MINUTES

Regular Meeting **August 13, 2015**

Ukiah Civic Center, 300 Seminary Avenue

1. CALL TO ORDER: Chair Liden called the Design Review Board meeting to order at 3:00 p.m. in Conference Room #3.

2. ROLL CALL

Present:	Chair Tom Liden, Nick Thayer, Alan Nicholson, Howie Hawkes
Absent:	Colin Morrow
Staff Present:	Kevin Thompson, Principal Planner Michelle Johnson, Assistant Planner
Others present:	Steve Honeycutt

3. CORRESPONDENCE:

4. APPROVAL OF MINUTES: The minutes from the July 9, 2015 meeting are available for review and approval.

M/S Nicholson/Thayer to approve July 9, 2015 minutes, as submitted Member Hawkes abstaining. Motion carried (3-0) of members present.

5. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

The DRB is required by the City Code to review and make a recommendation on all Site Development Permit applications.

6. NEW BUSINESS:

6A. Gobbi Street Complex 680 South State Street, (File No.: 1111): Request for Preliminary Review and Recommendation of a Major Use Permit & Site Development Permit for a proposed 26 unit multi-unit residential development on the NE corner of W. Gobbi Street and Oak Street. 680 S. State Street (APN 002-301-55).

Associate Planner Johnson provided the DRB with the following documents:

- Comments from Member Morrow dated August 13, 2015, incorporated into the minutes as attachment 1.
- Revised plans dated August 13, 2015, incorporated into the minutes as attachment 2.

Steve Honeycutt, Applicant

- Acknowledged attachment 1 of the staff report for reference purposes represents the project architect's response to DRB meeting comments of July 9, 2015.
- Thanked the DRB for their corroborative efforts concerning the design aspects of the proposed project.
- Since the last DRB review of the project, applicant has engaged in percolation tests and a geotechnical report/study. The test indicates there is 15 feet of very high type clay, low perk soil. As such, drainage is somewhat compromised in trying to find effective ways to

manage/contain runoff onsite. With the present soil conditions only some of the storm water runoff can be managed/contained on the site. Something has to give because not all the water can drain into the soil for the interim should there be a significant amount of rain, particularly at one time. Because of the soil conditions, it takes longer for water to drain into the ground on the site.

- Public Works staff and civil engineers Rau and Associates have reviewed the drainage issue where a different approach is being taken to address the situation than originally assessed/evaluated where the intent is to initiate/integrate the right kind of water retention treatment at 100% effectiveness.
- What is presently occurring with regard to water falling on the site and whether it is reaching a pervious surface or not is only going down into the surface 2 to 21/2 feet before reaching mostly an impervious layer. As such came up with a system that relies more on 'under drains' that is basically referred to as a 'manifold system' for draining at the clay layer. The intent is to drain the site and take water through the soil and through the aggregate cleaning the water up along the way as per the adopted LID Technical Design Manual requirements/guidelines. This methodology has been accomplished. Rau and Associates will submit the formal drainage report shortly.
- The revised landscape plan does not show all that is being done to address drainage on the site.
- Again, water will be captured on the site via an under drainage system using wide permeable gutter pans and valley gutters. After the water has percolated down to the clay layer it will be picked up and moved to storage locations and demonstrated how this works on the drainage plans. The intent is also to slow the water down detain it before it discharges into the City's storm water drainage system and demonstrated the location on the plans.
- Further explained the drainage system that will feature permeable gutter pans with the curb itself consisting of solid concrete which is what is necessary for durability all in connection with an underground drainage system that helps the site drain properly.

Member Nicholson:

- Asked about the aggregate soil.

Steve Honeycutt:

- Is working with a geotechnical engineer and other professional to formulate soil that will consist of two types, one which will be less permeable for use structurally for the building pads themselves with the other soil being more permeable and includes some of the local red sand that holds 35 to 40% of its weight in water without being 'crushable' so as to get adequate compatibility/structural integrity and water retention all at the same time. More importantly is to attain permeability laterally and demonstrated how this works. What is trying to be achieved with regard to the drainage on the site is to have practical functioning processes work with the downspouts that drain into bio-retention swales. The original concept of using bio-swales and maximizing surface vegetation to clean up the water has not changed.
- The subject property sits higher than the Rite Aid property. As such, retaining walls and/or other drainage systems are necessary to keep water on the site and move it into the sumps for collection and showed the location thereof. A storm water leaching system is another component of the drainage system that is used in connection with gutters and downspouts. Sump pumps can be used for discharge into subsoil as an alternative to a piping system that transports storm water to a discharge point.
- Explained when water comes off the downspout it goes into turf grass and into a sump where it is collected/stored before going into the City's storm drain system. All runoff is treated/cleaned up 100% to rid of sand, suspended solids, and the breaking down of hydro-carbons as they come across and go in the permeable pavements and substructure with the aggregates before it goes into the City's storm drain system. The end result with regard to the drainage system is both qualitative and quantitative

functioning. There will be no significant changes in the landscaping except for what was modified relevant to Member Thayer's comments as addressed in the applicant's response to the DRB comments in attachment 1 of the staff report.

