSOCIATES, INC.

GEOTECHNICAL
CONSULTANTS

Job No: 4449.0

Date: 1/25

By: SJK

TEST HOLE LOCATION PLAN

4500/4510 HESSEL ROAD Sebastopol, California PLATE

1

geotechnical

SK

APPROV

JOB#

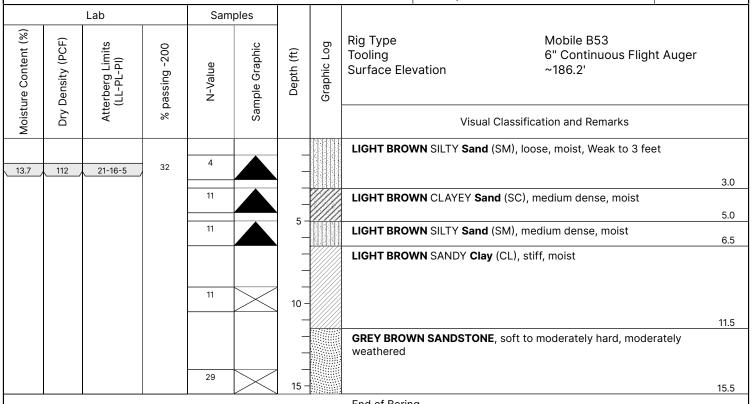
4449.0

Soil Boring: B-1

GEOTECHNICAL INVESTIGATION

4500 and 4510 Hessel Road

Sebastopol California **Plate** 2



DATE 12/04/2024

End of Boring

Graphics Legend			Water Levels
CL	Sandstone	$\bar{\triangle}$	No free water encountered on 12/04
SM	SPT	▼	-
sc	Modified CA	_	



Soil Boring: B-2

GEOTECHNICAL INVESTIGATION

4500 and 4510 Hessel Road

Plate 3

JOB#_ 4449.0 APPROV _ SK DATE 12/04/2024 Sebastopol California

	La	ab		Sam	ples						
Moisture Content (%)	Density (PCF)	Confining Pressure (PSI)	Strength (PSF)	N-Value	Sample Graphic	Depth (ft)	Graphic Log	Rig Type Tooling Surface Eleva	ation	Mobile B53 6" Continuous Flight Auger ~189.6'	
Moist	Dry	Conf	Shear		Sar				Visua	l Classification and Remarks	
								LIGHT BROW	N SILTY Sand	(SM), loose, moist, Weak to 2.5 feet	
				5		_					2.5
20.1	102	4	3733	8		_		LIGHT BROW	N CLAYEY San	d (SC), medium dense, moist	
						5 -					5.0
				11				LIGHT BROW	N CLAYEY San	d (SC), medium dense, moist	6.5
								End of Boring			

Graphics Legend			Water Levels
SM	Modified CA	$\bar{\triangle}$	No free water encountered on 12/04
sc		<u>_</u>	-

BAUER ASSOCIATES INC. geotechnical APPROV SK DATE 12/04/2024

JOB#

4449.0

Soil Boring: B-3

GEOTECHNICAL INVESTIGATION

4500 and 4510 Hessel Road

Plate 4

Sebastopol California Samples Lab Moisture Content (%) Rig Type Mobile B53 Dry Density (PCF) Graphic Log passing -200 Sample Graphic Depth (ft) Tooling 6" Continuous Flight Auger N-Value Surface Elevation ~196.2' Visual Classification and Remarks (ASPHALT), 1.5" asphalt 0.1 17 SILTY Gravel (GM), AB rock 9.5" 1.0 **LIGHT BROWN** SANDY **Clay** (CL), stiff, moist 20 6.5 LIGHT BROWN SILTY Sand (SM), medium dense, moist 13 19 14.5 ORANGE BROWN SANDSTONE, soft to moderately hard, moderately weathered 15.0 End of Boring

Graphics Legend		Water Levels
Asphalt	CL	extstyle e
SM	Sandstone	<u> </u>
GM	Modified CA	

BAUER ASSOCIATES INC. geotechnical

Soil Boring: B-4

GEOTECHNICAL INVESTIGATION

4500 and 4510 Hessel Road

Plate 5

JOB #____4449.0____ APPROV ____SK ___ DATE _12/04/2024

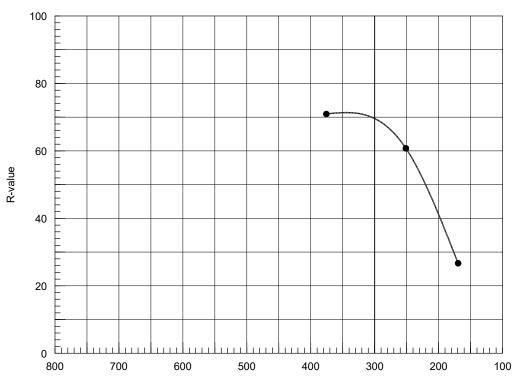
Sebastopol California

30	ъ#	4443.0	_	AFFRO	·	SIX		DAIL	12/0	Sebastopol California
		Lab				Sam	ples			
Moisture Content (%)	Ory Density (PCF)	Atterberg Limits (LL-PL-PI)	% passing -200	Confining Pressure (PSI)	Shear Strength (PSF)	N-Value	Sample Graphic	Depth (ft)	Graphic Log	Rig Type Mobile B53 Tooling 4" Solid Stem Auger Surface Elevation ~196.8'
Ψ	Ω	1	•	ŏ	She		0,			Visual Classification and Remarks
								_		SILTY Gravel (GM), 6" AB - over 9" ballast 1.0
17.0	108	34-16-18	59			8		_		GRAY SANDY Clay (CL), medium stiff, moist
						4		-		
10.1	112			5	908	4		5 –		5.5
								-		GRAY CLAYEY Sand (SC), medium dense, moist
						11		-		
								10 -		
								_		11.0
						- 10		l _		ORANGE GRAY SILTSTONE, soft to moderately hard, moderately weathered
						16		_		weathered
								_ 15 -		
								-		
		72-38-34	70			6		1 -		
							\checkmark			Tail of Paring
l										End of Boring

End of Boring

Graphics Legend		Water Levels
CL	Siltstone	\supseteq No free water encountered on 12/04
GM	▲ Modified CA	
Asphalt	SPT	<u> </u>
SC		

R-VALUE TEST REPORT



Exudation Pressure - psi

Resistance R-Value and Expansion Pressure - Cal Test 301

No.	Compact. Pressure psi	Density pcf	Moist. %	Expansion Pressure psf	Horizontal Press. psi @ 160 psi	Sample Height in.	Exud. Pressure psi	R Value	R Value Corr.
1	105	123.2	11.8	0	94	2.47	170	27	27
2	165	126.3	10.4	0	46	2.45	251	61	61
3	205	126.9	9.7	0	32	2.44	376	72	71

			Test Resu	ults					
R-\	value at 300 ps	si exudation	pressure	= 70		Brow	n Silty Sand (SM	<i>M</i>)	

Project: Hessel Rd.

Source of Sample: Bulk A

Date: 1/2/2025

BAUER	
ASSOCIATES,	INC.

GEOTECHNICAL

CONSULTANTS

Date: 1/25

By: SJK

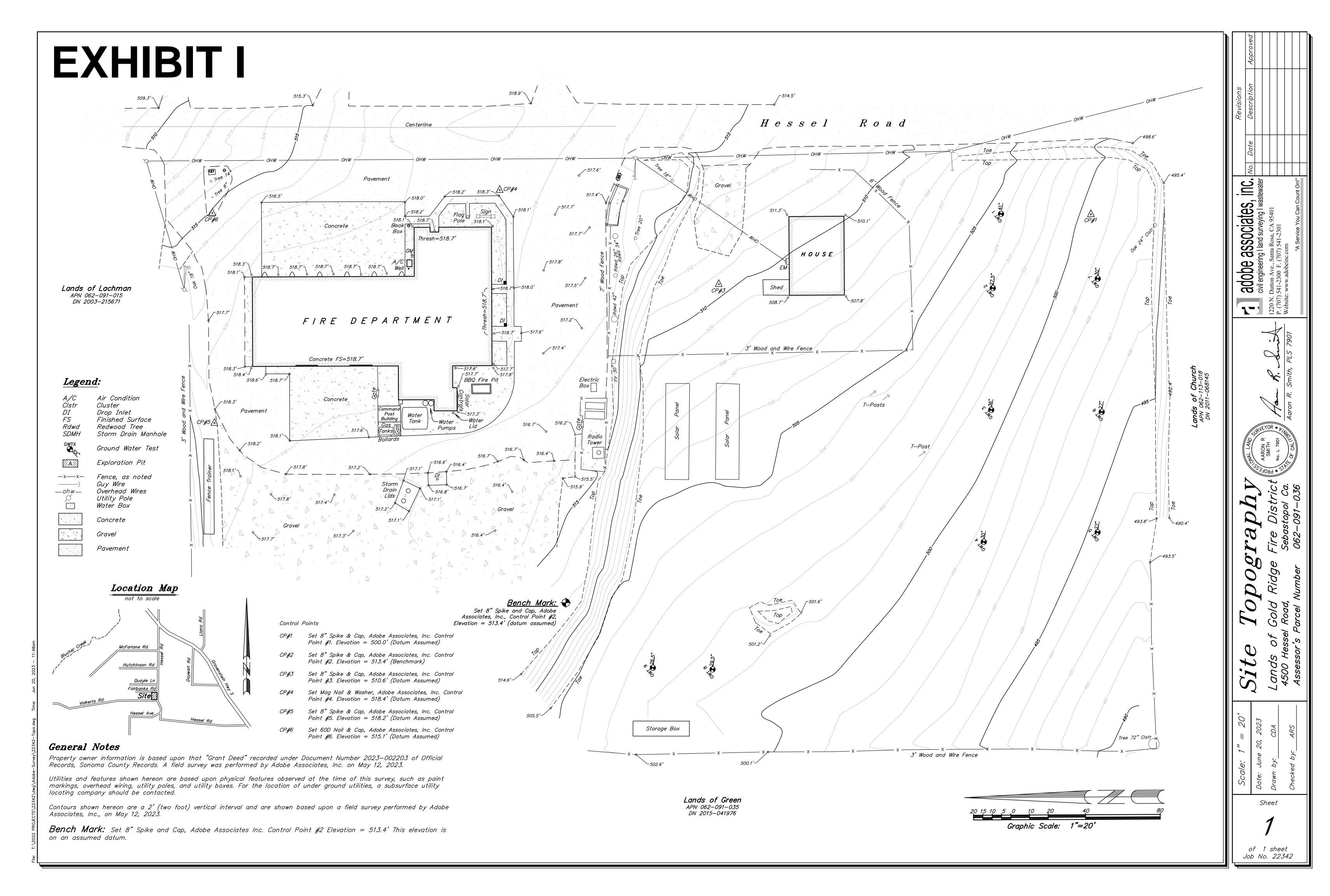
Job No: 4449.0

RESISTANCE VALUE TEST DATA

4500/4510 HESSEL ROAD Sebastopol, California

PLATE

6





SONOMA COUNTY PERMIT SONOMA



Zoning & Parcel Report

EXHIBIT J1

Parcel Number: 062-091-036

SEP23-0264 - Septic

New 375 GPD Mound Septic System for (E) Firehouse & Proposed Office/Warehouse

Permit Number:

SFP23-0264

Permit Type:

Septic

Applicant:

Adobe Associates

Primary Address:

4500 HESSEL RD, SEBASTOPOL, CA 95472

Permit Description:

New 375 GPD Mound Septic System for (E) Firehouse & Proposed Office/Warehouse

Status:

Issued

11/21/2023

Permit Timeline



Important Disclaimers

- All reasonable effort has been made to ensure the accuracy of the data provided. However, some of the data may be out of date or inaccurate.
- The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness

for a particular purpose. Do not make any business or financial decisions based on this data before validating the data with Permit Sonoma.

