

**ACTION MINUTES OF TULARE
CITY COUNCIL, CITY OF TULARE**

November 1, 2016

A special study session meeting of the City Council, City of Tulare was held on Tuesday, November 1, 2016, at 5:30 p.m., in the Tulare Public Library & Council Chambers, 491 North “M” Street.

COUNCIL PRESENT: David Macedo^(left meeting @ 5:32 p.m.), Carlton Jones, Maritsa Castellanoz, Shea Gowin, Craig Vejvoda

COUNCIL ABSENT: David Macedo

STAFF PRESENT: Paul Melikian, David Hale, Wes Hensley, Cameron Long, Janice Avila, Darlene Thompson, Joe Carlini, Rob Hunt, Michael Miller, Steve Bonville, Nick Bartsch, Traci Myers, Roxanne Yoder

I. CALL TO ORDER STUDY SESSION

Mayor Macedo called the study session to order at 5:31 p.m. He advised that he had a conflict of interest with regard to the proposed project and recused himself from discussion.

II. CITIZEN COMMENTS - Comments from the public are limited to items listed on the agenda (GC 54954.3a). Speakers will be allowed three minutes. Please begin your comments by stating and spelling your name and providing your city of residence.

There were no citizen comments presented.

III. SPECIAL STUDY SESSION

- (1) Study Session regarding presentation and discussion of alternatives for the South Tulare Interchange project.** Mayor Macedo in light of his recusal requested Vice Mayor Jones to preside over the Study Session. Interim City Manager Paul Melikian provided a report for the Council’s review, consideration, presentation and public comment.

TCAG Executive Director Ted Smalley provided a brief introduction to the item.

CalTrans District 6 Director Sharri Bender Ehlert advised that they were contracted by TCAG to perform the initial study of the project cautioning that they are still at the scoping process. She introduced CalTrans Project Manager Neal Bretz who provided review of each of the proposed alternatives and cost proposals.

Lynn Dredge, Jerry Sinift and Brian Watte addressed the Council in support of Alternative 2. Michael Smith on behalf of Roche Oil addressed the Council

noting that although Roche Oil would be impacted by any of the alternatives, their preference would be Alternative 3. Susan Dyst on behalf of Roche Oil addressed the Council and reiterated their support for Alternative 3.

Following a lengthy discussion, it was moved by Council Member Vejvoda and seconded by Council Member Gowin to select Alternative 2; Council Member Castellanoz and Vice Mayor Jones voter no on the item, therefore a split vote resulted in the motion failing as presented.

IV. ADJOURN SPECIAL STUDY SESSION

Vice Mayor Jones adjourned the Special Study Session at 7:01 p.m.

A regular session meeting of the City Council, City of Tulare was held on Tuesday, November 1, 2016, 2016, at 7:00 p.m., in the Tulare Public Library & Council Chambers, 491 North "M" Street.

COUNCIL PRESENT: David Macedo, Carlton Jones, Maritsa Castellanoz, Shea Gowin, Craig Vejvoda

STUDENTS PESENT: Ashley Logue, Yash Bhakta

STUDENTS ABSENT: Mirian Espinoza

STAFF PRESENT: Paul Melikian, David Hale, Wes Hensley, Cameron Long, Janice Avila, Darlene Thompson, Joe Carlini, Rob Hunt, Michael Miller, Steve Bonville, Nick Bartsch, Traci Myers, Roxanne Yoder

V. CALL TO ORDER REGULAR SESSION

Mayor Macedo called the regular meeting to order at 7:16 p.m.

VI. PLEDGE OF ALLEGIANCE AND INVOCATION

Police Chief Wes Hensley led the Pledge of Allegiance, and an invocation was given by Council Member Craig Vejvoda.

VII. CITIZEN COMMENTS

Mayor Macedo requested those who wish to speak on matters not on the agenda within the jurisdiction of the Council, or to address or request a matter be pulled from the consent calendar to do so at this time. He further stated comments related to general business matters would be heard at the time that matter is addressed on the agenda.

No public comment.

VIII. COMMUNICATIONS

- (1) Notification of Municipal Information Services Association of California (MISAC) Quality in IT Practices Award.

IX. CONSENT CALENDAR:

It was moved by Vice Mayor Jones, seconded by Council Member Gowin, and unanimously carried that the items on the Consent Calendar be approved as presented with the exception of items 3, 8 & 9.

- (1) **Authorization to read ordinances by title only.**
- (2) **Approve minutes of October 18, 2016 special/regular meeting(s).**
- (3) **Review and authorize the City Manager to sign a contract with TischlerBise, LLC in the amount of \$77,730 for a comprehensive Development Impact Fee (DIF) study in order to compute proposed rates and methodologies for financing public facilities necessitated by further development projects.** Council Member Gowin pulled the item to highlight and to seek clarification if the contract will include review for incentive zones. City Engineer Michael Miller advised that they have been asked to include that in the study. With no further discussion, it was moved by Council Member Gowin, seconded by Vice Mayor Jones and unanimously carried to approve as presented.
- (4) **Adopt Ordinance 16-11 approving Zone Amendment 717 (Willow Glen Partnership) to rezone approximately 15.9 acres from Retail Commercial (C-3) to R-1-6 (SFR, minimum 6,000 sf lot area); and approximately 4 acres from R-1-7 (SFR, minimum 7,000 sf lot area) to R-M-2 (MFR 1 until/3,000 sf of site area) on a vacant parcel located at the northwest corner of Mooney Boulevard and Cartmill Avenue.**
- (5) **Receive, review, and file the Monthly Investment Report for September 30, 2016.**
- (6) **Adopt Ordinance 16-12 amending Title 3 of the Tulare Municipal Code to remain current with the latest edition of the California Fire Code.**
- (7) **Award Bid 17-598 to Giant Chevrolet in the amount of \$78,764.49 for the purchase of Two (2) New 2017 Chevrolet Tahoe Special Service Vehicles.**
- (8) **Adopt Resolution 16-56 adding the one (1) classification of Senior Project Manager and establishing the salary range at \$7,292.62 to \$8,864.22 and salary code #2217; and, change the classification of Field Services Manager to Project Manager (no change in salary).** Council Member Vejvoda pulled the item to highlight. Interim City Manager Paul Melikian provided a report for the Council's review and consideration noting that it expanding the project management office by one position. Following discussion and clarification, it was

moved by Council Member Vejvoda, seconded by Vice Mayor Jones and unanimously carried to adopt Resolution 16-56 as presented.

- (9) **Adopt Resolution 16-57 ratifying Board of Public Utilities (BPU) Resolution 16-18 to suspend the Drought Surcharge until further notice.** Council Members Vejvoda and Gowin pulled the item to highlight. Interim City Manager Paul Melikian provided a report for the Council's review and consideration. Following discussion, it was moved by Council Member Vejvoda, seconded by Vice Mayor Jones and unanimously carried to adopt Resolution 16-57 as presented.

X. SCHEDULED CITIZEN OR GROUP PRESENTATIONS

There were no items for this section of the agenda.

XI. MAYOR'S REPORT

There were no items for this section of the agenda.

XII. STUDENT REPORTS

Ashley Logue and Yash Bhakta reported on various school related activities.

VI. CONVENE JOINTLY AS TULARE CITY COUNCIL AND TULARE CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE TULARE REDEVELOPMENT AGENCY – (material related to these items are available for review in the City Clerk's Office)

Mayor Macedo convened jointly at 7:30 p.m.

(1) Successor Agency:

- a. **Adopt Resolution 2016-02 of the Successor Agency to the Redevelopment Agency of Tulare (the "Successor Agency") authorizing the form of various documents required for the issuance of 2016 Tax Allocation Refunding Bonds, Series A (Tax-Exempt) and Series B (Taxable) (together, the "2016 Refunding Bonds").** The bonds are being issued to refinance all or a portion of the outstanding Redevelopment Agency of the City of Tulare Merged Tulare Redevelopment Projects 2010 Tax Allocation Bonds, Series A (Tax-Exempt), Series B (Taxable), and 2010 Tax Allocation Housing Bonds, Series C (Taxable) (together, the "2010 Tax Allocation Bonds") for debt service savings. Finance Director Darlene Thompson provided a report for the joint bodies' review and consideration. With no further discussion, it was moved by Council Member Vejvoda, seconded by Council Member Castellanoz and unanimously carried to adopt Resolution 2016-02, as presented.