- There was discussion today with staff and civil engineers about landscaping on the site relative to the structural soil type and ability to provide for permeable tree wells, etc., and showed the specific locations on the site plans. There was also discussion about other issues on the site including low areas as shown on the site plans as being a retention area and how best to relieve it from excessive runoff particularly with the soil type. The civil engineers are looking at specific problem areas with regard to drainage issues and soil with some potential plan deviations in order to fine tune the drainage system to make certain all system components work interchangeably and are effectively coordinated such that the system works/coincides with the landscaping and infrastructure/utilities. Noted the site has size limitations where good planning and design is necessary so that building, utilities, drainage systems, landscape all coordinate properly and fit on the site.
- The aesthetic design change from the original plan is the deletion of the pavers where the intent is to not let this affect the overall quality of the site. The pavers have been replaced with permeable areas and showed the location.
- The site will have decorative features at the entrances to help define the project and showed the location.

Member Nicholson:

- What comprises the permeable material?
- Asked if permeable concrete would be for both the sidewalk and the parking area.

Member Hawkes:

- Related to drainage will there be any pumping required?
- Do you expect the runoff from to be the same after the project is completed as it is now?
- Parking lots have hydro-carbons.

Member Thayer:

- It may be that water simply cannot go into the ground because of soil conditions where tree planting does help.
- Acknowledged the proposed drainage plan is a good model for modern site development.
- Requested clarification all the paving that was described as asphalt is now permeable concrete.
- Requested clarification as to how the drainage system works with regard to runoff from the pavement and vegetative collection and clean-up such that essentially surface water is taken off the pavement while receiving water from other site sources into the vegetative retention areas.
- Suggests evaluating 'poured in place' permeable concrete versus permeable pavers that are individually placed because the concrete may need to be cleaned such that this becomes an element of maintenance. Not that the paver itself could not become clogged with some material on the top it is that the pores are so small in poured in place concrete that it has to be vacuumed. This is a problem for parking lots having poured in place concrete because it has to be vacuumed to get the pores cleaned.

Steve Honeycutt:

- The permeable material is concrete. What is essentially occurring with regard to drainage is the clean-up of the hydro-carbon, leaves, suspended solids, etc., as the water goes underneath through the permeable pavement down to the aggregate layer.
- The sidewalks are 5-feet wide so there would be no benefit to having permeable sidewalks/pavers because there is 'permeation' on both sides of the sidewalk.
- Confirmed no pumping will be required where the hope is with the aggregation process and functioning under drains water can be effectively captured, processed, and stored in

the event of 'second storm.' Is confident with the measures in place with regard to the drainage system, as discussed above, should be able to effectively contain the excess water on site, process it properly with a final discharge into the City's storm water drain system. Further discussed how the drainage systems functions and the discharge locations.

- The intent is to detain the water onsite for as long as possible and have as much possible 'perk' in the soil.
- It was estimated when Payless store was in operation there was 95% runoff from the site. When the building was torn down and being a Type D soil runoff was reduced to 89%. So 89% of the water that currently falls on the site leaves the site. When the proposed project is complete the percentage of runoff will be much less, cleaner and slowed down.
- Composition roofs release sand residuals with the rainwater runoff over time that has to be caught out of each downspout via a retention/vegetative swale area before going into the rest of the system.
- Clarified the project will feature vertical concrete and a permeable valley gutter pan. The parking area will be asphalt and there are two stamped concrete strips at the entrance.
- Talked about runoff, vegetative collection, retention and clean-up with regard to drainage.
- The problem with permeable pavers is that they have to be removed to do any cleaning.

Member Thayer:

- Related to permeable pavers the whole logic behind segmented pre-cast concrete pavers of any kind is that they can be removed.
- From a maintenance and cost perspective would recommend pavers taking into consideration the scale of the project.

Chair Liden:

- Related to drainage, with a project like this would the City require some kind of a maintenance/inspection schedule to make certain 'everything is clean' since many of the areas will get clogged that may include drainage pipes.

Member Hawkes:

- Is pleased to see the applicant is embracing the permeable soil options.