- The Permit History provided may not include all records for this property. Further investigation may be required to obtain a more complete history due to: address changes, parcel mergers, splits, retirements, etc.
- Date(s) listed in this report reflect the earliest known date(s) associated with each record. The date(s) listed are not associated with the current status.
- Permit Status Definitions have been modified through time to better identify milestones during the lifespan of a specific record type. Many historical records reflect statuses which are no longer in use.
- Although every reasonable effort is made to provide complete and accurate information on this website, visitors are advised to contact appropriate Permit Sonoma staff before making project decisions or property purchase/lease decisions. This may involve contacting more than one section within Permit Sonoma (Building Inspection, Plan Check, Planning/Zoning, Well & Septic, etc.) since each section implements specific codes or ordinances which may affect your project.



Permit Sonoma



Sign Up for Permit Sonoma Email Updates

Email Address

PermitSonoma@sonoma-county.org

Phone Operator

Phone: <u>(707) 565-1900</u> CA Relay Service: 711

In Person Hours

Monday - Tuesday, Thursday - Friday 8:00 AM - 4:00 PM Wednesday 10:30 AM - 4:00 PM

Permit Center & Mailing Address

2550 Ventura Avenue

EXHIBIT J2

APPROXIMATE PROPERTY

LINES SHOWN PER AERIAL

MOUND SYSTEM GENERAL NOTES

- All materials and workmanship shall conform to the requirements of the Sonoma County Permit & Resource Management Department (PRMD). All mechanical, plumbing and electrical work shall conform to the appropriate codes adopted by the

The contractor shall be solely responsible for locating and avoiding

- The installation of this sewage disposal system may be restricted to certain times of the year based on seasonal ground water and weather conditions. Contractor to verify starting time with the Permit & Resource Management
- The contractor shall give the engineer (707-541-2300) 48 hours notice of commencement of construction and prior to required inspections. The contractor shall give 48 hours minimum notice to the PRMD prior to commencement of work (707-565-3551).
- Distribution bed and laterals shall be laid level and parallel with the natural ground contours shown on the plans.
- Questions regarding the suitability of any materials or construction procedures used in connection with the work shown on these plans shall be directed to the designing engineer prior to installation or use.
- Medium sand fill: total sieve analysis contains 20% or less material larger than 2.0 mm and contains 5% or less material finer than 0.053mm plus one of the three additional specifications listed in the sand specifications chart in the Sonoma County regulations.
- Seal interior of tank and sump with Thoroseal or equal. Seal all exterior joints with mastic. Seal precast concrete joints with Ramnek or equal. Seal pipes extending through tank walls with non-shrink grout or precast into sump. Tank and riser connection shall be sealed and made water tight with non-shrink grout overlaid with Xypex or Thoroseal.
- This sewage disposal system has been designed to accommodate a peak daily flow of 120 gallons per bedroom, and a long term average daily flow of 60 gallons per bedroom. Water conservation measures may be necessary to maintain these water usage limits. Low flow toilets (1.6 gallons maximum per flush) are required.
- Minimum clearance from any existing or proposed structure to any septic tank shall be 5' unless greater clearance is required by others.
- Minimum clearance from any roadway or parking area to any septic tank shall be 5' unless greater clearance is required by others.

MOUND CONSTRUCTION NOTES

USE OF WHEEL TYPE VEHICLES IN ANY PHASE OF MOUND CONSTRUCTION IS PROHIBITED!

- Adobe Associates, Inc. Will stake out the mound in the contractor's presence, verifying mound details, natural contours and mound location.
- Measure the average mound elevation along the upslope edge of bed. This
- is necessary to determine the bottom elevation of the bed. Determine where the pipe from the pumping chamber connects to the
- Trench and lay the effluent pressure line with 24" minimum cover from the pump sump to the mound. Cut and cap the pipe one-foot beneath the existing surface. Backfill and compact soil around the pipe to prevent back seepage of effluent along pressure pipe. This step must be done before plowing to avoid compaction and disturbance of the surface.
- Check the moisture content of the soil at 7"-8" deep. If it is too wet, smearing and compaction will result, thus reducing the infiltration capacity of the soil. Soil moisture can be determined by rolling a soil sample between the hands. If it rolls into a ribbon, the site is too wet to prepare. If it crumbles, soil preparation can proceed.
- Remove small diameter trees, brush and vegetation by cutting at the lowest possible elevation. Native grasses, etc. Shall be mowed and the clippings only shall be removed. Do not remove the top two inches of native soil
- Rip or plow the soil to a depth of 12" with the rippers set 8"- 10" apart. Initial ripping shall be limited to the area of the sand base and shall be parallel to natural contours. The interface of the native soil with the and just prior to placement of the mound topsoil cover. Immediate construction after plowing is desirable. No traffic is permitted on any plowed surface until the full depth of fill or cover material has been
- Extend the effluent pipe to several feet above ground surface.
- Place the sand fill material (see mound system general notes #7) around the side and upslope side of the plowed area, keeping wheels of the truck
- The sand shall be placed in the plowed or ripped area using a small track type tractor with a blade. Follow contours and work from the upslope side of the mound. To avoid compacting the soil, track over 6" minimum
- The contractor shall uniformly place and compress the sand fill by track rolling to a neat line and to shape as specified in the plans. Additional sand will have to be added as the sand fill is compressed.
- 2. Form the gravel bed with the tractor blade. The bed shall be constructed level and follow natural contours of the site. Temporary form boards are required for placement of the distribution bed gravel. The form boards shall be fully enveloped by the sand bed and shall be removed prior to placement of cover. Place the coarse aggregate rock in the bed with a track type crawler loader. The gravel shall be 3/8" to 2" double run, double washed non-deteriorating aggregate rock. Level aggregate rock
- Place the distribution system on the gravel bed and glue joints, with the orifice holes of the distribution lines facing upward. Connect the manifold to the pressure pipe from the pump sump. Slope manifold to the effluent pipe. Lay laterals level, removing all rises and dips.
- Call the Sonoma County Permit & Resources Management Department, Well & Septic Division at (707-565-3551) and Adobe Associates, Inc. At (707-541-2300) a minimum of 48 hours prior to hydraulic testing. When pumping clear water through the distribution laterals, the jets of water should be adjusted to be the same height (60" minimum). After PRMD approval, glue on purge valves. Place 2" of aggregate rock over the distribution laterals.
- Place non-biodegradable geotextile synthetic fabric (not building paper, burlap, hay, or straw) over aggregate rock, overlapping sections 9" minimum.
- The contractor shall plow or rip the existing ground area around the mound perimeter with a track type vehicle, following natural contours, just prior to
- Place the soil cover with track type equipment to conform to plans. See section A-A and B-B, sheet 3. Soil cap shall be USDA Zone 2 topsoil. Soil cover material shall be properly moisture conditioned to permit track rolling to a firm surface.
- The finished grade of the mound shall be established by track rolling and grooming by hand. All proper drainage work and erosion control measures shall be completed before final inspection can be made. Drainage work includes elimination of possible pounding of water on and around
- The monitoring wells shall be installed as shown on the plans and details.
- Landscaping the mound by planting grass, using the best vegetation adaptable to the area. A mixture of 90% birdsfoot treefoil and 10% timothy may be used as the vegetative cover. A combination of 60% bluegrass, 30% creeping red fescue and 10% annual rye grass may be desired. Shrubs can be planted around the base and up sideslopes. They should be moisture tolerant, since the toe of the mound may be moist during various times of the year. Protect the mound by covering with straw prior to the rainy season.
- Mound maintenance involves pumping the septic tank every 3 to 5 years to avoid carry—over of solids into the mound. A good water conservation plan within the house prolongs the life of the mound system. The mound shall be purged periodically. Avoid excess traffic in mound area, especially when wet. Compaction of the soil near and around the mound must be minimized. Animal confinement or grazing should not be permitted in

the mound area.

ENGINEERING NOTES

- 1. The designing engineer shall inspect the site and weather conditions prior to construction of the system. He/she must verify dry and acceptable soil and weather conditions for construction and decide if conditions are suitable to begin construction.
- 2. The designing engineer shall verify (with the contractor) the proper staking of the system prior to any construction. The system details, configuration, location, contour, percolation area, expansion area, etc.
- 3. The designing engineer or contractor shall notify the Sonoma County Permit & Resource Management Department (PRMD) a minimum of 48 hours in advance when construction is to take place and certify that the soil conditions are acceptable for construction purposes and that the staking of the system has been accomplished and certified.
- 4. At the pre-construction conference, the following items shall be reviewed. Construction may proceed if the designing engineer notifies the Permit & Resource Management Department environmental health specialist verbally that all elements appear to conform to the following requirements: A) Soil moisture at the appropriate depths are not so high as to have
- the soil smear or compact due to construction activities. Imminent weather conditions appear that they will not create unsuitable
- soil moisture conditions during the course of construction. C) The source of the soil cover material shall be designated, and a sample shall be made available and approved by the design consultant prior
- 5. At the interim inspection, the following elements, (when required), shall be
- A) Inspect fill soil for quality and proper placement. Layout and staking of the primary leach field area and the reserve boundary(ies) substantially conform to the approved construction
- 7. At the interim inspection, the following elements, (when required), shall be verified by the designing engineer and the Permit & Resource Management Department by visual inspection and operation of the system. When all required items are completed and approved, the disposal field, and tanks may be covered or backfilled
- Line and grade of all excavations and fills as applicable. Function and setting of the control devices, including but not limited
- to valves, switches, and alarms. Hydraulic testing of any pump and distribution system to assure that the pump is adequate for design flow.
- D) All the remaining elements required to complete the system shall be on site at the time for verification and approval by the designer for conformance with the plans and specifications.
- 8. At the final inspection, the designing engineer shall verify that all construction is in general conformance with the approved plans and specifications. The septic tank shall be IAPMO approved. The septic tank and pump sump may be subjected to a water tightness test by the Permit & Resource Management Department. The water test shall be performed by the contractor and consists of filling the tanks 2" into the risers with clear water. The tanks may be tested separately and shall be considered adequately water tight if there is no measurable drop in water level in 1/2 hour.
- 9. A final letter from the designing engineer to the Sonoma County Permit & Resource Management Department shall state that all construction has been completed, approved, and is in conformance with all specifications.
- 10. The P.R.M.D. Environment Health Specialist will perform a final inspection of the system following receipt of the designing engineer's approval letter. The P.R.M.D. Will not sign off the permit or job card until the house or structure is ready for occupancy. At this time the operational permit will be issued and the anniversary date established.
- 11. At the start-up of the system, after the #189 electrical inspection, the installer, engineer, service provider, and PRMD sanitarian shall be present to verify proper operation and settings of all controls. A copy of the contract with the service provider shall be given to the County at this time.

