

**MINUTES**  
**CITY ENGINEER PUBLIC HEARING**  
**May 03, 2016**

**STAFF PRESENT**

Tim Eriksen, City Engineer/Director of Public Works  
Michelle Johnson, Assistant Planner  
Ben Kageyama, Senior Civil Engineer  
Cathy Elawadly, Recording Secretary

**OTHERS PRESENT**

Tyler Rodrigue  
Louise Rodrigue  
Ron Franz  
Richard Ruff

The meeting was called to order by City Engineer Tim Eriksen at 3:07 p.m. in Conference Room 1, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, California.

**2. SITE VISIT VERIFICATION** – Confirmed by City Engineer Eriksen.

**3. APPROVAL OF MINUTES**

**4. APPEAL PROCESS**

**City Engineer Eriksen** read the appeal process, stating for matters heard at this meeting the final date for appeal is Friday, May 13, 2016.

**5. VERIFICATION OF NOTICE**

Staff verified Gobbi Minor Subdivision File No.: 1651-SUB-CE was properly noticed in accordance with the provisions of the Ukiah Municipal Code.

**6. PUBLIC HEARING**

**6A. Gobbi Minor Subdivision File No.: 1651-SUB-CE.** Conduct a public hearing on the property owners request for City Engineer approval of a two lot minor subdivision located at 775 Gobbi Street, APN 080-030-37.

**Assistant Planner Johnson:**

- Gave a staff report as provided for pages 1-3 of the staff report.

**PUBLIC HEARING OPENED: 3:10 p.m.**

**Tyler Rodrigue, Applicant:**

- Has reviewed the staff report, project findings and conditions of approved and had no questions or comments.

**PUBLIC HEARING CLOSED: 3:11 p.m.**

**City Engineer Eriksen** approved Gobbi Minor Subdivision with Findings in attachment 1 and Conditions of Approval in attachment 2.

**7. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:12 p.m.

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Cathy Elawadly, Recording Secretary

**Draft Findings for the Minor Subdivision Map  
775 East Gobbi Street  
APN 180-030-37  
File No. 1651**

1. The proposed Tentative Parcel Map, as conditioned, complies with the requirements of the City of Ukiah Municipal Code, Division 9, Chapter 1, Article 18 and the Subdivision Map Act.
2. The parcels established as a result of this minor subdivision are consistent with the General Plan Commercial (C ) land use designation.
3. The proposed minor subdivision map, as conditioned, complies with the requirements of Heavy Commercial zoning district (C-2).
4. The subdivision will create two lots, which are appropriate to the surrounding area and with the existing surrounding uses based on the following:
  - A. Proposed Parcels are consistent with the requirements of the Heavy Commercial Zone (C-2).
  - B. Proposed Parcels will have access directly onto a public street and utilities are available to serve the site.
5. Notice of the proposed minor subdivision was provided in the following manner:
  - A. posted in three places on the project site on April 13, 2016; mailed to property owners
  - B. within 300 feet of the project site on April 13, 2016; and
  - C. published in the Ukiah Daily Journal on April 17, 2016

**ATTACHMENT 2**

**Draft Conditions of Approval Minor Subdivision Map  
775 East Gobbi Street  
APN 180-030-37  
File No. 1651**

1. Approval is granted for the 2-lot minor subdivision as shown on the tentative map submitted to the Planning Division and date stamped March 28, 2016, except as modified by the following conditions of approval.

From Electric Department-Scott Bozzoli 707-467-5775

Ukiah Electric Utility Department (EUD) has the following requirements and comments on the proposed parcel split:

- 1 A. A 10' Public Utility Easement is required along all road side frontages as indicated on attached print.  
2 The PUE shall be a surveyed deed or defined on the subdivision map recorded with the County  
3 Recorder Office of Mendocino County.  
4 B. Parcel #2 will be served from underground facilities in the area.  
5 C. All future site improvements shall be submitted to the Electric Utility Department for review and  
6 comment. At this time specific service requirements, service Voltage and developer costs and  
7 requirements will be determined.  
8

9 From Building Department-David Willoughby 707-467-5718

- 10 A. Reinstate and final expired permit 2-79-29 for the construction of the office and warehouse and permit  
11 784 for a pole sign prior to creation of the subdivision.  
12

13 From Public Works-Ben Kageyama 707-463-6284

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15 The Department of Public Works has reviewed the above noted project and recommends the following conditions  
16 of approval for the minor subdivision:

- 17 1. The subject property lies within the 100-year flood plain, with portions of Parcel 2 lying within  
18 the floodway. No fill material shall be allowed within the floodway. Building permits for  
19 existing and new structures shall be subject to the floodplain provisions of the California  
20 Building Code and National Flood Insurance Program requirements.
- 21 2. At the time of development of Parcel 2, street frontage improvements shall be constructed along East  
22 Gobbi Street and Babcock Lane, including the extension of curb, gutter and sidewalk along Babcock  
23 Lane, upgrade of sidewalk at the Parcel 1 driveway to meet ADA requirements, and repair of any  
24 damaged curb, gutter and sidewalk. The Babcock Lane sidewalk shall be constructed in accordance  
25 with improvement plans prepared by a Registered Civil Engineer and approved by the City Engineer.  
26 The applicant shall be responsible for the relocation or replacement of utilities as necessary to  
27 accommodate the construction of street frontage improvements. Public sidewalks located outside of the  
28 street right-of-way will require a sidewalk easement dedicated to the City.
- 29 3. At the time of development of Parcel 2, street trees shall be installed, spaced approximately  
30 every 30' along East Gobbi Street and Babcock Lane, within tree wells, a landscape strip, or  
31 within 5' of the back of sidewalk. Street trees shall be installed in accordance with City  
32 Standard Drawing No 601. Tree types shall be approved by the City Engineer. Existing trees  
33 in unsatisfactory condition shall be replaced.
- 34 4. Site development shall be in general conformance with the Preliminary Site Plan dated  
35 4/20/16, or as otherwise approved by the City Engineer.
- 36 5. Each parcel shall be served individually upon the development of the parcel with appropriate  
37 public utilities required for the type of development within the parcel.
- 38 6. Prior to construction of site improvements, a final grading and drainage plan, and an erosion  
39 and sediment control plan, prepared by a Civil Engineer, shall be submitted for review and  
40 approval by the Department of Public Works. The plan shall include the detailed design of  
41 post-construction storm water best management practices (BMPs) in compliance with the  
42 City of Ukiah's Phase I Storm Water Permit and the Low Impact Development Technical  
43 Design Manual (LID Manual), in effect at the time of development. A Standard Urban Storm  
44 Water Mitigation Plan (SUSMP) shall be provided to support the design of the proposed  
45 drainage system.
- 46 7. The project engineer shall provide direct oversight and inspection during project  
47 construction, with special attention to implementation of best management practices for  
48 sediment and erosion control, and the proper grading, installation, and landscaping of the  
49 stormwater BMPs. Upon completion of the work, a report shall be submitted by the project

- 1 engineer to the Department of Public Works stating that the improvements have been  
2 completed in accordance with the approved plans and conditions of approval, shall function  
3 as intended, and all areas have been permanently stabilized to prevent sediment and  
4 erosion.
- 5 8. Maintenance and inspection of all post-construction best management practices (BMPs) are  
6 the responsibility of the property owner. In accordance with the LID Manual, a legally  
7 binding, signed maintenance agreement approved by the City of Ukiah is required for the  
8 proposed stormwater treatment areas and all post-construction BMPs, and shall be recorded  
9 prior to final approval of the building permit.
- 10 9. All areas of on-site circulation shall be paved with a minimum of 2 inches of AC on 6 inches base,  
11 concrete, or other surfacing as approved by the City Engineer. This includes all existing and proposed  
12 private driveways and parking areas.
- 13 10. All work within the public right-of-way shall be performed by a licensed and properly insured  
14 contractor. The contractor shall obtain an encroachment permit for work within this area or  
15 otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated  
16 construction costs.
- 17 11. All parcels of the proposed subdivision are subject to the payment of park fees pursuant to  
18 City Code Section 8400 et seq. Note that park fees are applicable to residential  
19 development.
- 20 12. The tentative map shall expire twenty-four (24) months from the date of its approval or  
21 conditional approval unless extended in accordance with the City of Ukiah Subdivision  
22 Ordinance and the Subdivision Map Act.
- 23 13. A Parcel Map shall be prepared and submitted to the City Engineer for review and approval,  
24 along with payment of all parcel map processing and review fees, and shall be prepared and  
25 recorded in a manner consistent with Ukiah Municipal Code requirements.
- 26 14. The Parcel Map submitted for recordation shall include all necessary easements or such  
27 easements shall be recorded by separate instrument.
- 28 15. All taxes now due, or past due, must be paid prior to the approval of the Parcel Map.

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