Member Thayer:

- Under new State regulations developers can no longer continue to do development without compliance with State drainage regulations as it pertains to the City's recently adopted LID Technical Design Manual standards.

Steve Honeycutt:

- Preference would be the concrete because the hope is the project will feature larger boyd ready-mix concrete.
- Pavers will be incorporated to slow water runoff.
- No maintenance schedule is required. Related to sediments from the roof, etc., would be pretty well 'cleaned out' before it reaches the drainage pipes because the sediment has to go through soil matrix of vegetation and aggregate before it reaches the drainage pipes so sediments would have been flushed out.
- Regular maintenance should not be an issue because Gullion, Inc. intends to continue to own and maintain the property into the future. Maintenance and operation is not something Gullion, Inc. takes lightly.
- There are machines that can perform maintenance specific to drainage systems.

Assistant Planner Johnson:

- Will check with Public Works about maintenance/inspection requirements in association with the building permit relative to the drainage system that is costly to install where the

intent is to have it function properly for years to come. Another approach would be to research other areas/cities to see what they do concerning maintenance since drainage has now become a 'spot-on' issue for projects.

Member Thayer:

- Related to maintenance/inspection of drainage systems, there are performance guarantees that are generally held with a bond where someone has to do the inspections.
- Acknowledged the proposed drainage system for the project is collectively better than any standard development idea.

Chair Liden:

- Supports having a maintenance schedule in place.
- His concern related to the drainage system is not so much quality but rather quantity such that the system continues to function well into the future.

Steve Honeycutt:

- What would be relatively easy to measure is water quality at the outlet. Other than this, it would be difficult to look at underground functions.
- Related to quantity and quality, the site is currently clogged where the objective is to clean it up and slow down the water runoff.

Member Thayer:

- It is difficult to know the life span of the material that will be used for the drainage system where the only thing to do is to vacuum and do regular maintenance to surface areas.

Steve Honeycutt:

- Has always been skeptical of pervious concrete. There is always going to be a clogging issue related to dust and breakdown of leaves, etc.

Chair Liden:

- Clogging can also occur in the perforated piping.

Steve Honeycutt:

- It is best to think in terms of a leach line and all of the suspended solids the drainage system will deal with. If the system is treated properly, it will continue to function. The project will have less and much cleaner water as a result of the proposed drainage system designed for the site.
- The design objective was not to sacrifice the aesthetics of the pavers, but rather to formulate better treatment and retention.

Chair Liden:

- Asked if the DRB had questions regarding the project architect's comments as provided for in attachment 1 of the staff report.

Member Nicholson:

- Asked about the proposed color scheme and contrast intent.
- What is the intent of the sidewalk area (corner area) at the intersection of Gobbi Street and Oak Street.

Member Thayer:

- Recommends planting Regal Mist Pink Nuhly in the corner.
- Likes that the roof pitch increased.
- Acknowledged there is Chinese Pstache along S. Oak Street.
- Is fine with the tree planting list.

- Asked if there are trees in the intervening space between the property line and the parking lot.
- Would like trees in the parking lot if this could happen.
- Related to bio-infiltration sod mix that is a blend of different sod as selected on the landscape plans the practical reality is one-half of those species will die. As such, recommends an alternative species native to the northern hemisphere that can be drought tolerant and more of a mow-free blend of sod for use as a bio-infiltration material. This material is simply rolled out and gets established quickly and no weeding is required. The concern is if this material is in between the median strips for the parking area it is going to get stepped on so best to use low species type that are mow free. This species should not be the native version and named the 'Fesque' types associated with this version. Taller species are available. The intent would be for the material to look like a 'parkway.' Fesque types should be more heat and drought tolerant and would not need the same level of care because the sod is intended for a parkway and/or indentation strips. Likes bio-infiltration sod and Delta Blue Grass that has a mow-free product and can be native or non-native. Showed the location on the site plans where this non-native blend of Fesques would work best. The cost is approximately $.42 a square foot. Is of the opinion the aforementioned sod would perform better than what is proposed for the median strips.
- Noted the Crape Myrtle that is defined on the eastern boundary is pretty much located near the water collection box and suggested another place on the site. Sees that other Crape Myrtle bushes are proposed in other locations.

Chair Liden:

- Likes the proposed color scheme.
- The roof height proportionately fits well within the contours of other roofs in the neighborhood and the western hills.
- Asked about the storage facilities on the site. People need adequate space to store things/belongings. Storing items on balconies is not aesthetically pleasing.
- Very important for projects to provide for adequate storage facilities onsite.