GENERAL NOTES

INSTALL RISER RIM

4" SCH. 40 ABS,

FROM RESIDENCE

4" ABOVE GRADE

- 1. Low flow toilets (1.6 gal. Max.) are required in all bathrooms and lavatories
- Water service lines to observe all setbacks required by the Sonoma County Permit and Resource Management Department.
- 3. Contours shown are based on field work performed by Adobe Associates, Inc. On May 12, 2023. Contour interval is one (1) foot, datum assumed.
- 4. No foundation and/or driveway cuts, and no surface or sub-surface drains are to be located within 50 feet downslope or laterally of the primary or expansion/repair area of any leach field. Direct downspouts away from
- 5. The boundary information shown is per record information and is not the result of a survey by Adobe Associates, Inc.
- 6. Any proposed change to house design or location is to be approved by Adobe Associates, Inc. And the the Sonoma County Permit and Resource Management Environmental Health Specialist for compatibility with the septic system.
- 7. Removal of trees within any proposed fill area is required. Trees allowed to remain in the fill area may be damaged or destroyed by the deleterious effects of the fill soil.

(TYP)

CONCRETE TANK DEMOLITION NOTES

- 1. The tank shall be pumped by a licensed septic tank pumper. 2. The entire lid is to be broken in and disposed of inside the tank.
- 3. Break a hole into the bottom of each section of the tank to provide for
- 4. Review broken tank with County staff for documentation and backfill approval
- 5. Backfill the tank with a sand/pea gravel mix or river run material to a depth of approximately one foot below finish grade. Backfill with native soil compacted to native density.

CONCRETE SUMP PUMP NOTES

- Seal interior of pump sump with Thoroseal or equal. Seal all joints with mastic. Seal precast concrete joints with Ramnek or eaual.
- Penetrations in the pump sump or riser must be sealed with gas—tight compression connectors or waterproof sealant or precast into pump sump.
- Tank and riser joint shall be sealed and made water tight with non-shrink grout overlaid with Xypex or Thoroseal.
- The pump sump shall be IAPMO listed. Water tightness test is required by Sonoma County Permit & Resource Management Department the water tightness test consists of filling the tank full to 2 inches into the risers with clear water.
- 5. The tank shall be considered adequately water tight if there is no measurable fall of water in the tank in 1/2 hour.

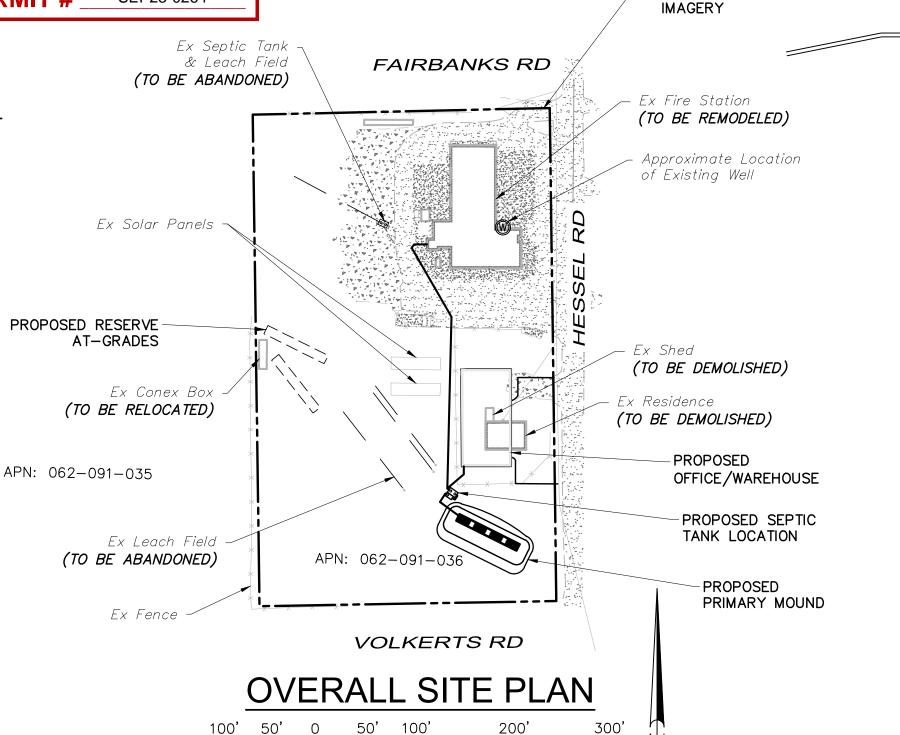
CONCRETE SEPTIC TANK NOTES

- Seal interior of septic tank with Thoroseal or equal. Seal all joints with mastic. Seal precast concrete joints with Ramnek or equal.
- 2. Penetrations in the septic tank or riser must be sealed with gas-tight compression connectors or waterproof sealant or precast into septic
- Tank and riser joint shall be sealed and made water tight with non-shrink grout overlaid with Xypex or Thoroseal.
- The septic tank shall be IAPMO approved. Water tightness test is required by Sonoma County Permit & Resource Management Department the water tightness test consists of filling the tank to 2 inches into the risers with

24"ø RISER

(TYPICAL)

The tank shall be considered adequately water tight if there is no measurable drop of water in the tank in 1/2 hour.



MOUND TYPE

SEWAGE DISPOSAL SYSTEM

4500 Hessel Road

Sebastopol, California

APN 062-091-036

APPROVED

PERMIT SONOMA

WELL AND SEPTIC SECTION

November 21, 2023

SEP23-0264

APPROVED BY JOHN ANDERSON

WITHIN 25' AND IN CLEAR VIEW OF THE SUMP. MOUNT

CONTROL PANEL ON HOUSE OR ON A POST WITHIN 25'

AND SONOMA COUNTY PLEXIGLASS SHIELD.

PROVIDE SEPARATE ELEC. CIRCUITS FOR PUMP AND

AND HORN AT THE HOUSE.

FINAL/STARTUP INSPECTION.

TO SUMP TANK

COMPACTED FILL

-SLOPE SIDES OF

EXCAVATION

COMPACTED TO LEVEL

OWNER INFO

LOCATION MAP

GOLD RIDGE FIRE DISTRICT OF SONOMA COUNTY ATTN: DAN GEORGE 4500 HESSEL ROAD SEBASTOPOL, CA 95472 DANGEORGE@GOLDRIDGEFIRE.ORG

HUTCHINTON ROAD

QUAYLE ROAD

FAIRBANKS ROAD

VOLKERTS ROAD

SITE

SHEET INDEX

TITLE SHEET SEPTIC SYSTEM PLAN SHEET DETAIL SHEET

SCH. 80 PVC ELECTRICAL CONDUIT

- 24"ø MIN. LOCKING GAS &

WATERTIGHT LID. 4" ABOVE

FINISHED GRADE, SEAL w/

NON-PERMANENT SEALANT.

- Pretreatment Device N/A Disinfection Unit N/A Tank Size____ Sump___ Gravel Bed Width 7.5'
- Soil Upslope____ |Soil Downslope_____ Soil End Slope_
- Gal/Dose_ Gal/Day_ Number of bedrooms **COMMERCIAL**

Graphic Scale: 1" = 100' A MANUAL SWITCH FOR THE PUMP SHALL BE LOCATED ALL HIGH VOLTAGE WIRES SHOULD BE IN A SEPARATE

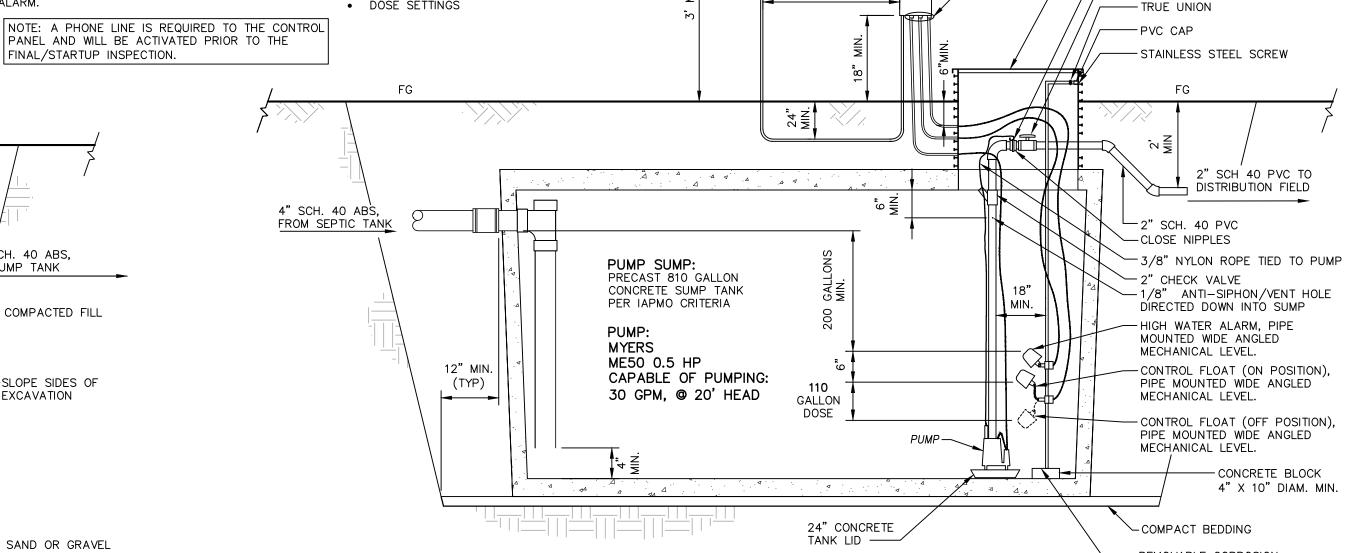
-CONTROL/ALARM BOX

OF THE SUMP AND IN CLEAR VIEW OF THE SUMP. IF THE POWER SUPPLY, A CONDUIT SEAL SHALL BE CONTROL PANEL IS MORE THAN 75' FROM HOUSE, PROVIDE A REMOTE ALARM WITH AN ADDITIONAL LIGHT PANEL FROM CONDENSATION. SEPTIC ELECTRICAL (#189) TO BE INSPECTED UNDER CONTROL/ALARM BOX - NEMA TYPE 4X WITH FUSED SEPARATE BLD PERMÎT. DISCONNECT & MOTOR PROTECTION SWITCH, HOA SWITCH, ALARM, ALARM ON/OFF TEST SWITCH, DISPLAY LIGHT, NON-RESETTABLE DOSE COUNTER, NOTES:

CONDUIT FROM LOW VOLTAGE WIRES.