[Documents related to this item, due to the voluminous nature, are on file in the Office of the City Clerk for public review and posted on the City's website.]

VII. ADJOURN AS TULARE CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND REMAIN SEATED AS THE TULARE CITY COUNCIL –

Mayor Macedo adjourned as the joint meeting, but remained seated as the Tulare City Council at 7:35 p.m.

XIII. GENERAL BUSINESS

Comments related to General Business Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Council.

(1) Economic Development:

- a. **Consideration and approval of a one-year Consultant Services Agreement between the City of Tulare and Retail Strategies, with an option to extend services for one additional year, for retail attraction and recruitment services, and to grant authorization to the Interim City Manager to execute documents in substantial form necessary to effectuate the Agreement.** Interim City Manager Paul Melikian provided a report for the Council's review and consideration. Community Development Deputy Director Traci Myers addressed Council Member Castellanoz' question whether her department has the ability to perform Economic Development duties with the new planning positions. Ms. Myers indicated it is too early to tell what extra assignments, beyond scope, could be absorbed, if any, with regard to these new positions. Following discussion, it was moved by Council Member Castellanoz, seconded by Vice Mayor Jones and voted 3 to 2 (Council Members Vejvoda and Gowin voting no) to cancel the contract.

(2) Engineering:

- a. **Consideration of and provide direction related to a request by Greg Nunley to enter into a reimbursement agreement for improvements to Mooney Boulevard (State Route 63), and a request to authorize release of all remaining lots in the Bella Oaks subdivision and approval for issuance of building permits upon execution of said agreement and receipt of required securities.** City Engineer Michael Miller provided a detailed report for the Council's review and consideration. Charlie Clouse on behalf of Greg Nunley addressed the Council in support of the request. Following a lengthy discussion it was moved by Council Member Vejvoda, seconded by Council Member Gowin and carried 3 to 2 (Council Member Castellanoz and Vice Mayor Jones voting no) to deny the request as presented.

XIV. COUNCIL/STAFF UPDATES, REPORTS OR ITEMS OF INTEREST – GC 54954.2(a)(2)

XV. ADJOURN REGULAR MEETING

Mayor Macedo adjourned the regular meeting at 9:01 p.m.

President of the Council and Ex-Officio
Mayor of the City of Tulare

ATTEST:

Chief Deputy City Clerk and Clerk of the
Council of the City of Tulare

AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: City Attorney

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Adopt Resolution 16-50 amending the Tulare City Council Handbook of Rules and Procedures of the City Council of the City of Tulare.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

California Government Code 36813 provides that the Council may establish rules for the conduct of its proceedings. On February 16, 2010 the Tulare City Council approved a Handbook of Rules and Procedures (Handbook), which sets forth rules and procedures of the general powers and duties of Council, meetings, decorum as well as procedural and administrative rules, that may be useful to the City Council, administrative staff, and the general public.

In June 2012 Charter Amendments, specific to City Council District Elections and Public Works to be done by Contract, were approved by the voters. Following that approval the City Attorney was asked to conduct a review of the Handbook to include those changes, in addition to ensuring that the information, policies and processes contained therein remains relevant.

Submitted for Council’s review is an edited version containing minor clarifying changes, such as capitalization, grammar, tense and sentence structure changes, strikethrough language (content to be removed) as well as underline language (content to be added). The more significant wording changes contained in the attached document are highlighted as follows:

CHAPTER 1

B. COUNCIL ELECTIONS

The City Council consists of five members, elected by district. ~~Each Council Member serves Council Members are elected at large (no districts) for four-year staggered terms, without limit. Elected Officials serve until his/her successor has been elected and qualified. All five Council Members represent the entire city.~~ Elections are held in November of even numbered years.

The amended Handbook shall be effective upon its adoption and shall remain in effect until such time as it is amended or new rules are adopted by the Council.

E. COMPENSATION AND BENEFITS

The City Charter provides that Council Members, including the Mayor, receive \$5.00 per regular meeting attended, (maximum of \$10/month.) At their option, they can participate in the city’s health insurance program, in the same manner as regular employees. Expenses for city related business (i.e. meetings, conference attendance, League division dinners, etc.) are covered by the City pursuant to the Council Travel Policy.

G. CITY ATTORNEY

In accordance with the Tulare City Charter the Tulare City Council shall appoint the City Attorney, who shall be an attorney-at-law, duly admitted to practice in the courts of this state, and having practiced therein at least two years.

~~In the event that it is deemed necessary, and in the best interest of the City to contract for either Special or Conflict Counsel to act in the place of the City Attorney, it shall be at the concurrence of both the City Attorney and the City Manager. The City Manager and City Attorney shall bring forth such a recommendation to the City Council for approval at a regular or special meeting and be designated to execute the necessary documentation to facilitate those contracts.~~ by the City Attorney to hire either Special or Conflict Counsel to act in the place of, or in conjunction with, the City Attorney for major and significant projects or litigation, the City Attorney shall bring forth such a recommendation to the City Council for approval at a regular or special meeting and be designated to execute the necessary document to facilitate those contracts.

K. RULES OF PROCEDURES

The City Council shall determine its own rules of procedures and amend them from time to time, or adopt new rules as it deems necessary.

Simple Parliamentary Decorum shall govern meetings. The Mayor shall ask for a motion and a second prior to calling for a voice vote (i.e. ayes, nays, abstentions) absent an electronic voting device. In the instance of a vote on an ordinance or resolution the Mayor, absent an electronic voting device, shall ask the Clerk to poll the Council, beginning with the member who motioned, then the member who seconded and left to right thereafter, with the Mayor being polled last.

The Mayor has ~~reserves~~ the right to direct the Clerk to poll the Council on any matter.

Amendment to, or adoption of, new City Council Rules shall be accomplished by majority vote of the Council.

Any Council Member may move the Mayor to enforce the rules and a majority vote of the City Council shall require the Mayor to so act. The Council may at any time by majority vote, set aside these policies for purposes of any agenda item.

M. COUNCIL VOTING

A majority, also known as a simple majority, is a subset of a group that is more than half of the entire group (ex. 50% plus 1 of the members present at a given meeting.)

A two-thirds majority means that two-thirds of the members present or more must agree to the proposition. ~~It is much stronger than a simple requirement (ex. 50% plus 2 of the members).~~ Four of a five member Council present or three of a four member Council present, constitutes a two-thirds majority.

CHAPTER 2

D. CLOSED SESSIONS

Consistent with Government Code Section 54954.2 the Council may hold closed sessions during any regular or special meeting, or any time otherwise authorized by law to consider or hear any matter which is authorized by State law to be heard or considered in closed session.

The general subject matter for consideration shall be expressed in an open meeting before such session is held. After closed session the legislative body must reconvene to open session and is maybe required to disclose any reportable action taken along with the vote, or announce that no reportable actions were taken, if any.

The legislative body in a closed session can consider only matters covered in its agenda descriptions. City Council Members shall keep all written materials and verbal information provided to them on matters that are confidential under law in complete confidence to ensure that the City's position is not compro-

mised. No mention of information in these materials should be made to anyone other than Council Members, City Attorney, or City Manager, unless one of the aforementioned is precluded or a subject thereof.

If the City Council in closed session has provided direction to City staff on proposed terms and conditions for any type of negotiations whether it be related to property acquisition or disposal, a proposed or pending claims or litigation, and/or employee negotiations, all contact with the other party should be by the designated representative handling the negotiations or litigation. Unless specifically authorized by Council's action, a Council Member should not have any contact or discussions with the other party or its representative(s) involved concerning the negotiation during this time and not communicate any discussion conducted in closed sessions. All public statements, information, press releases, should be handled by the designated representative or spokesperson.