Member Nicholson:

- Previously talked about relocating a tree on the site and referred to the location on S. Oak Street. Asked about whether or not relocation is a possibility.
- Requested clarification the sidewalks will be regular concrete.
- Asked if the Planning Department is pleased with the proposed project?

Steve Honeycutt:

- The units will feature multiple door colors.
- Referred to the color samples and talked about the base and trim color scheme that works well with a dark roof. There are three color palates on the accent walls.
- The corner area can be irrigated where the preference is to plant drought tolerant vegetation.
- Related to the building aesthetics, roof pitch increased to a 7 and 12-foot pitch. The higher pitch will provide for better ventilation for the upstairs residential units.
- At the recommendation of DRB made the roof a darker color.
- Because the site is constrained with underground electrical/storm drain systems it is not possible to plant another tree for the project and showed the location where one would be feasible.
- Confirmed there will be no trees in the intervening space between the property line and the parking lot. This area contains mostly shrubs with mulch.
- Confirmed there is one existing street tree at each entry on Gobbi Street and Oak Street. There was discussion about adding another street tree and showed the location but it is

not possible due to utility/storm drain systems. Confirmed one tree will be removed and showed the location.

- Is of the opinion the soil mixes that will be put on the site will help enhance the growth and sustainability of the landscaping.
- Confirmed the only changes to the proposed project from the DRB's previous review of the project are the response to the DRB comments and the matter of the pavers. The intent is to make good use of each area of land and cited examples thereof.
- Identified the location of the gutter pans where reference is typically given to curb, sidewalk and gutter pan that actually carries the water. The gutter pan in this case is the permeable concrete.
- Looked into doing more mini-storage projects in the community and noted Ukiah has many mini-storage facilities.
- The stairwells can be used for storage purposes as well as closets etc. There is not sufficient space on the site to provide for mini-storage facilities.

There was more discussion concerning the color palate and brick material, parking lot and what the best approach would be in terms of landscaping for the 'corner area.'

Principal Planner Thompson:

- Is fine with the progress being made, particularly with regard to the proposed solution to the drainage issue on the site.

There was discussion regarding the perimeter fencing.

Member Nicholson summarized the DRB's project comments/recommendations:

- Likes the project.
- DRB has added landscape specifications material for the corner area.
- Appears bio-retention is being sufficiently addressed such that water retention on the site should not be problematic.
- The color schemes for the buildings are fine.
- Gladding brick is acceptable.
- Proposed parking layout is acceptable.
- The revised changes to the site plans are fine.
- Related to the site plans, the delineation between the private versus public parking is a nice addition.
- Related to comments from Member Thayer pertinent to the landscaping could be some potential conflicts with the bio-retention swales in the initial landscaping plan with the hope the property owner will consider the comments.

M/S Nicholson/Thayer to recommend Planning Commission approval concerning the design aspects of the proposed Gobbi Street Complex located at 680 South State Street as discussed above.

Discussion:

Steve Honeycutt:

- The intent is to coordinate between the recently developed LID Technical Manual standards by moving plants/vegetation around as appropriate while maintaining the initial landscape concept.

Motion carried 4-0.

7. MATTERS FROM THE BOARD:

8. MATTERS FROM STAFF:

9. SET NEXT MEETING

The next regular meeting will be Thursday, September 10, 2015.

10. ADJOURNMENT

The meeting adjourned at 3:55 p.m.

_____

Cathy Elawadly, Recording Secretary

Attachment # 1

Michelle Johnson

From: Colin Morrow <colin@morrowlegal.com>
Sent: Thursday, August 13, 2015 2:23 PM
To: Michelle Johnson; alan@andesignstudio.com; Howell Hawkes (howie@pacific.net); Tom Liden (tomliden@pacific.net); Nicholas Thayer (mail@lateafternoon.com)
Subject: Re: August 13th Design Review Board Meeting_Gobbi Street Complex Ukiah

I have had something pop up that is going to prevent me from making it to this meeting. Overall, I am supportive and am pleased with the applicant's effort to address our concerns. I am glad to see the fleshing out of storage for the units. The only new concern I might have is have is the question of how the project might effect the view of the hillside when one looks west from State St. If it is blocked by the rite aid there is no issue, but if it rises significantly above, that would effect that view.
Sorry to have to miss this meeting.
Colin

On 8/7/2015 4:24 PM, Michelle Johnson wrote:

> Good afternoon,
>
> This is a reminder of the Design Review Board Meeting Thursday August 13th at 3:00 p.m.; Conference Room 3, at the City of Ukiah Civic Center. If you are unable to attend please let me know as soon as possible. The packets went out in the mail today Friday August 7th; however I have attached a copy of the Staff Report for your convenience. Please let me know if you do not receive your packet by Tuesday August 11th.
>
> Have a great weekend.
>
> -Michelle
>
> *Michelle Johnson*
> Assistant Planner
> City of Ukiah
> Planning and Community Development Department
> 300 Seminary Avenue, Ukiah, CA 95482
> (707) 463-6206
> www.cityofukiah.com

RECEIVED
AUG 13 2015
CITY OF UKIAH
BUILDING/ PLANNING DEPARTMENT

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Colin Morrow
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308 S. School St., Ste. J
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Phone: 707-380-1070
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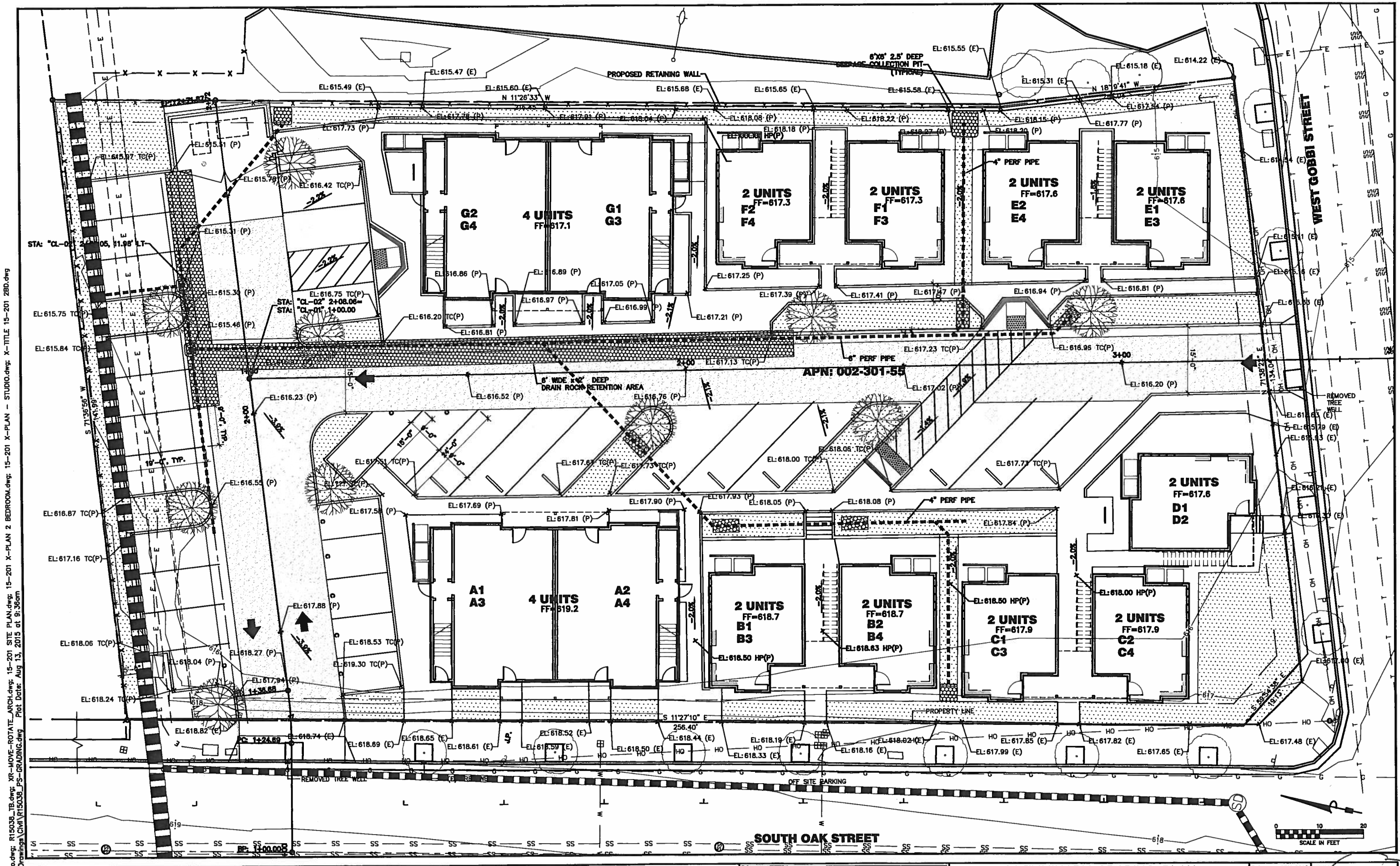
Email: colin@morrowlegal.com



PRELIMINARY DRAFT

DATE:	REVISION:	BY:

COMPUTER NO: SERVER Z:\R15038
PATH: \DRAWINGS\SURVEY
FILE: R15038_PS-EXIST_COND.dwg
PSVIEW:
MSVP:

VERIFY SCALE
0 1/2 1 2 3
BAR REPRESENTS THREE INCHES ON ORIGINAL

CLIENT: GUILLON, INC.
2550 LAKEWEST DRIVE, SUITE 50
CHICO, CA 95928

LOCATION: N.E. CORNER GOBBI ST. & S. OAK ST.
UKIAH, CA

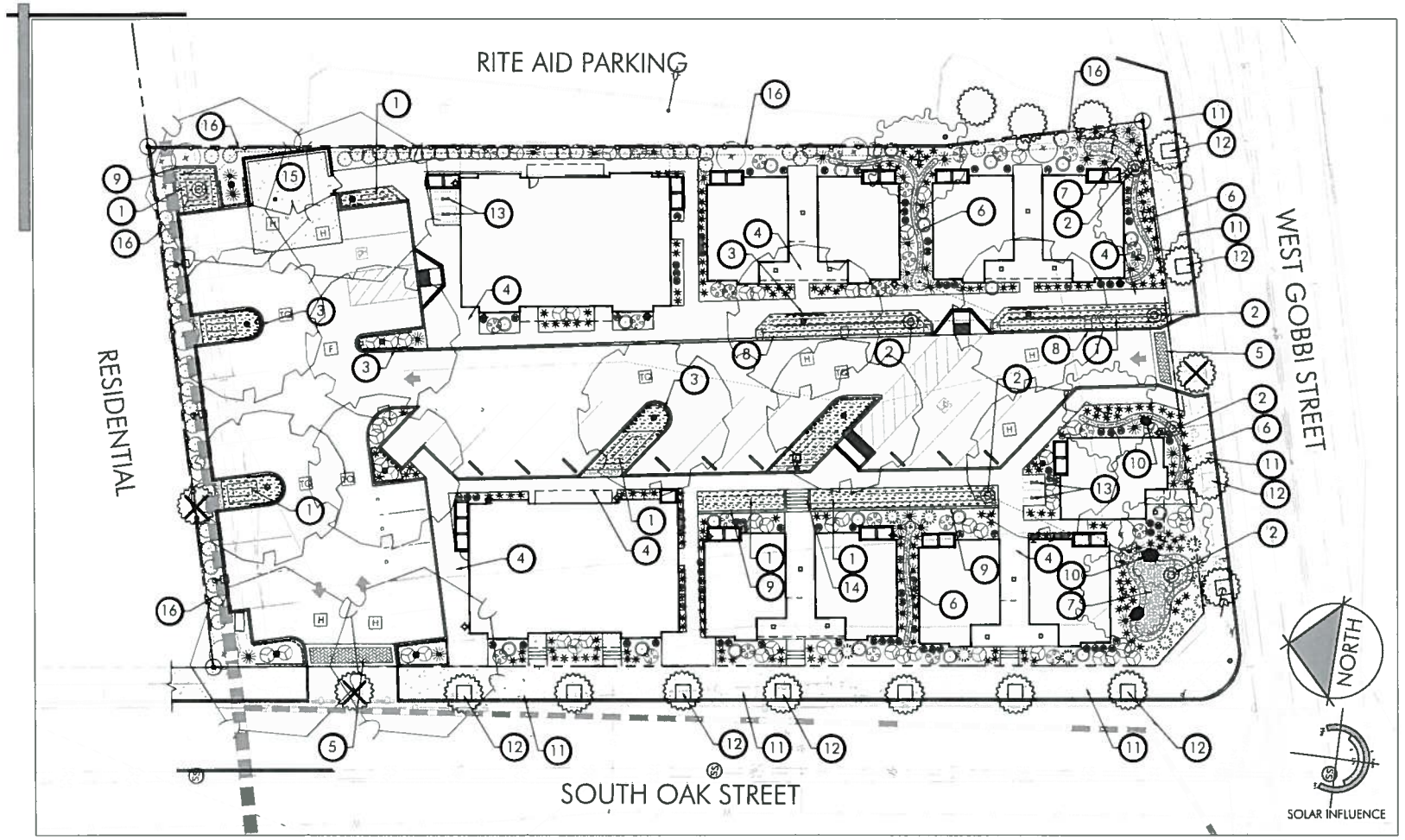
RAU AND ASSOCIATES INC.
CIVIL ENGINEERS · LAND SURVEYORS
100 NORTH PINE STREET · (707) 462-6536 · UKIAH, CA 95482

DRAWING: PRELIMINARY GRADING PLAN

PROJECT: SITE DEVELOPMENT

Date:	JULY 2015
Scale:	AS SHOWN
Drawn:	M.A.W.
Checked:	G.C.R.
Reviewed:	G.C.R.