ALARM BOX TO BE POSTED WITH THE FOLLOWING "CAUTION ELECTRICAL HAZARD" ON THE EXTERIOR FLOAT SWITCH SETTINGS & DOSE VOLUME ON THE DOSE SETTINGS

F THE CONTROL PANEL IS LOWER IN ELEVATION THAN w/ PLASTIC 1/2" NPT GAS-TIGHT NEMA TYPE 4X OR COMPRESSION FITTINGS (LOCATED BETTER ON EITHER END OF CONDUITS INSTALLED ON THE CONDUIT TO PROTECT THE CONTROL EXITING THE SUMP CHAMBER). GAS-TIGHT JUNCTION BOX (REQUIRED ONLY IF A SPLICE IS NECESSARY IN LINE FROM —— 2" PVC TRUE UNION PUMP TO PANEL) ---- 2 " PVC GATE/BALL VALVE 25' MAX



810 GALLON PUMP SUMP DETAIL

- CONCRETE BLOCK 4" X 10" DIAM. MIN. REMOVABLE CORROSION RESISTANT POLE. FASTEN TO RISER WITH REMOVABLE NON-CORROSIVE STRAP OR ACCEPTABLE EQUIVALENT

1SSOCIATESI land surveying I vara Rosa, CA 95401 <u>a</u>

adobe civil engineerir



| \ PRIV, SAL EE

ONNO

Sheet 3 Sheets

Job 22342

1,500 GALLON CONCRETE SEPTIC TANK

FG

PRECAST 1,500 GALLON

CONCRETE SEPTIC TANK

PER IAPMO CRITERIA.

\ VENT

EFFLUENT FILTER -

(SHALL BE CAPABLE

OF SCREENING SOLIDS IN EXCESS OF 3/16"

DESIGN CRITERIA: APPROVED DESIGN PURPOSE **PERMIT SONOMA** THE PURPOSE OF THIS PROJECT IS TO PROVIDE SEPTIC DISPOSAL CAPACITY FOR AN EXISTING FIREHOUSE WELL AND SEPTIC SECTION (TO BE REMODELED) AND A PROPOSED OFFICE/WAREHOUSE BUILDING ON THE PARCEL LOCATED AT 4500 \PPROVED BY JOHN ANDERSON HESSEL ROAD IN SEBASTOPOL (APN 062-091-036). THE PROPOSED SYSTEM IS A NONSTANDARD MOUND SYSTEM. THE PROPOSED DESIGN MEETS ALL CURRENT SONOMA COUNTY OWTS STANDARDS. November 21, 2023 **EXISTING** SITE REVIEW: and Leach Field FIRE STATION A SITE REVIEW WAS CONDUCTED BY ADOBE ASSOCIATES INC. WITH A REPRESENTATIVE FROM THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT ON MAY 18, 2023 (WSR22-0852). SOIL APPLICATION RATE (SAR): 0.8 GAL./SQ. FT/DAY (BASED ON SOIL MORPHOLOGY) LINEAR LOADING RATE (LLR): 6 GAL./LINEAR FOOT/DAY AVERAGE SLOPE: **GROUNDWATER TEST:** WET WEATHER GROUNDWATER TESTS WERE CONDUCTED BY ADOBE ASSOCIATES INC. ON JANUARY 26, 2023 WET WEATHER GROUNDWATER TEST DEPTHS CAME BACK DRY AT: 41", 27.5", 27", 30", 29.5", AND 26.5" WET WEATHER GROUNDWATER TEST DEPTHS CAME BACK WET AT: 36", 30", AND 27" OFFICE & FIREHOUSE associates, ring I land surveying I wast (707) 541-2301 SET MAG & WASH-ADOBE ASSOCIATES, INC. SYSTEM DESIGN CALCULATIONS/FLOWS: SET 8" SPK & CAP-CONTROL POINT #4 9 ADMIN EMPLOYEES X (15 GPD) = 135 GAL/DAYADOBE ASSOCIATES, INC. ELEV = 518.44 FIREFIGHTERS X (60 GPD/BED) = 240 GAL/DAY~4"ø SCH40 ABS. CONTROL POINT #2 GRAVITY LINE, TOTAL = 375 GAL/DAYELEV = 513.4S=0.02 MIN (375 TOTAL GALLONS/DAY)/(0.8 (SLR) GAL/SF/DAY) = 469 TOTAL SQUARE FEET PRIMARY MOUND SYSTEM DESIGN: adobe civil engineerir 469 SQUARE FEET (100%) PRIMARY DISPOSAL SYSTEM BASAL AREA REQUIRED. 1,365 SQUARE FEET PRIMARY DISPOSAL SYSTEM BASAL AREA SHOWN. (TO BE CONSTRUCTED) RESERVE AT-GRADE SYSTEM DESIGN: 938 SQUARE FEET (200%) RESERVE DISPOSAL SYSTEM BASAL AREA REQUIRED. 1,050 SQUARE FEET RESERVE DISPOSAL SYSTEM BASAL AREA SHOWN. (NOT TO BE CONSTRUCTED) Ex Conex Box -Be Relocated) SEPTIC TANK SIZING CALCULATIONS: (1,125 GAL/DAY) + 0.75(375 GALLONS PER DAY) = 1,406 GALLONS MIN. (1,500 GALLON TANK PROPOSED)SET 8" SPK & CAP ADOBE ASSOCIATES, INC. **EXISTING** CONTROL POINT #3 SOLAR PANELS ELEV = 510.6PROPOSED OFFICE/WAREHOUSE **LEGEND** E **EXISTING** 1,500 GALLON (IAPMO APPROVED) CONCRETE SEPTIC TANK WITH 24" RISERS OVER BOTH PORTS; **SOLAR PANELS** INSTALL EFFLUENT FILTER AT OUTLET (SEE DETAIL, SHEET W1) 810 GALLON (IAPMO LISTED) CONCRETE PUMP SUMP AND SUMP PUMP WITH 24" Ø RISER OVER SUMP PUMP PORT (SEE DETAIL, SHEET W1) DISTRIBUTION MANIFOLD IN CHRISTY BOX (OR EQUAL) · EX SHED (SEE DETAIL, SHEET W3) (TO BE DEMOLISHED) (3) 66 LF 1-1/4" SCH 40 PVC DISTRIBUTION LATERAL SECTION WITH (22) 3/16" ORIFICE HOLES SPACED 36" O.C.; STAGGER ORIFICE HOLES WITH ADJACENT LATERALS TO MAXIMIZE EFFLUENT REGISTE DISTRIBUTION. HOLES TO BE POINTED UP & COVERED WITH ORIFICE SHIELDS. (SEE DETAIL, SHEET W3) **EXISTING** RESIDENCE PURGE VALVE IN CHRISTY BOX (OR EQUAL) (TO BE (SEE DETAIL, SHEET W3) DEMOLISHED) PRIMARY MOUND DISTRIBUTION GRAVEL BED (LENGTH = 70 LINEAL FEET) INSTALLED ON CONTOUR AND SET LEVEL (SEE DETAIL, SHEET W3) MIN PRIMARY MOUND TOE OF SAND BED Ex Leach Field PRIMARY MOUND TOE OF TOPSOIL COVER (To Be Abandoned) PRIVA SAL SY EM PL MONITORING WELL, TYP (7 MINIMUM) (SEE DETAIL, SHEET W3) STRAW WATTLE CHECK DAM (SEE DETAIL, SHEET W3) (To Be Moved) RESERVE AT-GRADE DISPOSAL FIELD (NOT TO BE CONSTRUCTED) (SEE DETAIL, SHEET W3) TWO-WAY GRAVITY TYPE SANITARY SEWER CLEANOUT; INSTALL 2' FROM BUILDING EXTERIOR WALL (SEE DETAIL, SHEET W3) DISI C S\ 1500 H -SLOPE TOPSOIL TO PROMOTE POSITIVE ONE-WAY GRAVITY TYPE CLEANOUT; INSTALL AT ANGLE POINTS AND AT 100' MAX INTERVALS ON GRAVITY LINE (SEE DETAIL, SHEET W3) MOUND WAGE D SEPTIC 2"ø SCH40 PVC, PRESSURE LINE DRAINAGE SOIL PROFILE HOLE SURVEY CONTROL POINT A GW 30" \blacksquare NOTES \equiv GROUNDWATER TEST NO FOUNDATION AND/OR DRIVEWAY CUTS, AND NO SURFACE OR EXPLORATION PIT SUB-SURFACE DRAINS ARE TO BE LOCATED WITHIN 50 FEET DOWNSLOPE OR LATERALLY OF THE PRIMARY OR EXPANSION/REPAIR S AREA OF ANY LEACH FIELD. DIRECT DOWNSPOUTS AWAY FROM LEACH FIELD. 2. PLACE THE UPSLOPE TOPSOIL TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM THE MOUND SYSTEM. 3. ALL UNDERGROUND BOXES REQUIRE INSTALLATION OF GOPHER-RESISTANT BARRIERS. 4. THE ENGINEER AND INSTALLER WILL BE PRESENT WITH WELL AND CM 2Z" SEPTIC STAFF AT THE START UP INSPECTION AFTER THE #189 GW 2Z" ELECTRICAL INSPECTION. /D/ SET 8" SPK & CAP ADOBE ASSOCIATES, INC. CONTROL POINT #1 ELEV = 500.0SEPTIC SYSTEM PLAN Sheet of 3 Sheets Job 22342 Graphic Scale: 1" = 20'