Government Code Section 54963 (a) – (f) outlines the injunctive relief and disciplinary actions that may be imposed on those who divulge confidential closed session discussions, without first receiving authorization from the legislative body.

E. AGENDA

~~In order to facilitate the orderly conduct of the business of the citizens of Tulare, the City Manager, with input from Department Heads and the City Attorney, shall set the agenda, reviewing same with the Mayor. The City Clerk shall arrange such matters as may have been timely provided, for inclusion in the agenda. Each member of the Council shall be provided with a copy of the City Council agenda in accordance with the provisions as outlined in the Brown Act. In order for this to occur the City Clerk shall provide deadlines for the submittal of staff reports to be used in the preparation of the City Council agenda.~~

Prior to each council meeting, the City Manager with input from Department Heads and the City Attorney shall set the agenda, reviewing same with the Mayor. The City Clerk shall arrange such matters, including all ordinances, resolutions, reports, communications, contracts, documents or other matters as may have been timely provided, for inclusion in the agenda. Prior to agenda posting, any council member may request that the City Manager place a given item on an agenda. The Council Member shall supply the Clerk with sufficient information and description of the matter to apprise the Council and the public of the nature of the item. Upon receipt of such a request, said item shall thereafter be placed on the next available meeting agenda, unless otherwise directed by the requesting council member.

L. AGENDA ITEMS OUT OF ORDER

~~The Mayor shall adjourn the meeting. In the instance of the lateness of the hour the Mayor may also adjourn the meeting to a date and time specific to continue discussions on either the remainder of the agenda or on a specific item for discussion may, with the consent of a majority the City Council present, modify the order of the agenda at the meeting, if such modifications would promote fluidity in the process and discussions.~~

M. AUDIO RECORDINGS

All regular meetings (except closed sessions) of the City Council are audio recorded; as well as all special meetings, inclusive of, but not limited to study sessions, and budget sessions ~~are recorded~~. Audio recordings are in digital format and are to be archived for a minimum of (7) seven years.

~~N. VIDEO RECORDINGS~~

~~The City of Tulare utilizes Comcast cable services to video record the first 1 ½ hours of the first meeting of each month, which will be replayed on Friday immediately following that meeting on cable channel 14.~~

N. AGENDA FORMAT FOR REGULAR MEETINGS

The agenda format for the Tulare City Council regular meetings may be prepared to include, but not limited to the following categories and/or sub-categories, not necessarily in the order herein reflected. The Mayor upon consensus of the majority of Council present may reorder the agenda to aide in the efficiency of the meeting:

CALL TO ORDER REGULAR SESSION
PLEDGE OF ALLEGIANCE AND INVOCATION
CITIZEN COMMENTS
COMMUNICATIONS
CONSENT CALENDAR
SCHEDULED CITIZEN OR GROUP PRESENTATIONS
MAYOR'S REPORT
STUDENT REPORTS
ORDINANCES AND RESOLUTIONS
GENERAL BUSINESS
 Public Hearing
 City Manager
 City Attorney
 Department
COUNCIL REPORTS/ITEMS OF INTEREST
ADJOURN REGULAR MEETING

P. MINUTES

The City Council utilizes hybrid minutes, a blending of action and/or verbatim minutes and shall be known as "summary minutes" which include the motions made, action taken, and a brief summary of council, staff and/or public comments. The digital audio recordings shall serve as the verbatim record. Minutes may be approved under the Consent Calendar without reading. If, however, a Council Member raises a point of correction to the minutes of a City Council meeting, that correction may be made verbally for the record with Council's consensus of a majority present, and approved at that meeting in which it is addressed.

~~T. CITY COUNCIL AGENDA ITEM REFERRALS~~

~~Any Council Member may, at a regularly scheduled meeting under items of interest, may request a matter which is not otherwise scheduled on a City Council agenda to be placed on a future agenda. The Council Member referring the item shall provide a brief description of the subject to be printed on the agenda, sufficient to inform the City Council and public of the nature of the item. The City Council, after considering the referral, may either refer the matter to staff to schedule as a future City Council agenda item or they may, by concurrence of the majority, advise to not place on a future agenda.~~

X. CANCELLATION OF MEETING

If the City Council considers and then decides to cancel a future regularly scheduled or special meeting it should take such action at the earliest prior meeting possible. If the action to cancel a meeting is taken more than one regular meeting prior to the date of the canceled meeting, the fact of any such cancellation shall also be referenced under items of interest on the agenda for the meeting immediately preceding the canceled meeting date. All noticing of the cancelled meeting will be done by the Clerk in accordance to law.

CHAPTER 3

2. Rules of Decorum for the Public

Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, clapping, whistling, and stamping of feet or other acts which disturb, disrupt, impede or otherwise render the orderly conduct of the City meeting infeasible. A member of the audience engaging in any such conduct shall, at the discretion of the presiding officer or a majority of the City Council, be subject to ejection from the meeting per Government Code Section 54954.3(c). Any person who violates these rules engages in such disruptive behavior may be guilty of a misdemeanor. This section does not prohibit any expressions, actions or behavior that are otherwise protected by the First Amendment.

6. Media Equipment - Broadcast, News, Photograph, Print, Published, Recording, Video

The use of media equipment that enables recording of ~~information of~~ an open and public meeting is permissible, absent a reasonable finding by the legislative body that the use of said equipment presents a persistent disruption (noise, illumination, obstruction of view or pathway) to the proceedings or to the other members of the audience.

In the event that use of media equipment is disruptive, the Presiding Officer may first seek to remedy the disturbance with ~~of~~ the equipment operator, asking that the device, whether it is noise, illumination, obstruction of view or pathway, be silenced, turned off, moved or removed from the area in question.

If the equipment operator refuses to make such accommodations the Mayor, by a reasonable finding of the legislative body, may determine that such use is a persistent disruption and bar the use of said equipment, illumination device and/or restrict the equipment operator from setting up at a particular location within the Council Chambers/meeting location.

E. CROWD CONTROL IN COUNCIL CHAMBERS

If the City Manager, or the City Manager's designee, anticipates in advance a crowd larger than the maximum number of attendees allowed in the City Council Chambers, he/she shall ~~provide for appropriate crowd control.~~ meet with the Mayor and discuss alternatives for accommodation of the potential number of people in excess of that allowable at the location.

CHAPTER 4

2. Voting

The City Council, in the absence of an electronic voting device, votes by "voice vote" on all matters before it, unless a roll call vote is required by law or is requested by the Mayor. Silence shall be recorded as an affirmative vote, unless ~~abstention~~ recusal is required by law, in which case silence shall be recorded as ~~an abstention~~ a recusal and the reason for such recusal must be publicly stated by the Council Member or if requested the City Attorney. The Presiding Officer shall announce the results of the vote. The City Clerk shall show on ordinances and resolutions, the names of Council Members and their respective votes.

5. Abstention/Recuse: Conflict of Interest

Council Members shall disqualify themselves and abstain from voting if they have a financial conflict of interest or any other disqualification prescribed by law in a matter before the City Council. In such event, they may not participate in the discussion or the vote. Council Members shall state the specific reason for such disqualification. Unless the matter is on the consent calendar, the abstaining Council Member shall leave the Council dais and the Council Chambers until the conclusion of the agenda item. The matter will then proceed as though the member is not present, and the member shall not be counted toward making up a quorum. Further requirement on abstention and absence from the Chambers may be imposed by State law.

It should be noted; however, a Council Member may speak during public comment or as part of a public hearing process, on his/her own behalf – as opposed to on behalf of someone else or on behalf of, or in his/her role as a Council Member – on a matter that directly affects his/her financial interest even when conflicted out. Thus, while a Council Member would have to disqualify him/herself on a matter affecting a piece of property in which the Council Member has a financial interest, he/she could address the Council, speaking to what the impact would be to his/her property. Any Council Member who chooses to speak on item as an individual resident, that he/she are legally disqualified from participating as a Council Member, shall do so at their own risk and subject to any consequences from FPPC.