SHEET UP-1 of 12 SHEETS



0 20 40

SCALE 1" = 20'-0"

PLANTING LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	WATER USE	SIZE	QTY	REMARKS
TREES					
	PISTACIA CHINENSIS CHINESE PISTACHE	LOW	15 GAL	9	STANDARD
	LAGERSTROEMIA INDICA 'DYNAMITE' RED FLOWERING CRAPE MYRTLE	MED	15 GAL	5	MULTI-TRUNKED
	ULMUS PARVIFOLIA 'DRAKE' SMALL LEAFED, EVERGREEN, CHINESE ELM	MED	15 GAL	4	STANDARD

PLANTING LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	WATER USE	SIZE	QTY	REMARKS
SHRUBS					
	HETEROMELES ARBUTIFOLIA TOYON	LOW	5 GAL.	10	--
	THUJA OCCIDENTALIS 'EMERALD' EMERALD ARBORVITAE	LOW	5 GAL.	46	--
	AGAPANTHUS AFRICANUS 'MONKAGEYAMA SUN STRIPE® AGAPANTHUS	MED	1 GAL.	206	--
	HESPERALOE PARVIFLORA RED YUCCA	LOW	2 GAL.	22	--
	SALVIA GREGGII 'NAVAJO RED' NAVAJO RED AUTUMN SAGE	LOW	5 GAL.	27	--
	ROSA X 'NOAschnee' P.P # 9573 FLOWER CARPET® WHITE GROUNDCOVER ROSE	LOW	2 GAL.	54	--
	LOMANDRA LONGIFOLIA 'LM300' P P # 15420 BREEZE™ DWARF MAT RUSH	LOW	1 GAL.	42	--
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	MED	2 GAL.	98	--
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST® PINK MUHLY	MED	1 GAL.	13	--
SOD (NON-MOWED)					
	BIOFILTRATION SOD PURPLE NEEDLEGRASS - NASSELLA PULCHRA (CALIFORNIA'S STATE GRASS) MOLATE FESCUE - FESTUCA RUBRA CALIFORNIA BARLEY – HORDEUM CALIFORNICUM MEADOW BARLEY – HORDEUM BRACHYANTHERUM BRACHYANTHERUM	MED	SOD	1,929 SF	CONTACT DELTA BLUEGRASS 800-637-8873

AB 1881 IRRIGATION NOTE

THIS LANDSCAPE HAS BEEN DESIGNED TO UTILIZE LOW TO MODERATE WATER USE SHRUBS AND TREES. THE DESIGN INTENT IS TO GROUP PLANTINGS INTO HYDROZONES ALLOWING FOR MINIMAL WATER USE FOR OPTIMAL PLANT PERFORMANCE. THE PLANTS WILL BE IRRIGATED BY MEANS ON AN AUTOMATICALLY CONTROLLED LOW VOLUME DRIP IRRIGATION SYSTEM. THE CONTROLLER WILL ALSO FEATURE A RAIN/ FREEZE SHUT OFF SWITCH AS WELL AS REAL-TIME EVAPOTRANSPIRATION ADJUSTMENT TO ALLOW FOR FURTHER OPTIMIZATION OF IRRIGATION WATER. THE LANDSCAPE CALCULATIONS (THIS SHEET) DEMONSTRATE THAT THE ESTIMATED WATER USE FOR THE PROJECT WILL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), IN ACCORDANCE WITH AB 1881, CALIFORNIA'S WATER EFFICIENCY ORDINANCE. CONTRACTOR WILL PERFORM A HORTICULTURAL SOILS ANALYSIS AND AMEND SOIL AS PER THE ANALYTICAL LABORATORIES RECOMMENDATIONS PRIOR TO ANY PLANTING. A WATER AUDIT WILL BE PERFORMED PRIOR TO FINAL ACCEPTANCE

SYMBOLS

SYMBOL	DESCRIPTION
O H TG F	SQUARE FOOTAGE OF SHADE PROVIDED, PER TREE (QUARTER, HALF, THREE QUARTER, FULL) SQUARE FOOTAGE OF SHADE PROVIDED BASED UPON 35' ANTICIPATED CANOPY DIAMETER AT 15 YEARS