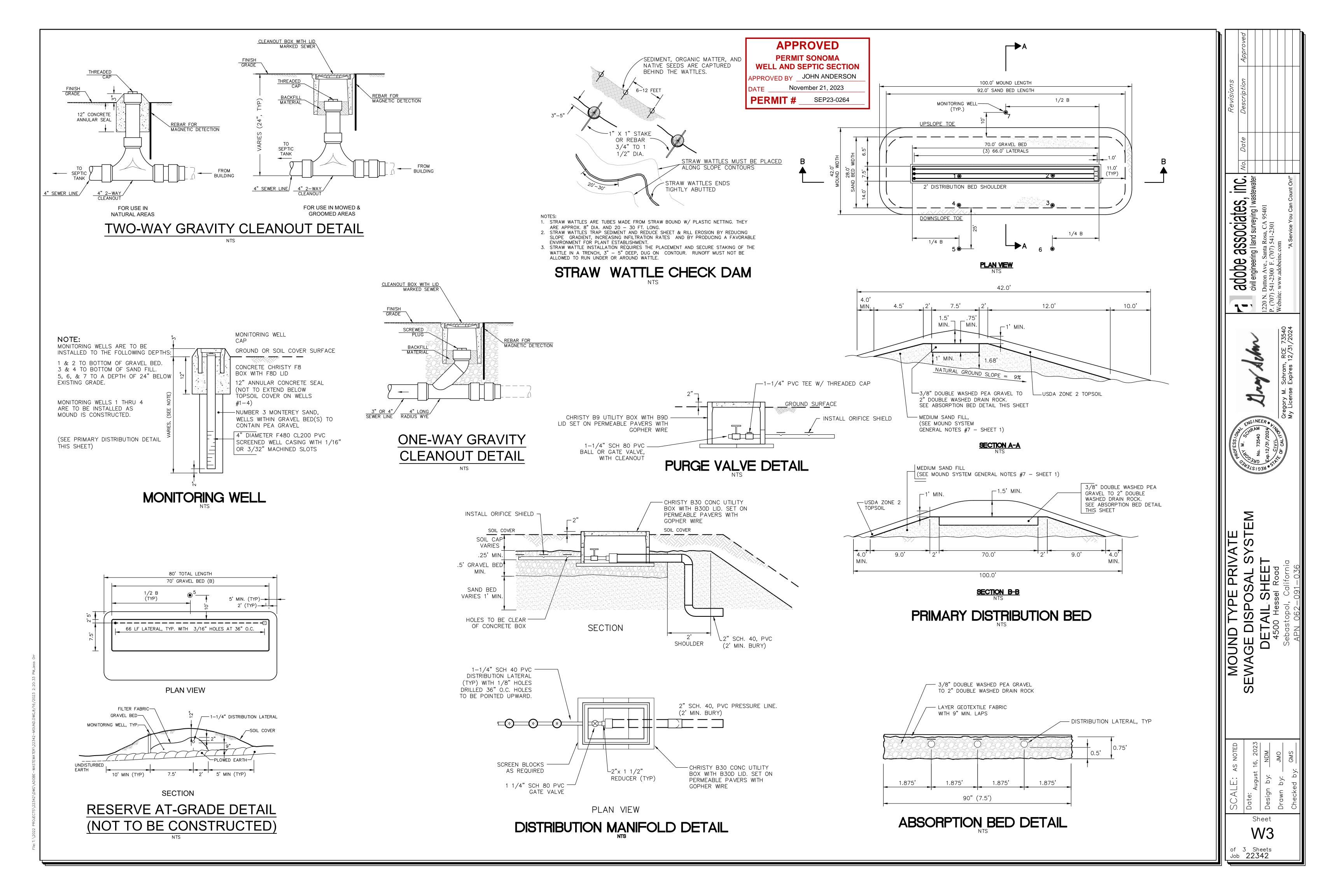


EXHIBIT K



Asbestos Building Inspection

Inspection Date **February 11, 2025**

Prepared for:

Gold Ridge Fire District Darrin DeCarli

Property
4500 Hessel Road
Sebastopol, CA 95472

Property Type **Commercial**

Loss Type **Renovation**



February 11, 2025

Gold Ridge Fire District Darrin DeCarli 4500 Hessel Road Sebastopol CA, 95472

SERVICE

Asbestos Inspection & Report

LOCATION

4500 Hessel Road, Sebastopol, CA 95472

DATE | TIME

February 11, 2025 | 12:51 PM

CONSULTANT

Emily Winn

PURPOSE & SCOPE OF SERVICES

The purpose of this service was to conduct an Asbestos Survey, aiding the client/owner-operator in assessing the presence or absence of Asbestos Containing Materials (ACM) for planned renovations and/or demolitions of the designated areas. Samples were collected in a manner sufficient to determine asbestos throughout the designated areas to be disturbed and are listed herein

ANALYTICAL RESULTS

The following results are based on the samples collected from the site; the Floor Tile determined to be disturbed are positive for asbestos. The location of ACM/ACCM, type, percent, category, and amount can be found in the attached analytical report.

SAMPLING & ANALYSIS

This inspection was completed in compliance with the EPA's Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) Regulations (40 CFR Part 61, Subpart M), In-Schools Rule; 40 CFR 763.85 (Inspection and Re-Inspection), including regional and local air quality district rules and regulations. EPA currently regulates Asbestos Containing (ACM) as materials containing greater than one percent (>1%) asbestos. Cal-OSHA currently regulates Asbestos Containing Construction Materials (ACCM) to 1/10th of 1% (0.1%) by weight. Cal-OSHA currently requires DOSH certified asbestos workers to conduct all asbestos related work. Samples were submitted to MicroTest Laboratories Inc., Concord, CA. (NVLAP 600389-0)

Destructive sampling was not conducted during the site visit. If in the course of work, additional suspect building materials are discovered (i.e.: inaccessible areas), the renovation and/or demolition activities must cease until further sampling is conducted.

Included at the end of this letter, you will find a table containing the analytical results for the various area(s) sampled today.

RESULTS TABLE

The location and results from this sampling are as follows:

Sample ID:	Material	Location	Estimated Quantity	Condition Assessment	Lab Results	Category Pt. Ct.					
	CEILINGS										
4500-1	Ceiling Tile	Meeting Room, W. Area None Detected									
	MEETING ROOM FLOORS										
4500-2.1 A	Floor Tile	C. Auso	SE 2500		2% Chrysotile	Cat 1/NH					
4500-2.2 B	Mastic	S. Area	SF 2500		4% Chrysotile	Cat 1/NH					

Sample ID:	Material	Location	Estimated Quantity	Condition Assessment	Lab Results	Category Pt. Ct.
		WALLS/0	CEILING			
4500-3.1	Texture				None Detected	
4500-3.2	Texture				None Detected	
4500-3.3	Texture				None Detected	
4500-3.4	Texture				None Detected	
4500-3.5	Texture	M d B GWHOd			None Detected	
4500-3.6	Texture	Meeting Room, S. Wall, Outlet Meeting Room, N. Wall, Outlet			None Detected	
4500-3.7	Texture	Kitchen, E. Area, Ceiling Kitchen, E. Wall, Outlet			None Detected	
4500-4.1	Sheetrock- Joint Compound	Admin Office, S. Wall, Outlet Chief's Office, S. Area, Ceiling Chief's Office, W. Wall, Light Switch			None Detected	
4500-4.2	Sheetrock- Joint Compound				None Detected	
4500-4.3	Sheetrock- Joint Compound				None Detected	
		DORM WAL	LS/CEILI	NG		
4500-5.1	Texture				None Detected	
4500-5.2	Texture				None Detected	
4500-5.3	Texture				None Detected	
4500-5.4	Texture	Restroom, E. Wall, Light Switch			None Detected	
4500-5.5	Texture	Restroom, S. Area, Ceiling Vent Sleeping Area, Ceiling			None Detected	
4500-6.1	Sheetrock- Joint Compound	Sleeping Area, S. Wall, Outlet Sleeping Area, N. Wall, Light Switch			None Detected	
4500-6.2	Sheetrock- Joint Compound				None Detected	
		CHIEF'S OF	FFICE BA	SE		
4500-7.1 A	Mastic	a			None Detected	
4500-7.2 B	Compound	S. Wall, Base			None Detected	

Sample ID:	Material	Location	Estimated Quantity	Condition Assessment	Lab Results	Category Pt. Ct.			
DORM BASE									
4500-8.1 A	Mastic	N Well Dogo			None Detected				
4500-8.2 B	Compound	N. Wall, Base			None Detected				
	MEETING ROOM WALLS								
4500-9	CMU	W. Wall, Base			None Detected				
	EXTERIOR GROUND								
4500-10.1	Concrete	S. Area, Walk Way			None Detected				
4500-10.2	Concrete	W. Area, Walk Way			None Detected				

LEGEND | KEY

 $PACM-Presumed\ Asbestos\ Containing\ Material\ |\ ND-Non-Detected\ |\ SFP-Stop\ First\ Positive\ |\ PT.CT.-Point\ Count\ RACM-Regulated\ Asbestos\ Containing\ Material\ |\ NH-Non-Hazardous\ |\ HM-Homogeneous\ Material\ Cat\ 1-Category\ 1\ |\ Cat\ 2-Category\ 2\ |\ SF-Square\ Feet\ |\ LF-Linear\ Feet\ |\ CF-Cubic\ Feet\ G-Good\ (5-7)\ |\ D-Damaged\ (2-4)\ |\ SD-Significantly\ Damaged\ (1)$

REGULATIONS

Federal and state regulations require that asbestos abatement must be performed by a licensed asbestos abatement contractor with current certifications, respiratory protection, and proper Personal Protective Equipment (PPE), adhering to all EPA and OSHA requirements. Containment and disposal of ACM/ACCM must be in accordance with EPA requirements. An Asbestos Abatement Work plan can be provided upon request. In some counties, Procedure 5 may be required.

RECOMMENDATIONS

RegasGroup recommends on-site monitoring be conducted during the removal of asbestos containing materials (ACM), to verify proper protocols and worker safety in accordance with federal, state, and local rules and regulations. Upon completion of asbestos work, RegasGroup recommends a visual inspection and air sampling in compliance with federal, state, and local rules and regulations. The visual and air sampling will confirm that the abatement contractor has completed the removal of ACM, and the area is safe for employees and/or sub-contractors to enter the area for repairs and build back of the specific areas tested, without any health or safety concerns regarding the exposure of airborne asbestos fibers.

ASSUMPTIONS & LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based only on conditions that were noted during RegasGroup's inspection of the specific areas noted herein.

The selection of sample locations and frequency of sampling was based on observations and the assumption that like materials in the same area are homogeneous in content. This report is not to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Abatement Project Design document or an Asbestos Abatement Work plan.

Our professional services have been performed, our findings obtained, and our conclusions and recommendations prepared in accordance with customary principles and practices in the fields of environmental testing and consulting. This report does not warrant against undiscovered hazards and locations not investigated.

If you have any questions regarding this report or if I can be of further assistance, please feel free to contact me.