6. Tie Votes

When one Council Member is absent and a matter under discussion remains unresolved as the result of a tie vote on all motions made on such matter, the matter shall be automatically continued to the next Council meeting when it is reasonably known that all Council Members will be present, provided that this

rule shall not apply to matters involving the appellate jurisdiction of the City Council or when the absence of a Council Member is due to a disqualification for a conflict of interest. The City Council exercises "appellate jurisdiction" when it considers matters in which a subordinate body such as the Planning Commission could, but for an appeal to the City Council, confer final approval. In these instances a tie vote constitutes a non-action, which is a denial of the appeal.

7. Motion for Reconsideration.

Upon final vote by the Council of any agenda item, a motion for reconsideration may be made but only during the Council meeting wherein the agenda item was approved. Any motion made after the close of the Council meeting is untimely. The motion for reconsideration is allowed by a member of Council that voted as part of the majority of the original motion. The motion may be seconded by any member of Council. If the motion to reconsider passes, then a member of Council may make a new motion related to the same item.

CHAPTER 5

A. PURCHASE BY CONTRACT OR IN THE OPEN MARKET

~~As set forth by the City Charter when the expenditure required for the purchase of any supplies exceeds \$15,000.00, the City Purchasing Agent shall advertise for sealed proposals in the manner as prescribed for proposals for public works and the contract shall be awarded by the Council to the lowest responsible bidder, provided that the Council may reject all bids and order the City Purchasing Agent to buy in the open market at a price less than the lowest bid received from a responsible bidder, and provided that no bids are received, the Council may order the City Purchasing Agent to buy in the open market.~~

When the expenditure required for the purchase of any supplies exceeds the sum established by a policy through a resolution adopted by the City Council, the Purchasing Agent shall advertise for sealed proposals in the manner hereinafter prescribed for proposals for public work and the contract shall be awarded by the Council to the lowest responsible bidder, provided that the Council may reject all bids and order the Purchasing Agent to buy in the open market at a price less than the lowest bid received from a responsible bidder, and provided that if no bids are received, the Council may order the Purchasing Agent to buy in the open market. Until the Council shall otherwise provide by Ordinance, the Finance Director shall act as Purchasing Agent.

B. PUBLIC WORKS TO BE DONE BY CONTRACT

~~As set forth by the City Charter all public buildings and work, when the expenditure therefore exceeds the sum of \$15,000.00, shall be done by contract, and shall be let to the lowest responsible bidder, after advertising one (1) time in a daily newspaper of general circulation published in the City, for sealed proposals for the work contemplated. Provided, that the Council may reject any and all bids, if deemed excessive, and re-advertise for bids to provide for the work to be done by the Department of Public Works.~~

All public buildings and work, when the expenditure therefor shall exceed the sum established by a policy through a resolution adopted by the City Council, shall be done by contract, and shall be let to the lowest responsible bidder, after advertising one (1) time in a daily newspaper of general circulation, for sealed proposals for the work contemplated. Provided, that the Council may reject any and all bids, if deemed excessive, and re-advertise for bids to provide for the work to be done by the Department of Public Works.

3. Agreements, Contracts, Addendums, Change Orders, Memorandums of Understanding for Administrative, Managerial or Professional Services or Programs over \$15,000 over \$50,000

~~All agreements, contracts, or memorandums of understanding for administrative, managerial or professional services or programs over \$15,000 shall be, upon approval of Council, approved as to form by the City Attorney, and shall be signed by the City Manager, or his/her designee, and attested to by the City Clerk.~~

Pursuant to the City's Purchasing Policy adopted by Resolution 15-36 on October 6, 2015, all agreements, contracts, or memorandums of understanding for administrative, managerial or professional services or programs over \$50,000 shall be, upon approval of Council, approved as to form by the City Attorney, shall be signed by the City Manager, or his/her designee, and attested to by the City Clerk.

4. Acting City Manager Designation

In that the City Manager is required or permitted to be away from the City from time to time, due to conferences, training, business trips, vacations, etc., ~~and it is necessary that the City be represented within the authority of the City Manager,~~ the City Manager has the ability authority to use discretion in selecting and designating an Acting City Manager to carry out the ministerial duties for the duration of his/her absence as set forth in the Acting City Manager Designation Form. Such designee shall be an Employee of the City.

F. CONFLICT WITH CITY CHARTER, CITY MUNICIPAL CODE, CITY PROCUREMENT POLICIES, ADMINISTRATION POLICIES, STATE OR FEDERAL LAW

If there is any conflict contained hereinabove with the City Charter, City Municipal Code, City Procurement Policies, Administration Policies, State or Federal Law, such laws shall prevail over the provisions contained within this Handbook.

In addition to being included in the Orientation Packet for newly seated Council Members, this handbook, as noted under Rules and Procedures Administration section, also applies to Board, Commission, and Committee Members to assist them in the conduct of meetings and will be disseminated to these bodies upon its revision.

STAFF RECOMMENDATION:

Adopt Resolution 16-50 amending the Tulare City Council Handbook of Rules and Procedures of the City Council of the City of Tulare.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

Submitted by: David Hale **Title:** City Attorney
Roxanne Yoder Chief Deputy City Clerk

Date: October 26, 2016 **City Manager Approval:** _____

RESOLUTION 16-50

A RESOLUTION OF THE COUNCIL OF THE CITY OF TULARE AMENDING THE TULARE CITY COUNCIL HANDBOOK OF RULES AND PROCEDURES

WHEREAS, the Tulare City Council wishes to update administrative policies, rules and procedures for the conduct of its proceedings as provided for in Government Code Section 36813; and,

WHEREAS, the Tulare City Council has concluded the policies, rules and procedures as set forth in the attached Handbook will be useful to the City Council, Administrative Staff, and the General Public; and,

WHEREAS, the following is a list of those administrative policies, rules and procedures set forth by the Tulare City Council in the attached Handbook, those sections to be added or amended are in bold print;

CHAPTER 1 – GENERAL POWERS AND DUTIES

- A. The City of Tulare**
- B. Council Elections**
- C. Vacancies**
- D. Mayor/Vice Mayor Selection**
- E. Compensation and Benefits**
- F. City Clerk
- G. City Attorney**
- H. Triangle of Policy, Process & Product
- I. Mayor as Presiding Officer and Duties Thereto
- J. Vice Mayor
- K. Rules of Procedures**
- L. Interference in Staff Functions**
- M. Council Voting**

CHAPTER 2 – CITY COUNCIL MEETINGS

- A. Regular Meetings
- B. Special Meetings
- C. Study Sessions
- D. Closed Sessions**
- E. Agenda**
- F. Call to Order
- G. Quorum
- H. Lack of Quorum
- I. Recognition to Speak, Council Member
- J. Council Members' Obligation after Absence
- K. Adjournment of Meeting

- L. Agenda Items of Order**
- M. Audio Recordings**
- N. Agenda Format for Regular Meetings**
- O. Components of Regular Meetings
 - 1. Citizen Comments
 - 2. Citizen Communications
 - 3. Consent Calendar
 - 4. General Business
- P. Minutes**
- Q. Legislative Procedures
- R. Appeals
- S. Appointments
- T. Addressing the City Council
 - 1. Speaker Form and Speaker Time**
 - 2. One Speaker at a Time
 - 3. Questions and Comments from the Public
 - 4. Addressing the City Council after a Motion is made
- U. Continued Agenda Items
- V. Public Hearing Closed
- W. Cancellation of Meeting**
- X. Items of Interest