PARKING COUNT

DESCRIPTION	
TOTAL PARKING REQUIRED	36 SPACES
TOTAL PARKING PROVIDED	38 SPACES
BICYCLE PARKING PROVIDED	4 BIKES

SHADE CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
TOTAL PARKING AND BACK-UP AREA	12,312 SF	
SHADE AREA PROVIDED (LARGE CANOPY SPECIES)		
FULL CANOPY (960 SF EA. X9)	960 SF	8%
THREE QUARTER CANOPY (721 SF EA. X 5)	3,605 SF	29%
HALF CANOPY (481 SF EA.X 7)	3,367 SF	27%
TOTAL SHADE AREA PROVIDED	7,932 SF	64%

WATER USE CALCULATIONS

Maximum Applied Water Allowance (MAWA) - Calculation

MAWA = (Eto) (0 7) (LA) (0 62)

MAWA = 269,248 Gallons per Year

Where:
- 57 3 = Reference Evapotranspiration (ETo)
- 0.7 = ET Adjustment Factor (percent)
- 10,827 = Landscape Area (LA) (square feet)
- 0 62 = Conversion factor (inches to gallons)

Estimated Water Use for Hydrozones (EWU) - Calculation

EWU = (Eto) (PF) (HA) (0 62) / (IE)

Where:
- 57 3 = Reference Evapotranspiration (ETo) (Ref: CIMIS)
- PF = Plant Factor per Hydrozone
- HA = Hydrozone Area (square feet)
- 0 62 = Conversion factor (inches to gallons)
- IE = Irrigation Efficiency per Sprinkler Type

Hydrozone 5; Medium water use trees, shrubs and ground cover; drip. PR= 0 21

PF =	0 5		
HA =	8,898 (square feet)	0 20427 Acres	
IE =	0 9		
EWU =	175616 86 (gallons per year)	0 538948 acre-feet/year	234 7819 ccf/year

Hydrozone 8; Medium water bioswale grasses, Rotors PR= 0 68

PF =	0 6		
HA =	1,929 (square feet)	0 044284 Acres	
IE =	0 6		
EWU =	65788 46784 (gallons per year)	0 201897 acre-feet/year	87 9525 ccf/year

Total Estimated Water Use for All Hydrozones (EWU) - Sum

EWU =	241,405 (gallons per year)	0 740846 Acre-Feet per Year
	323 (100 cubic feet per year)	0 007409 Acres

PLAN LEGEND

SYMBOL	DESCRIPTION
1	BIO-RETENTION. TYPICAL.
2	DRY WELL. TIE INTO SITE DRAINAGE SYSTEM.
3	ROOT BARRIER. TYPICAL AT ALL PARKING LOT TREES AND TREES WITHIN 4 FEET OR CLOSER OF HARDSCAPE.
4	PEDESTRIAN CONCRETE WALKWAY. SCORELINES AND EXPANSION JOINTS PER STANDARD PRACTICE. MEDIUM BROOM FINISH.
5	DECORATIVE HARDSCAPE AT ENTRIES. PER OWNER.
6	COBBLE LINED SWALE. DRAIN DOWNSPOUTS INTO SWALE WHERE FEASIBLE- ALL OTHER RAINWATER DOWNSPOUTS TO BE "TITE-LINED" TO BIO-RETENTION AREAS.
7	COBBLE LINED RAIN GARDEN
8	CURB CUTS WITH COBBLE OUTFALLS TO ALLOW PASSAGE OF RAINWATER INTO BIO-RETENTION AREAS.
9	CONCRETE BAND
10	FIELDSTONE BOULDER
11	EXISTING CITY SIDEWALK. TYPICAL. TO REMAIN. RETAIN AND PROTECT.
12	EXISTING CITY STREET TREES. TYPICAL. TO REMAIN. RETAIN AND PROTECT.
13	BICYCLE PARKING
14	BRIDGE
15	TRASH ENCLOSURE. SEE PLANS BY OTHERS.
16	PROPOSED WOOD FENCE. 6 FOOT HIGH CEDAR.

REVISED

RECEIVED

AUG 13 2015

CITY OF UKIAH
BUILDING/ PLANNING DEPARTMENT

BFLA PROJECT NUMBER: 1861
DATE: AUGUST 13, 2015

BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
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project information

DESIGN REVIEW BOARD PACKAGE FOR:
GULLION, INC.
GOBBIE AND OAK STREET
UKIAH, CA 95482
A.P. NUMBERS 002-301-65

r.g.a. project number: **15-201** | plancheck/ status number: **14-00000**

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STATUS DATE	8-13-2015
BLDG. PERMIT	
REVISION	
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REVISION	

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PRELIMINARY LANDSCAPE PLAN

UP-10