Reviewed and Submitted by:

Emily Winn

Environmental Consultant

RegasGroup

Environmental Consultants CAC #22-7138 exp. 06/24/25

LRC #00001466 exp. 08/29/25 NV #IM-2152

NV #IM-215 Mycometer

MMA-0605-US | MMS-1823-US | BQS-0281-US

Dominick Sager Senior Consultant

RegasGroup

Environmental Consultants CAC #13-5082 exp. 08/14/25

LRC #00004929 exp. 05/09/25

NV #IJPM-1878

Mycometer

MMA-0226-US | MMS-1258-US | BQS-0118-US



Project ID

MT022557327

CLIENT INFORMATION

Company Regas Group Name Dominick Sager

Address 705 E. Bidwell Street 2-244

Folsom, CA 95630

Phone (916) 235 - 3110 service@regasgroup.com **Email**

SAMPLE

Date Tuesday, February 11, 2025 Time

12:51 PM

MicroTest

Laboratories

Test Report

JOB SITE INFORMATION

Sampler Emily Winn Project Property

Address 4500 Hessel Road

Sebastopol, CA 95472

POLARIZED LIGHT MICROSCOPY (PLM)

EPA METHOD 600 / R-93 / 116 & EPA – 40 CFR Appendix E to Subpart E of Part 763

Sample	Accession	Client	Laboratory	Non Fibrous /	Asbestiform
ID	Number	Description	Description	Fibrous Materials	Minerals %
4500-1	57327-1	Acoustic Ceiling Tile	Off-White Ceiling Tile Fibrous Homogenous	50% Fiberglass 30% Cellulose 20% Binder	None Detected
4500-2A	57327-2A	Floor Tile	Brown Floor Tile Non-Fibrous Homogenous	98% Binder	2% Chrysotile
4500-2B	57327-2B	Floor Tile	Black Mastic Non-Fibrous Homogenous	96% Binder	4% Chrysotile
4500-3.1	57327-3	Texture	White Texture Non-Fibrous Homogenous	100% Binder	None Detected
4500-3.2	57327-4	Texture	White Texture Non-Fibrous Homogenous	100% Binder	None Detected
4500-3.3	57327-5	Texture	White Texture Non-Fibrous Homogenous	100% Binder	None Detected
4500-3.4	57327-6	Texture	White Texture Non-Fibrous Homogenous	100% Binder	None Detected
4500-3.5	57327-7	Texture	White Texture Non-Fibrous Homogenous	100% Binder	None Detected

Date Received: Tuesday, February 11, 2025 Date Analyzed: Tuesday, February 11, 2025 Tuesday, February 11, 2025 **Date Reported:**

Analyst: Karina Martinez

Authorized Signatory:

Kelly Favero - Lab Manager

Documents #MT-PLM-A 2.0 Authorized by Kelly Favero

Proprietary to MicroTest Laboratories, Inc Issue Date: 05/29/18



Project ID

MT022557327

4500-3.6	57327-8	Texture	White Texture Non-Fibrous Homogenous	100% Binder	None Detected
4500-3.7	57327-9	Texture	White Texture Non-Fibrous Homogenous	100% Binder	None Detected
4500-4.1	57327-10	Sheetrock-Joint Compound	White Sheetrock-Joint Compound Non-Fibrous Heterogenous	100% Binder	None Detected
4500-4.2	57327-11	Sheetrock-Joint Compound	White Sheetrock-Joint Compound Non-Fibrous Heterogenous	100% Binder	None Detected
4500-4.3	57327-12	Sheetrock-Joint Compound	White Sheetrock-Joint Compound Non-Fibrous Heterogenous	100% Binder	None Detected
4500-5.1	57327-13	Texture	White Texture Non-Fibrous Homogenous	100% Binder	None Detected
4500-5.2	57327-14	Texture	White Texture Non-Fibrous Homogenous	100% Binder	None Detected
4500-5.3	57327-15	Texture	White Texture Non-Fibrous Homogenous	100% Binder	None Detected
4500-5.4	57327-16	Texture	White Texture Non-Fibrous Homogenous	100% Binder	None Detected
4500-5.5	57327-17	Texture	White Texture Non-Fibrous Homogenous	100% Binder	None Detected
4500-6.1	57327-18	Sheetrock-Joint Compound	White Sheetrock-Joint Compound Non-Fibrous Heterogenous	100% Binder	None Detected
4500-6.2	57327-19	Sheetrock-Joint Compound	White Sheetrock-Joint Compound Non-Fibrous Heterogenous	100% Binder	None Detected

Date Received:Tuesday, February 11, 2025Date Analyzed:Tuesday, February 11, 2025Date Reported:Tuesday, February 11, 2025

Analyst: Karina Martinez Authorized Signatory:

2007 for

Kelly Favero - Lab Manager



Project ID

MT022557327

4500-7A	57327-20A	Cove Base Mastic	Tan Mastic Non-Fibrous Homogenous	100% Binder	None Detected
4500-7B	57327-20B	Cove Base Mastic	White Compound Non-Fibrous Homogenous	100% Binder	None Detected
4500-8A	57327-21A	Cove Base Mastic	Tan Mastic Non-Fibrous Homogenous	100% Binder	None Detected
4500-8B	57327-21B	Cove Base Mastic	White Compound Non-Fibrous Homogenous	100% Binder	None Detected
4500-9	57327-22	CMU	Gray CMU Non-Fibrous Homogenous	100% Binder	None Detected
4500-10.1	57327-23	Concrete	Gray Concrete Non-Fibrous Homogenous	100% Binder	None Detected
4500-10.2	57327-24	Concrete	Gray Concrete Non-Fibrous Homogenous	100% Binder	None Detected

Date Received: Tuesday, February 11, 2025
 Date Analyzed: Tuesday, February 11, 2025
 Date Reported: Tuesday, February 11, 2025

Analyst: Karina Martinez Authorized Signatory:

200 from

Kelly Favero - Lab Manager



Project ID

MT022557327

CLIENT INFORMATION

Company RegasGroup Name Dominick Sager

705 E. Bidwell Street 2-244 Address

Folsom, CA 95630 (916) 235 - 3110

Phone **Email** service@regasgroup.com **SAMPLE**

Date Tuesday, February 11, 2025 Time

12:51 PM

MicroTest

Laboratories

Notes and Definitions

JOB SITE INFORMATION

Sampler Emily Winn Project Property

Address 4500 Hessel Road

Sebastopol, CA 95472

POLARIZED LIGHT MICROSCOPY (PLM) EPA METHOD 600 / R-93 / 116 & EPA – 40 CFR Appendix E to Subpart E of Part 763

This analytical data sheet constitutes a final report. Due to the limitation of Polarized Light Microscopy (PLM), some samples classified as containing no asbestos in materials, NoneDetected (ND), such as floor tiles or like materials, warrant a recommendation for further analysis by Transmission Electron Microscopy (TEM). Results apply only to the sample as received. This report must not be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. All Samples will be held for not less than 30 days, upon which they will then be disposed of. This report shall not be reproduced except in full without written authorization from MicroTest Laboratories, Inc. Soil and rock matrices are considered problematic matrices and MicroTest recommends sample homogenization prior to PLM analysis. Thermal decomposition of asbestos fibers can yield non-asbestiform mineral properties. The reporting limit for calibrated visual area estimation quantitation procedures is 1%. The reporting limit for 400/1000 point count quantitation procedures is 0.25% or 0.1% respectively. The sample is considered acceptable unless otherwise noted. Layers are analyzed separately except when manufactured with multiple layers (i.e. Linoleum, Drywall, etc.) or requested contrarily by the client.

Authorized Signatory:

Kelly Favero - Lab Manager

Proprietary to MicroTest Laboratories, Inc Issue Date: 05/29/18



Project ID MT022557327

CLIENT INFORMATION

Name Darrin DeCarli Address 4500 Hessel Road

Sebastopol CA, 95472

Phone (707) 823 - 1084

Email darrindecarli@goldridgefire.org

Sample

Date Tuesday, February 11, 2025

Time 12:51 PM

REGASGROUP

Chain-Of-Custody

JOB SITE INFORMATION

Site Property

Address 4500 Hessel Road

Sebastopol, CA 95472

Claim#

Job # 92370

Chain # 1

Analysis: PLM | SFP

Turn Around Time: Priority Rush

Sample ID	Location	Material			
CEILINGS					
4500-1	Meeting Room, W. Area	Acoustic Ceiling Tile			
MEETING ROOM FLOORS					
4500-2	S. Area	Floor Tile			

Relinquished by (Client)	Date/Time
Received by (Tech)	Date/Time

Relinquished by (Tech)	Date/Time
Hymis	02/11/2025 12:51 PM
	1

Received by (Lab)	Date/Time
0.	02/11/2025
Xui llin	3:47 PM

Sampler: Emily Winn

Total Number of Samples 24



Project ID MT022557327

Sample ID	Location	Material
	WALLS/CEILING	
4500-3.1		Texture
4500-3.2		Texture
4500-3.3		Texture
4500-3.4	Meeting Room, S. Wall, Outlet Meeting Room, N. Wall, Outlet	Texture
4500-3.5	Kitchen, E. Area, Ceiling	Texture
4500-3.6	Kitchen, E. Wall, Outlet Admin Office, S. Wall, Outlet	Texture
4500-3.7	Chief's Office, S. Area, Ceiling Chief's Office, W. Wall, Light Switch	Texture
4500-4.1		Sheetrock-Joint Compound
4500-4.2		Sheetrock-Joint Compound
4500-4.3		Sheetrock-Joint Compound
	DORM WALLS/CEILI	NG
4500-5.1		Texture
4500-5.2		Texture
4500-5.3	Restroom, E. Wall, Light Switch	Texture
4500-5.4	Restroom, S. Area, Ceiling Vent Sleeping Area, Ceiling	Texture
4500-5.5	Sleeping Area, S. Wall, Outlet Sleeping Area, N. Wall, Light Switch	Texture
4500-6.1		Sheetrock-Joint Compound
4500-6.2		Sheetrock-Joint Compound
	CHIEF'S OFFICE	E BASE
4500-7	S. Wall, Base	Cove Base Mastic
<u>.</u>	DORM BASE	
4500-8	N. Wall, Base	Cove Base Mastic
<u>.</u>	MEETING ROOM WAI	LLS
4500-9	W. Wall, Base	СМИ
	EXTERIOR GROUN	D
4500-10.1	S. Area, Walk Way	Concrete
4500-10.2	W. Area, Walk Way	Concrete
Relinquished by (Client)	Date/Time Relinquished by (Tech) Date/Time 02/11/2025	Sampler: Emily Winn
Received by (Tech)	Date/Time Received by (Lab) Date/Time	Total Number of Samples 24
	8 202/11/2025 3:47 PM	COC Page 2



Lead Inspection & Report

Inspection Date **February 11, 2025**

Prepared for:

Gold Ridge Fire District Darrin DeCarli

Property
4500 Hessel Road
Sebastopol, CA 95472

Property Type **Commercial**

Loss Type **Renovation**



February 11, 2025

Gold Ridge Fire District Darrin DeCarli 4500 Hessel Road Sebastopol CA, 95472

SERVICE

Lead Inspection & Report

LOCATION

4500 Hessel Road, Sebastopol, CA 95472

DATE | TIME

February 11, 2025 | 12:51 PM

CONSULTANT

Emily Winn

PURPOSE & SCOPE OF SERVICES

The purpose of this service was to conduct a Lead Survey, aiding the client/owner-operator in assessing the presence or absence of Lead Containing Materials (LCM) and/or Lead Based Paint (LBP) for the planned renovations and/or demolitions of the designated areas. Samples were collected in a manner sufficient to determine LCM/LBP throughout the designated areas to be disturbed and are listed herein.