CHAPTER 3 - DECORUM

- A. Enforcement of Decorum
- B. Conduct in the City Council Chambers**
 - 1. Council Chambers Defined**
 - 2. Rules of Decorum for the Public**
 - 3. Rules of Conduct and Safety**
 - 4. Removal from the Council Chambers**
 - 5. Cell Phones
 - 6. Media Equipment – Broadcast, News, Photography, Print, Published, Recording, Video**
- C. Courtesy
 - 1. Council Members
 - 2. City Employees
 - 3. Public Speakers
 - 4. Appointed Members of Boards, Commissions and Committees
- D. Noise in the Lobby
- E. Crowd Control in Council Chambers**
- F. Smoking
- G. Food and Drink
- H. Distribution of Literature and Other Materials in City Council Chambers

CHAPTER 4 – PROCEDURAL RULES

- A. Rules of Order
- B. Rules of Discussion
 - 1. Withdrawal of Motion
 - 2. Voting**
 - 3. Failure to Vote
 - 4. Abstaining from Vote for Reasons Other than an Identified Legal Disqualification
 - 5. Abstention/Recuse: Conflict of Interest**
 - 6. Tie Votes**
 - 7. Motion for Reconsideration**
- C. Council Dias

CHAPTER 5 – ADMINISTRATIVE RULES

- A. Purchase by Contract or in the Open Market**
- B. Public works to be done by Contract**
- C. Execution of Documents
 - 1. Ordinances, Resolutions and Ceremonial Certificates**
 - 2. Contracts for Supplies, Public Buildings and Work
 - 3. Agreements, Contracts, Addendums, Change Orders, Memorandums of Understanding for Administrative, Managerial or Professional Services/Programs over \$50,000**
 - 4. Acting City Manager Designation**
- D. Council Administrative Support
 - 1. Mail
 - 2. Letters Addressed to Mayor and/or City Council Members**
 - 3. Council Correspondence
 - 4. Clerical Support
 - 5. Council Notification of Significant Incidents**
- E. Rules and Procedures Administration
 - 1. Review of City Council Rules and Procedures
 - 2. Adherence to Rules and Procedures
 - 3. City Attorney as Rules and Procedures Advisor
 - 4. Adherences to Administrative Procedure and Process of Rules and Procedures
 - 5. Applicability of Rules and Procedures
- F. Conflict with City Charter, City Municipal Code, City Procurement Policies, Administration Policies, State or Federal Law; and,**

WHEREAS, the Handbook shall be in effect upon adoption by the City Council and shall remain in effect until such time as it is amended or new rules are adopted in the manner provided herein.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TULARE,
AS FOLLOWS, TO WIT:

That the Tulare City Council hereby adopts Resolution 16-50 amending the
Tulare City Council Handbook of Rules and Procedures.

PASSED, ADOPTED AND APPROVED THIS ____ DAY OF _____, 2016.

President of the Council and Ex-Officio
Mayor of the City of Tulare

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF TULARE)

I, Paul Melikian, Interim City Manager/City Clerk of the City of Tulare, certify the
foregoing is the full and true Resolution 16-50 passed and adopted by the Council of the
City of Tulare at a regular meeting held on November 15, 2016, by the following vote:

Aye(s) _____

Noe(s) _____ Absent/Abstention(s) _____.

Dated: PAUL MELIKIAN, INTERIM CITY MANAGER
/CITY CLERK

By Roxanne Yoder, Chief Deputy

HANDBOOK OF RULES AND PROCEDURES

TULARE CITY COUNCIL



PREFACE

As provided by California Government Code Section 36813, the City Council of the City of Tulare established the Handbook of Rules and Procedures contained therein. The Handbook shall be in effect upon adoption by the City Council and shall remain in effect until such time as it is amended or new rules are adopted in the manner provided herein.

In addition to the Handbook of Rules and Procedures, the City Council has included in this document other information which may be useful to the City Council, administrative staff, and the general public. This document is to be known as "The Handbook of Rules and Procedures of the City Council of the City of Tulare."

Adopted October 18, 2016

Resolution 2016-____, dated October 18, 2016

TABLE OF CONTENTS

Table of contents to be finalized upon the approval of the updated handbook.

**CHAPTER 1
GENERAL INFORMATION, POWERS AND DUTIES**

A. THE CITY OF TULARE

The City of Tulare ~~has a City Council/City Manager form of government~~ is a charter city which operates under a City Council/City Manager form of government.

Under this form of government, ~~the elected City Council sets the policies for the operation of the Tulare City Government.~~ as well as the City. These policies are implemented by staff.

The administrative responsibility of the city rests with the City Manager, who is appointed by the City Council.

B. COUNCIL ELECTIONS

The City Council consists of five members, elected by district. ~~Each Council Member serves~~ Council Members are elected at large (no districts) for four-year staggered terms, without limit. Elected Officials serve until his/her successor has been elected and qualified. ~~All five Council Members represent the entire city.~~ Elections are held in November of even numbered years.

The City contracts with the County of Tulare to administer municipal elections.

C. VACANCIES

Pursuant to the Tulare City Charter Section 9: "A vacancy in any elective office, from whatever cause arising, shall be filled by appointment by the Council, such appointee to hold office until the next general Municipal Election, when a successor shall be chosen by the electors for the unexpired term. All appointees shall be qualified electors of the district which was vacated. If the Council fails to agree or for any other reason does not fill such vacancy within thirty (30) days after the same occurs, then such vacancy shall be filled by the Mayor; provided, however, that if for any reasons the seats of a majority of the Council shall become vacant, then the City Clerk shall call a special election at once to fill the vacancies for the unexpired terms, and the same shall be conducted as herein provided for general Municipal Elections.

If any officer of the City shall remove from the City, or absent himself/herself therefrom for more than thirty (30) days consecutively without the permission of the Council, or shall fail or qualify, or shall resign, or be convicted of a felony, or be adjudged insane, his/her office shall thereupon become vacant."

D. MAYOR/VICE MAYOR SELECTION

The Mayor and Vice Mayor are members of the City Council and selected by the other members of said Council and not elected by the voters. These positions typically serve a period of two years, without limit.

E. COMPENSATION AND BENEFITS

The City Charter provides that Council Members, including the Mayor, receive \$5.00 per regular meeting attended, (maximum of \$10/month.) At their option, they can participate in the city's health insurance program, in the same manner as regular employees. Expenses for city related business (i.e. meetings, conference attendance, League division dinners, etc.) are covered by the City pursuant to the Council Travel Policy.

F. CITY CLERK

The City Manager holds the official title of City Clerk; however, the Office of the City Clerk is supported by a Chief Deputy and Deputy City Clerk, who carry out the official functions of the City Clerk. When reference is made to the "City Clerk" these positions are inclusive of that title. The City Clerk is the local official for elections, local legislation, the Public Records Act, the Political Reform Act, and the Brown Act (open meeting laws). Before and after the City Council takes action, the City Clerk, in consultation with the City Attorney, ensures that actions are in compliance with all federal, state and local statutes and regulations and that all actions are properly executed, recorded, and archived.

The statutes of the State of California prescribe the basic functions and duties of the City Clerk, and the Government Code and Election Code provide precise and specific responsibilities and procedures to follow.

The Office of the City Clerk is a service department within the municipal government upon which the City Council, all City departments, and the general public rely for information regarding the operations and legislative history of the City. The City Clerk serves as the liaison between the public and City Council and provides related municipal services.

G. CITY ATTORNEY

In accordance with the Tulare City Charter the Tulare City Council shall appoint the City Attorney, who shall be an attorney-at-law, duly admitted to practice in the courts of this state, and having practiced therein at least two years.

~~In the event that it is deemed necessary, and in the best interest of the City to contract for either Special or Conflict Counsel to act in the place of the City Attorney, it shall be at the concurrence of both the City Attorney and the City Manager. The City Manager and City Attorney shall bring forth such a~~

~~recommendation to the City Council for approval at a regular or special meeting and be designated to execute the necessary documentation to facilitate those contracts.~~ by the City Attorney to hire either Special or Conflict Counsel to act in the place of, or in conjunction with, the City Attorney for major and significant projects or litigation, the City Attorney shall bring forth such a recommendation to the City Council for approval at a regular or special meeting and be designated to execute the necessary document to facilitate those contracts.

H. TRIANGLE OF POLICY, PROCESS & PRODUCT

The City Council establishes the Policy—establishing vision and direction for the community's future.

The City Clerk, in consultation with the City Attorney oversees the Process—ensuring that the decision-making process complies with federal, state, and local regulation and that it is properly recorded.

The City Manager provides the Product—which is the primary reason for the existence of local government: to provide services to the taxpayer that the taxpayers cannot (or will not) provide for themselves.

I. MAYOR AS PRESIDING OFFICER AND DUTIES THERETO

The Mayor shall be recognized as the official head of the City of Tulare for all ceremonial purposes and by the Governor for military purposes. In the time of public danger or emergency, the Mayor may, with the consent of the City Council, cause order to be maintained and enforce laws. The Mayor shall act as the Presiding Officer at all meetings of the City Council and perform such other duties consistent with the office as may be imposed by the City Council. The Mayor may move, second, and debate from the Chair, subject to such limitations of debate as are imposed on all Council Members by these rules and shall not be deprived of any of the rights and privileges of a Council Member as such Presiding Officer. The Mayor shall possess no veto power.

The Mayor shall preserve strict order and decorum of Council meetings at all times. The Mayor may announce special rules for the consideration of a particular item on the agenda, such as, but not limited to: The length of time persons may speak, require that, if desirable, a spokesperson address the Council on behalf of a group of persons and, in the event of a hearing, provide time for arguments and rebuttals from proponents and opponents. The Mayor shall state each item coming before the City Council, and shall upon conclusion of said presentation related thereto call for the vote. Following the vote, the Mayor shall announce the results of the vote. The Mayor is eligible to vote on all motions, and shall direct the order of participation of Council Members. The Mayor shall, in all instances, have the last chance to speak. The Mayor shall sign all ordinances and resolutions adopted by the City Council during the

Mayor's presence. The Mayor shall sign all agreements and/or contracts, except where otherwise instructed or set forth by policy.

J. VICE MAYOR

In the absence of the Mayor, the Vice Mayor shall possess and perform the power and duties of the Mayor. In that capacity, the Vice Mayor shall sign ordinances and resolutions adopted in his/her presence. The Vice Mayor shall also sign all agreements and/or contracts, except where otherwise instructed or set forth by policy.

K. RULES OF PROCEDURES

The City Council shall determine its own rules of procedures and amend them from time to time, or adopt new rules as it deems necessary.

Simple Parliamentary Decorum shall govern meetings. The Mayor shall ask for a motion and a second prior to calling for a voice vote (i.e. ayes, nays, abstentions) absent an electronic voting device. In the instance of a vote on an ordinance or resolution the Mayor, absent an electronic voting device, shall ask the Clerk to poll the Council, beginning with the member who motioned, then the member who seconded and left to right thereafter, with the Mayor being polled last.

The Mayor ~~has reserves~~ the right to direct the Clerk to poll the Council on any matter.

Amendment to, or adoption of, new City Council Rules shall be accomplished by majority vote of the Council.

Any Council Member may move the Mayor to enforce the rules and a majority vote of the City Council shall require the Mayor to so act. The Council may at any time by majority vote, set aside these policies for purposes of any agenda item.

L. INTERFERENCE IN STAFF FUNCTIONS

The City Council shall deal with the administrative services of the City through the City Manager, except for the purpose of inquiry, and neither the City Council nor any member thereof, shall give orders to subordinates of the City Manager. No member of the City Council shall publicly criticize or censure any staff member of the City, and shall instead relay any criticism of a staff member privately ~~to~~through the City Manager.

The City Council shall deal with the Office of the City Attorney only through the City Attorney, except for the purpose of inquiry, and neither the City Council nor any member thereof, should give order to subordinates of the City Attorney.

M. COUNCIL VOTING

A majority, also known as a simple majority, is a subset of a group that is more than half of the entire group (ex. 50% plus 1 of the members present at a given meeting.)

A two-thirds majority means that two-thirds of the members present or more must agree to the proposition. ~~It is much stronger than a simple requirement (ex. 50% plus 2 of the members).~~ Four of a five member Council present or three of a four member Council present, constitutes a two-thirds majority.

CHAPTER 2 CITY COUNCIL MEETINGS

A. REGULAR MEETINGS

Regular meetings of the City Council shall be open to the public and held on the first and third Tuesdays of every month, at the hour of 7:00 p.m. In the event that a Closed Session item or items, as that term is defined in the California Government Code section 54954.5, as amended from time to time, is required, it may be agendized at a time immediately following or prior to 7:00 p.m., depending on the amount of time required for the matter and may be adjourned and/or continued at 7:00 p.m. as noted by the Mayor.

Whenever the day fixed for any regular meeting of the City Council falls upon a day designated as a holiday, such meeting may be held at the same hour on the next succeeding day, not a holiday, as if it were a regular meeting.

B. SPECIAL MEETINGS

A special meeting may be ordered at any time by the Mayor or by his/her designee whenever the public business may require it or upon the request from three members of the City Council. Whenever a special meeting shall be called, notice of such meeting shall be provided pursuant to State law.

C. STUDY SESSIONS

The City Council may meet in a “study session” called as a Special Meeting for the purpose of acquiring information on a particular subject(s). Study sessions shall be open to the public. Study sessions are not public hearings; however, public input will be received. The City Council may not vote or otherwise express consensus, intent, or direction and will not take any final action at a study session, unless the agenda specifically notes such action of a vote, consensus, intent or direction.

D. CLOSED SESSIONS

Consistent with Government Code Section 54954.2 the Council may hold closed sessions during any regular or special meeting, or any time otherwise authorized by law to consider or hear any matter which is authorized by State law to be heard or considered in closed session.

The general subject matter for consideration shall be expressed in an open meeting before such session is held. After closed session the legislative body must reconvene to open session and is ~~maybe~~ required to disclose any reportable action taken along with the vote, or announce that no reportable actions were taken, if any.

The legislative body in a closed session can consider only matters covered in its agenda descriptions. City Council Members shall keep all written materials and verbal information provided to them on matters that are confidential under law in complete confidence to ensure that the City's position is not compromised. No mention of information in these materials should be made to anyone other than Council Members, City Attorney, or City Manager, unless one of the aforementioned is precluded or a subject thereof.

If the City Council in closed session has provided direction to City staff on proposed terms and conditions for any type of negotiations whether it be related to property acquisition or disposal, a proposed or pending claims or litigation, and/or employee negotiations, all contact with the other party should be by the designated representative handling the negotiations or litigation. Unless specifically authorized by Council's action, ~~A~~ a Council Member should not have any contact or discussions with the other party or its representative(s) involved concerning the negotiation during this time and not communicate any discussion conducted in closed sessions. All public statements, information, press releases, should be handled by the designated representative or spokesperson.

Government Code Section 54963 (a) – (f) outlines the injunctive relief and disciplinary actions that may be imposed on those who divulge confidential closed session discussions, without first receiving authorization from the legislative body.

E. AGENDA

~~In order to facilitate the orderly conduct of the business of the citizens of Tulare, the City Manager, with input from Department Heads and the City Attorney, shall set the agenda, reviewing same with the Mayor. The City Clerk shall arrange such matters as may have been timely provided, for inclusion in the agenda. Each member of the Council shall be provided with a copy of the City Council agenda in accordance with the provisions of as outlined in the Brown Act. In order for this to occur the City Clerk shall provide deadlines for the submittal of staff reports to be used in the preparation of the City Council agenda.~~

Prior to each council meeting, the City Manager with input from Department Heads and the City Attorney shall set the agenda, reviewing same with the Mayor. The City Clerk shall arrange such matters, including all ordinances, resolutions, reports, communications, contracts, documents or other matters as may have been timely provided, for inclusion in the agenda. Prior to agenda posting, any council member may request that the City Manager place a given item on an agenda. The Council Member shall supply the Clerk with sufficient information and description of the matter to apprise the Council and the public of the nature of the item. Upon receipt of such a request, said item shall thereafter be placed on the next available meeting agenda, unless otherwise directed by the requesting council member.