ANALYTICAL RESULTS

Based on the samples collected from the site, the materials determined to be disturbed do not contain lead. The inspection and analytical results indicate that there is no LCM/LBP present in the specified areas that are being disturbed. The contractor, his employees and/or his subcontractors, can complete their work, in the specific areas tested, without any health or safety concerns in regards to the exposure of lead.

SAMPLING & ANALYSIS

The inspection was completed in compliance with the U.S. Department of Housing and Urban Development (HUD) Guidelines, the Environmental Protection Agency (EPA), 40 CFR 745, Subpart E, Title X, and California Department of Public Health, who regulate and require the abatement or in- place management of LBP/LCM hazards equal to or greater than 1.0 milligram per square centimeter (1.0 mg/cm²) of lead or more than 0.5% lead by weight. OSHA 29 CFR 1926.62 and CalOSHA Title 8(Cal/OSHA 8 CCR 1532.1) provide worker safety regulations and requirements for lead levels at any amount. Samples were collected utilizing one or more of the following methods: XRF, XRD, paint chips by FAA and wipe samples by FAA.

Destructive sampling was not conducted during the site visit. If in the course of work, additional suspect building materials are discovered (i.e.: inaccessible areas), the renovation and/or demolition activities must cease until further sampling is conducted.

Included at the end of this letter, you will find a table containing the analytical results for the various area(s) sampled today.

RESULTS TABLE:

The location and results from this sampling are as follows:

Sample ID	Component	Substrate	Color	Material	Condition	Lead (mg/cm²)
		EXTER	OR			
4500-1	Door Frames & Trim	Wood	Dark Brown	Paint	N/A	<lod< td=""></lod<>
4500-2	Eaves	Wood	Brown	Paint	N/A	<lod< td=""></lod<>
4500-3	Siding	Wood	Brown	Paint	N/A	<lod< td=""></lod<>
4500-4	Window Frames & Trim	Wood	Dark Brown	Paint	N/A	<lod< td=""></lod<>
		INTERI	OR			
4500-5	Baseboards	Wood	Multi	Paint	N/A	<lod< td=""></lod<>
4500-6	Door Frames & Trim	Wood	Multi	Paint	N/A	<lod< td=""></lod<>
4500-7	Walls/Ceiling	Sheetrock	Multi	Paint	N/A	<lod< td=""></lod<>
4500-8	Window Frames & Trim	Wood	Multi	Paint	N/A	<lod< td=""></lod<>
		КІТСН	EN			
4500-9	Cabinets	Wood	Brown	Varnish	N/A	<lod< td=""></lod<>
4500-10	Walls	Ceramic	White	Tiles	N/A	<lod< td=""></lod<>
DORM RESTROOM						
4500-11	Floor	Ceramic	Brown	Tiles	N/A	<lod< td=""></lod<>
4500-12	Shower Surround	Ceramic	Brown	Tiles	N/A	<lod< td=""></lod<>
4500-13	Vanity	Wood	White	Paint	N/A	<lod< td=""></lod<>
		DOR	M		•	•
4500-14	Cabinets	Wood	White	Paint	N/A	<lod< td=""></lod<>
		LECEND	KEV	1	,	•

LEGEND | KEY

 $XRF-X-Ray\ Fluorescence\ |\ XRD-X-Ray\ Diffraction\ |\ FAA-Flame\ Atomic\ Absorption$

LBP-Lead Based Paint | LCM-Lead Containing Material

Intact-Paint is Stabilized | Deteriorated-Paint is flaking, chipping, peeling and becoming progressively worse | N/A-Not Applicable

TTLC-Total Threshold Limit Concentration | STLC-Soluble Threshold Limit Concentration | TCLP-Total Characteristic Leaching Procedure

ASSUMPTIONS & LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based only on conditions that were noted during RegasGroup's inspection of the specific areas noted herein.

The selection of sample locations and frequency of sampling was based on observations and the assumption that like materials in the same area are homogeneous in content. This report is not to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as a lead abatement project design document or a lead abatement work plan.

Our professional services have been performed, our findings obtained, and our conclusions and recommendations prepared in accordance with customary principles and practices in the fields of environmental testing and consulting. This report does not warrant against undiscovered hazards and locations not investigated.

If you have any questions regarding this report or if I can be of further assistance, please feel free to contact me.

Reviewed and Submitted by:

Emily Winn

Environmental Consultant

RegasGroup

Environmental Consultants CAC #22-7138 exp. 06/24/25 LRC #00001466 exp. 08/29/25

NV #IM-2152 Mycometer

MMA-0605-US | MMS-1823-US | BQS-0281-US

Dominick Sager Senior Consultant

RegasGroup

Environmental Consultants CAC #13-5082 exp. 08/14/25 LRC #00004929 exp. 05/09/25

NV #IJPM-1878

Mycometer

MMA-0226-US | MMS-1258-US | BQS-0118-US

Project ID

CLIENT INFORMATION

Company Gold Ridge Fire District

Name Darrin DeCarli
Address 4500 Hessel Road

Sebastopol CA, 95472

Phone (707) 823 - 1084

Email darrindecarli@goldridgefire.org

Sample

Date Tuesday, February 11, 2025

Time 12:51 PM

REGASGROUP

Chain-Of-Custody

JOB SITE INFORMATION

Site Property

Address 4500 Hessel Road

Sebastopol, CA 95472

Claim#

Job # 92370

Chain # 1

ANALYTICAL DATA

TURN AROUNDLEAD MATERIALMEASUREMENT MODEXRF UNITAction Level - 1Priority RushLead InspectionQuickSciAps X-550PbAbatement Level - 1Total Readings - 14

Sample ID	Component	Substrate	Color	Material	Condition	Lead (mg/cm²)
EXTERIOR						
4500-1	Door Frames & Trim	Wood	Dark Brown	Paint	N/A	<lod< td=""></lod<>
4500-2	Eaves	Wood	Brown	Paint	N/A	<lod< td=""></lod<>
4500-3	Siding	Wood	Brown	Paint	N/A	<lod< td=""></lod<>
4500-4	Window Frames & Trim	Wood	Dark Brown	Paint	N/A	<lod< td=""></lod<>

<LOD Below Limit of Detection | Reading 0.0</p>

LCM Lead Containing Material | Readings Ranging from 0 to 1.0 mg/cm²

LBP Lead Based Paint | Readings Greater than 1.0 mg/cm²

ANALYSIS

 Date
 February 11, 2025

 Time
 12:51 PM

Relinquished by (Client)	Date/Time
Received by (Tech)	Date/Time
Received by (Tech)	Date/Time

Relinquished by (Tech)	Date/Time
Hymis	02/11/2025 12:51 PM

Received by (Lab)	Date/Time

California Dept. of Public Health www.2.epa.gov/lead

Sampler: Emily Winn

Total Number of Samples 14

COC Page 1



RegasGroup Environmental Consultants 705 E. Bidwell St., Suite 2-244, Folsom CA 95630 PH 916.235.3110 | FX 916.404.5170

www.RegasGroup.com | Service@RegasGroup.com

Project ID

			L			
Sample ID	Component	Substrate	Color	Material	Condition	Lead (mg/cm²)
		INT	ERIOR			
4500-5	Baseboards	Wood	Multi	Paint	N/A	<lod< td=""></lod<>
4500-6	Door Frames & Trim	Wood	Multi	Paint	N/A	<lod< td=""></lod<>
4500-7	Walls/Ceiling	Sheetrock	Multi	Paint	N/A	<lod< td=""></lod<>
4500-8	Window Frames & Trim	Wood	Multi	Paint	N/A	<lod< td=""></lod<>
		KIT	CHEN			
4500-9	Cabinets	Wood	Brown	Varnish	N/A	<lod< td=""></lod<>
4500-10	Walls	Ceramic	White	Tiles	N/A	<lod< td=""></lod<>
		DORM R	ESTROOM	·		
4500-11	Floor	Ceramic	Brown	Tiles	N/A	<lod< td=""></lod<>
4500-12	Shower Surround	Ceramic	Brown	Tiles	N/A	<lod< td=""></lod<>
4500-13	Vanity	Wood	White	Paint	N/A	<lod< td=""></lod<>
		DC	ORM			
4500-14	Cabinets	Wood	White	Paint	N/A	<lod< td=""></lod<>