F. CALL TO ORDER

The meetings of the City Council shall be called to order by the Mayor, or in the Mayor's absence, by the Vice Mayor. In the absence of the Mayor and Vice Mayor, the meeting shall be called to order by the most senior Council Member present. This person shall serve as the Council's presiding officer until the arrival of the Mayor or Vice Mayor, or until adjournment of the meeting.

G. QUORUM

Three members of the City Council shall constitute a quorum for the transaction of business. A majority of a quorum shall be sufficient to pass any action taken by the City Council except on such matters, which, by law, require a greater majority. All ordinances require at least three affirmative votes. All resolutions and all orders for the payment of money require a simple majority of those members present.

H. LACK OF QUORUM

If a majority of the City Council are absent from any meeting, the remaining members of the City Council may declare the meeting adjourned or if no member of the City Council is present, the City Clerk may adjourn the meeting. If a meeting is adjourned for less than five calendar days, no new agenda need be posted so long as a new item of business is not introduced. A copy of the order of adjournment must be posted within 24 hours after the adjournment, at or near the door of the place where the meeting was held.

I. RECOGNITION TO SPEAK, COUNCIL MEMBER

Every Council Member desiring to speak shall address the Mayor and, upon recognition by the Mayor, shall confine his or her remarks to the item coming before the City Council.

1. Interruptions:

A Council Member, once recognized, may voice concerns, comments or ask staff to provide explanation or clarification of the item before the City Council, without interruption, unless out of order with the rules and procedures established herein and/or the Mayor call the item to order.

2. Public Hearings:

Council Members should not speak to the merits of an issue, other than to ask questions, until the public hearing has been closed.

J. COUNCIL MEMBERS' OBLIGATION AFTER ABSENCE

When a Council Member is absent from an earlier meeting at which a matter was discussed, it shall be the duty of that Council Member to become acquainted with

the issues discussed by reading the documents presented, reviewing the minutes from the meeting in which that item was discussed, listening to or viewing the taped recording of the meeting missed in order to further participate in future discussions and/or vote on the item.

K. ADJOURNMENT OF MEETING

The Mayor shall adjourn the meeting. In the instance of the lateness of the hour the Mayor may also adjourn the meeting to a date and time specific to continue discussions on either the remainder of the agenda or on a specific item for discussion.

L. AGENDA ITEMS OUT OF ORDER

~~The Mayor shall adjourn the meeting. In the instance of the lateness of the hour the Mayor may also adjourn the meeting to a date and time specific to continue discussions on either the remainder of the agenda or on a specific item for discussion.~~ may, with the consent of a majority of the City Council present, modify the order of the agenda at the meeting, if such modifications would promote fluidity in the process and discussions.

M. AUDIO RECORDINGS

All regular meetings (except closed sessions) of the City Council are audio recorded; as well as all special meetings, inclusive of, but not limited to study sessions, and budget sessions ~~are recorded~~. Audio recordings are in digital format and are to be archived for a minimum of (7) seven years.

~~N. VIDEO RECORDINGS~~

~~The City of Tulare utilizes Comcast cable services to video record the first 1 ½ hours of the first meeting of each month, which will be replayed on Friday immediately following that meeting on cable channel 14.~~

N. AGENDA FORMAT FOR REGULAR MEETINGS

The agenda format for the Tulare City Council regular meetings may be prepared to include, but not limited to the following categories and/or sub-categories, not necessarily in the order herein reflected. The Mayor upon consensus of the majority of Council present may reorder the agenda to aide in the efficiency of the meeting:

CALL TO ORDER REGULAR SESSION
PLEDGE OF ALLEGIANCE AND INVOCATION
CITIZEN COMMENTS
COMMUNICATIONS
CONSENT CALENDAR

SCHEDULED CITIZEN OR GROUP PRESENTATIONS

MAYOR'S REPORT

STUDENT REPORTS

ORDINANCES AND RESOLUTIONS

GENERAL BUSINESS

Public Hearing

City Manager

City Attorney

Department

COUNCIL REPORTS/ITEMS OF INTEREST

ADJOURN REGULAR MEETING

O. COMPONENTS OF REGULAR MEETING

The following sections of a regular meeting agenda shall set forth the guidelines of decorum for each respective section of the agenda:

1. Citizen Comments

This is the time for citizens to comment on subject matters, not on the agenda within the jurisdiction of the Tulare City Council. The Council Members ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcomed. The Council cannot legally discuss or take official action on citizen request items that are introduced under this section.

This is also the time for citizens to comment on items listed under the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to general business/city manger items or public hearing items will be heard at the time the item is discussed or at the time the Public Hearing is opened for comment.

In fairness to all who wish to speak, each speaker will be allowed **three minutes**, with a maximum time of 15 minutes per item, unless otherwise extended by Council. Please begin your comments by stating and spelling your name and providing your city of residence.

2. Communications

Citizen communications are to be submitted to the City Manager's Office 10 days prior to a Council Meeting to be considered for this section of the Agenda. No action will be taken on matters listed under communications; however, the Council may direct staff to schedule issues raised during communications for a future agenda. Comments by the submitting party will be limited to **three minutes**, per topic, unless otherwise extended by Council.

3. Consent Calendar

All Consent Calendar Items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made, in which event the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

4. General Business

Comments related to Public Hearing Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Council.

P. MINUTES

The City Council utilizes hybrid minutes, a blending of action and/or verbatim minutes and shall be known as “summary minutes” which include the motions made, action taken, and a brief summary of council, staff and/or public comments. The digital audio recordings shall serve as the verbatim record. Minutes may be approved under the Consent Calendar without reading. If, however, a Council Member raises a point of correction to the minutes of a City Council meeting, that correction may be made verbally for the record with Council’s consensus of a majority present, and approved at that meeting in which it is addressed.

Q. LEGISLATIVE PROCEDURES

Generally, legislative proceedings shall be conducted in the following order:

- Introduction of the item by the City Manager
- Staff presentation
- If applicable, Public Hearing opened by Mayor
- Public Comments
- If applicable, Public Hearing closed by Mayor
- Questions by Council Members
- Discussion by Council Members
- Action by City Council

Appeal proceedings shall be conducted in the following order:

- Introduction of the item by the City Manager
- Staff presentation
- Hearing opened by Mayor
 - Appellant’s comments
 - Public comments
 - Rebuttal-Appellant comments
- Hearing closed by Mayor
- Questions by Council Members
- Discussion by Council Members
- Action by City Council

R. APPEALS

The filing of an appeal shall have the effect of staying the issuance of any permit or procedure until such time as the matter on appeal is resolved. If there are subsequent items to come before the Council that are subject to the outcome of the appeal, those items shall be listed following the item for appeal on the agenda; the decision of which shall be factored upon the Council’s decision on appeal.

S. ~~CITY COUNCIL AGENDA ITEM REFERRALS~~

~~Any Council Member may, at a regularly scheduled meeting under items of interest, may request a matter which is not otherwise scheduled on a City Council agenda to be placed on a future agenda. The Council Member referring the item shall provide a brief description of the subject to be printed on the agenda, sufficient to inform the City Council and public of the nature of the item. The City Council, after considering the referral, may either refer the matter to staff to schedule as a future City Council agenda item or they may, by concurrence of the majority, advise to not place on a future agenda. This Section intentionally left blank.~~

S. APPOINTMENTS

Appointment to the City Boards, Committees and Commissions shall be made as set forth in Organization of Boards, Commission & Committees policy adopted by the Tulare City Council in 2008 as may be amended from time to time.