<LOD Below Limit of Detection | Reading 0.0</p>

LCM Lead Containing Material | Readings Ranging from 0 to 1.0 mg/cm²

LBP Lead Based Paint | Readings Greater than 1.0 mg/cm²

ANALYSIS

 Date
 February 11, 2025

 Time
 12:51 PM

Relinquished by (Client)	Date/Time
Received by (Tech)	Date/Time

Relinquished by (Tech)	Date/Time
Hymo	02/11/2025 12:51 PM

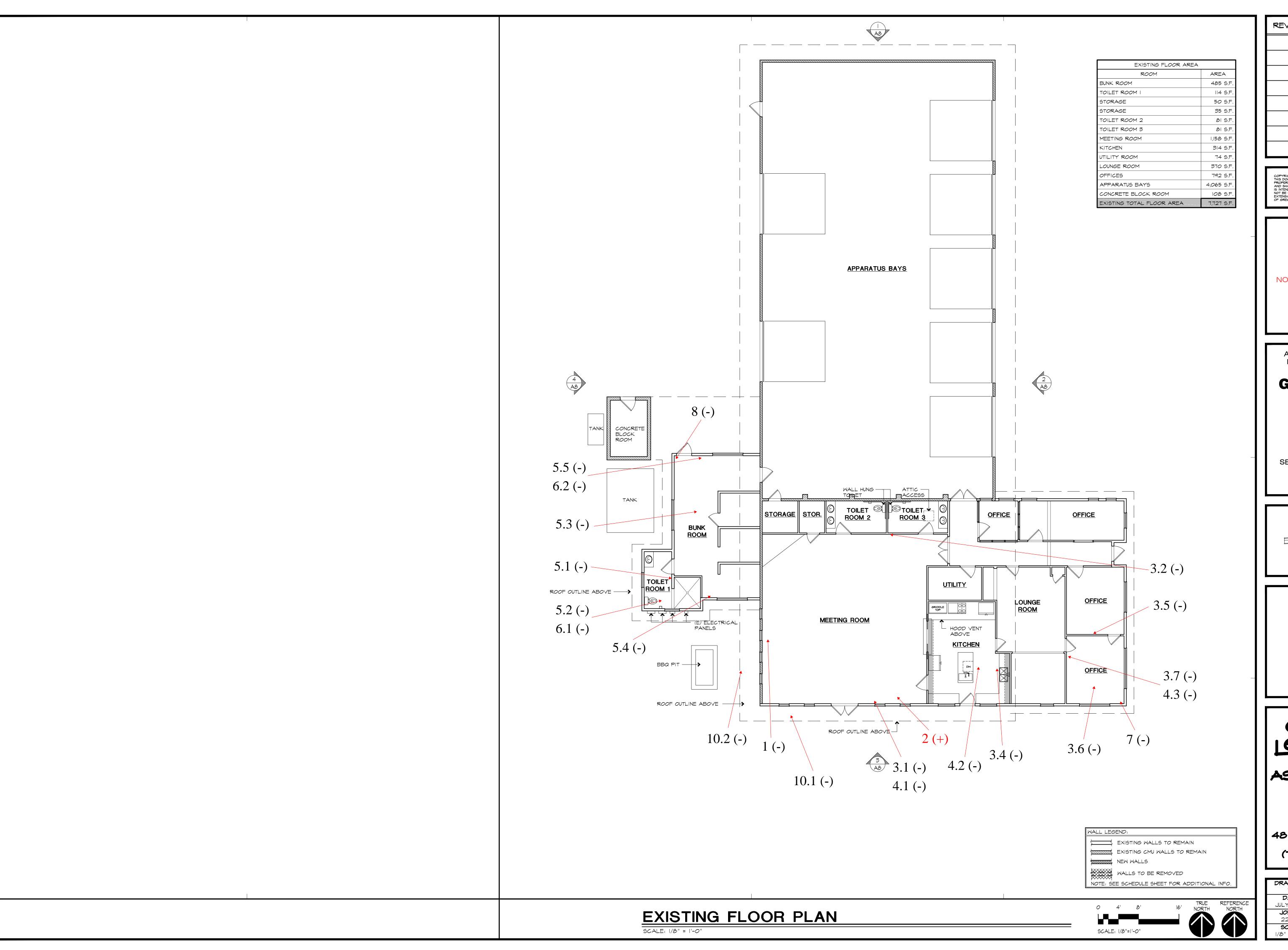
Received by (Lab)	Date/Time

California Dept. of Public Health www.2.epa.gov/lead

Sampler: Emily Winn

Total Number of Samples 14

COC Page 2



REVISIONS:

PRINTED 07/07/23 PROGRESS SET NOT FOR CONSTRUCTION

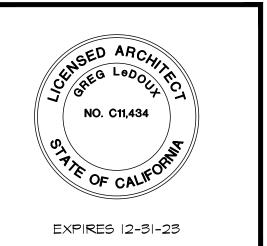
A PROPOSED TENANT IMPROVEMENT FOR:

GOLD RIDGE FIRE DISTRICT

4500 HESSEL RD. SEBASTOPOL, CA 95472

APN: 062-091-036

OVERALL EXISTING FLOOR PLAN



GREG ASSOCIATES, INC.

48 M. SIERRA AVE. COTATI, CA (707) 795-8855

DRAWN BY: TM

DATE:

JULY 2023

JOB NO.

22.1102

SCALE:

1/8" = 1'-0"

OF 11 ARCH SHTS.



DEMOLITIONREGULATION 11, Rule 2

Notification Form

	For Office Use Only	
J#_		
#		_

_ Zip: _

State:

Site	•				 		
	\sim	11	~~~	•	••	^	-
3112					 		111

Address:

Site Address:	4500 Hessel Road	Cross Street:
City:		Zip: 95472
Owner/Operat		Phone ()
Specific Loca	ion of Project within Building/Add	dress:
Check One:	Single Family Dwelling C	Commercial
Contractor/In	dividual Performing Demolit	tion
Name: Comp	any/Individual	Contact:
	ess:	
		Zip: Phone: ()
	eviously submitted notifications	
Description o	f Demolition	
Is this Demo	lition by Fire for Fire Training	purposes?
Is this Demo	lition ordered by a Government y only – attach copy of order)	<u>_</u> '
If not Demoli	tion for Fire Training, check ap	onlicable method
	Equipment Implosion	
Dates of Den	nolition: (Actual dates must be en	ntered, "ASAP" or "SOON" will be rejected.)
	•	Weekend Work? Night Work (After 5 PM)?
Asbestos Sur	vey Report	
Name of comp Address: 70	pany that conducted survey: Reg. 5 E. Bidwell Street, Ste. 2-244	gasGroup Environmental Consultants
City: Folsom	Z	rip: 95630 Phone: (916) 235-3110
	-	ominick Sager / Emily Winn CAC/SST #: 13-5082 / 22-7138
Is /was asbest	No. 1	No No
	•	emo?
Form Prepara	ation Information	
This form pre	pared by:	Title:
Name: Compa	ny/Individual	Phone: ()

City: _

Required Information Payment must be received bef

Payment must be received before J# will be assigned. See Schedule L of Regulation 3 for appropriate fees.
Payment type: ☐ Check ☐ Cashier's Check ☐ Money Order ☐ Credit/ Debit Card* (American
Express, Discover, Visa, MasterCard or Debit Card) (payments, other than credit card payment, must be mailed or delivered to: 375 Beale Street, Suite 600, San Francisco, CA 94105)
I certify that the above information is correct and that I will comply with all of the requirements of the BAAQMD's regulations, as well as all other applicable federal, state and local requirements.

Form: 1102_demolition_061616

GENERAL INFORMATION

- This notification form shall be used to notify the BAAQMD of a demolition operation only. Notification is required for every demolition. All boxes must be completed. Notifications may be faxed to (415) 749-4658.
 *To make credit or debit card payment, go to www.baaqmd.gov/payments to pay on-line. Credit card forms will no longer be accepted. Job numbers will not be issued until applicable fees are received.
- Notification shall be provided to the District at least 10 working days prior to commencement of demolition, or as early as possible prior to commencement of emergency demolition. The notification period will not start until a complete notification is submitted (see above).
- An Acknowledgement Letter is mailed to the contractor/person listed within 3-5 days of receipt of a complete notification. This should be checked for accuracy of data.
- If the job is postponed or cancelled, the District <u>must</u> be notified of a revision; the Acknowledgement Letter should be used to fax or mail the revision information. When cancelled, a cancellation fee will apply.
- For specifically-defined "Emergency" conditions, the 10 working day period will be waived. Notification must be made by fax, and the job number will be issued if accompanied with a faxed copy of a valid check, cashier's check or money order.
- For 4 or fewer unit residences, the 10 working day period may be reduced to 72 hours for an additional fee.

INSTRUCTIONS

- SPECIFIC LOCATION OF PROJECT: Identify where the demolition is taking place if the site contains more than one building.
- START AND COMPLETION DATES: The start date is the date on which demolition of the facility or structure commences. Any revision to the start or completion dates must be submitted prior to the previously notified date(s). Under no circumstances may the revised start date be earlier than the 10th working day following the postmark or fax date of the original notification. If the start date is unknown, enter an estimated start date and revise the notification when the actual start date is known, but not later than the estimated start date.
- **FIRE TRAINING**: Reg. 11-2-206 includes "intentional burning" in the definition of demolition. Notification is required, the 10 working day requirement must be met and all Asbestos-Containing Material (ACM) >1% must be removed prior to fire training. The District's Open Burning Notification form must also be filed and the applicable requirements of Regulation 5 must be met.
- SURVEY REPORT: Provide information showing that prior to commencement of the demolition, a survey
 was performed to determine the presence of Regulated ACM (RACM). Indicate if there was/was not
 suspected ACM.
- GOVERNMENT ORDERED DEMOLITION: If an "Emergency" demolition (see above) is the result of a
 state or local agency declaring the building a public nuisance or structurally unsound and in danger of
 imminent collapse, a copy of the written order must accompany this notification.

FEES APPLICABLE TO DEMOLITION OPERATIONS (FROM REGULATION 3, SCHEDULE L)

Demolition **conducted at a single family** dwelling is subject to the following fee:

OPERATION FEE: \$90

Cancellation: \$90 (100% of fee) non-refundable, for notification processing.

Demolition conducted at a single family dwelling or multiple family dwelling with four or fewer units with 72 hours instead of 10 days prior notice (excluding emergencies) is allowed upon payment of the following additional fee:

OPERATION FEE: \$619

Demolition, other than those conducted at a single family dwelling, is subject to the following fee:

OPERATION FEE: \$372

Cancellation: \$248 of above amount non-refundable for notification processing. Demolition conducted for the purpose of **fire training** is exempt from fee.

SURVEY REQUIREMENTS FOR DEMOLITION OPERATION (FROM REGULATION 11, RULE 2) 303.8 Surveys: Except for ordered demolitions, prior to commencement of any demolition or renovation, the owner or operator shall thoroughly survey the affected structure or portion thereof for the presence of asbestos-containing material, including Category I and Category II nonfriable asbestos-containing material. The survey shall be performed by a person who is certified by the Division of Occupational Safety and Health, and who has taken and passed an EPA-approved Building Inspector course and who conforms to the procedures outlined in the course. The survey shall include sampling and the results of laboratory analysis of the asbestos content of all suspected asbestos-containing materials. This survey shall be made available, upon request by the APCO, prior to the commencement of any RACM removal or any demolition. This subsection shall not apply if the owner or operator asserts that the material to be renovated is RACM and will be handled in accordance with the provisions of Sections 11-2-303, 304 and 401. The requirement for certification by the Division of Occupational Safety and Health shall not apply to in-house health professionals within a specific nonasbestos related company who perform occasional surveys only for that company as part of their regular job responsibilities 8.1 When a structure, or portion thereof, is demolished under an ordered demolition, the survey must be done prior to, during, or after the demolition but prior to loading or removal of any demolition debris. If the debris contains regulated asbestos-containing material, all of the debris shall be treated as asbestos-containing waste material pursuant to Section 11-2-304. 8.2 For renovation or demolition of residential buildings having four or fewer dwelling units, a survey is not required. A sample and test of the material will be required only when any of the following will be removed or disturbed: heating, ventilation, air conditioning ducting and systems; acoustic ceiling material or acoustic plaster; textured or skim coated wall surfaces, cement siding or stucco, or resilient flooring. Where the material is found to contain greater than 1 percent asbestos and is friable, the material must be handled in accordance with Section 11-2-303.

6/2016