T. ADDRESSING THE CITY COUNCIL

1. Speaker Form and Speaker Time

A person desiring to address the City Council is *encouraged* to complete a Speaker Form. Depending upon the extent of the agenda and the number of persons desiring to speak on an issue, the Mayor may, at the beginning of the hearing, limit the time for individual comments. When deemed necessary, the Mayor may allocate a longer speaker time, other than what is noted on the agenda, without objection from the City Council.

Each person shall stand at the podium, if one is available, and is asked requested to state & spell his/her name and provide city of residence for the record. All remarks shall be addressed to the Council as a body and not to any member thereof. No person, other than the City Council and person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the City Council, without the permission of the Mayor Presiding Officer. No question shall be asked of a Council Member or a member of City staff except through the Presiding Officer Mayor.

2. One Speaker at a Time

No person, other than the person having the floor, shall be permitted to enter into any discussion without the permission of the Mayor. All discussions shall be through the Mayor, and no question shall be asked of a Council Member or City Staff except through the Mayor.

3. Questions and Comments from the Public

Questions and comments from the public shall be limited to the subject under consideration, except for those items introduced under Citizen Comments.

4. Addressing the City Council after a Motion is made

No person in the audience may address the City Council after a motion is made without first securing permission from the Mayor to do so. Upon recognition by the Mayor and permission being granted by the City Council, the person so recognized shall confine him/herself to the question under discussion.

U. CONTINUED AGENDA ITEMS

It is City Council practice and policy that matters scheduled on an agenda will be heard at the meeting scheduled. When unforeseen circumstances mandate a request for continuance of an agenda item by an applicant, appellant, or other interested parties, the request must be made to the City Council at the outset of the consideration of the item. In addition, any person intending to make a request for a continuance shall inform the City Clerk, orally or in writing, as soon as possible prior to the meeting that such a request for continuance will be made. The City Clerk shall inform the Mayor. The City Council will consider the request for continuance prior to discussing the substance or merits of the agenda item. The interested parties may speak to the issue of a continuance without forfeiting the right to speak later to the merits of the issue if a majority of the Council agrees. Comments may be presented by persons not able to attend the meeting for which the item is finally scheduled if the City Council agrees to continue the item.

V. PUBLIC HEARING CLOSED

Once a public hearing is closed it is inappropriate for the public to speak except to answer an inquiry of a Council Member addressed through the Mayor. However, a public hearing may be re-opened by a majority approval by the Council to hear new information.

W. CANCELLATION OF MEETING

If the City Council considers and then decides to cancel a future regularly scheduled or special meeting it should take such action at the earliest prior meeting possible. If the action to cancel a meeting is taken more than one regular meeting prior to the date of the canceled meeting, the fact of any such cancellation shall also be referenced under items of interest on the agenda for the meeting immediately preceding the canceled meeting date. All noticing of the cancelled meeting will be done by the Clerk in accordance to law.

X. ITEMS OF INTEREST

Items of Interest is the section of the agenda in which the City Council may provide information or updates on meetings/conferences attended, complaints/concerns/praises received from constituents, announce upcoming events, present information of Council/City interest, etc. Items presented under this section cannot be acted upon at the meeting in which it is discussed; however, it may be agendaized for a future meeting upon the majority approval of the City Council.

CHAPTER 3 DECORUM

A. ENFORCEMENT OF DECORUM

The City Manager shall designate the Chief of Police, or his/her designated representative as a sergeant-at-arms when necessary to attend City Council meetings for the purpose of maintaining order and decorum in the City Council Chambers, lobby, or other designated meeting location. Upon instructions from the Mayor, the sergeant-at-arms shall eject any person from the City Council Chambers, in conformance with State law.

B. CONDUCT IN THE CITY COUNCIL CHAMBERS

1. Council Chambers Defined

Council Chambers shall be, in addition to the usual and customary meeting location, any location or facility wherein a majority of the legislative body may meet for an open and public meeting as defined and noticed in accordance with ~~by~~ the Brown Act, whether it be a regular meeting, special meeting, joint meeting, closed session or study session.

2. Rules of Decorum for the Public

Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, clapping, whistling, and stamping of feet or other acts which disturb, disrupt, impede or otherwise render the orderly conduct of the City meeting infeasible. A member of the audience engaging in any such conduct shall, at the discretion of the presiding officer or a majority of the City Council, be subject to ejection from the meeting per Government Code Section 54954.3(c). Any person who ~~violates these rules~~ engages in such disruptive behavior may be guilty of a misdemeanor. This section does not prohibit any expressions, actions or behavior that are otherwise protected by the First Amendment.

3. Rules of Conduct and Safety

When the City Council is in session, all persons present must preserve safety and order. Members of the public should sit in the seats provided, subject to ADA compliance, unless addressing the Council or entering or leaving the Council Chambers. Members of the public shall not block the aisles or exits in any manner. Members of the public should not bring audible equipment into the Council Chambers, including cellular phones or pagers, without first either turning said equipment off or switching it to a silent mode.

4. Removal from the Council Chambers

Subject to provisions of Section 2 above, Any person who commits the following acts in respect to a meeting of the City shall be removed from the Council Chambers per Government Code Section 54954.3(c).

- (a) Disorderly, contemptuous or insolent behavior toward the City or any member thereof, tending to interrupt the due and orderly course of said meeting; and,
- (b) A breach of the peace, boisterous conduct or violent disturbance, tending to interrupt the due and orderly course of said meeting; and,
- (c) Disobedience of any lawful order of the Mayor, which shall include an order to be seated or to refrain from addressing the City Council; and,
- (d) Any other unlawful interference with the due and orderly course of said meeting.

5. Cell Phones

In order to minimize interference to audio recording equipment during a City Council cell phones shall be turned off or at minimum placed on silent during all meetings.

6. Media Equipment - Broadcast, News, Photograph, Print, Published, Recording, Video

The use of media equipment that enables recording of ~~information of~~ an open and public meeting is permissible, absent a reasonable finding by the legislative body that the use of said equipment presents a persistent disruption (noise, illumination, obstruction of view or pathway) to the proceedings or to the other members of the audience.

In the event that use of media equipment is disruptive, the Presiding Officer may first seek to remedy the disturbance with-~~of~~ the equipment operator, asking that the device, whether it is noise, illumination, obstruction of view or pathway, be silenced, turned off, moved or removed from the area in question.

If the equipment operator refuses to make such accommodations the Mayor, by a reasonable finding of the legislative body, may determine that such use is a persistent disruption and bar the use of said equipment, illumination device and/or restrict the equipment operator from setting up at a particular location within the Council Chambers/meeting location.

C. COURTESY

1. Council Members

Council Members shall accord the utmost courtesy to each other, City employees and the public appearing before the City Council, and shall

refrain at all times from rude and derogatory remarks, public criticism of staff, remarks as to integrity, abusive comments and statement as to motives and personalities.

2. City Employees

Employees of the City shall observe the same rules of order and decorum applicable to the City Council.

3. Public Speakers

Members of the public have the right to attend City Council meetings and to address the City Council on specific agenda items and under the Citizen's Comments section of the agenda. The right of members of the public to address the City Council includes their right to criticize the policies, procedures, programs, or services of the City, or of the acts or omissions of the City Council and members of the City Council.

While the City Council meeting is in session, all persons must preserve order and decorum. A person who addresses the City Council under a specific agenda item or under Citizen's Comments section of the agenda may not engage in speech or conduct which is likely to provoke others to violent or riotous behavior, which disturbs the peace of the meeting by loud and unreasonable noise, which is irrelevant or repetitive, or which disrupts, disturbs, or otherwise impedes the orderly conduct of any City Council meeting.

The Mayor or other presiding officer shall request that a person who is breaching the rules of decorum cease such conduct. If, after receiving such a warning, the person persists in breaching the rules of decorum, the Mayor or other presiding officer may order the person to leave the City Council meeting. If such person does not leave, the Mayor or presiding officer may request any law enforcement officer who is on duty at the meeting as sergeant-at-arms to remove the person from the Council Chambers. In the event there is no one from law enforcement present, the Mayor or presiding officer may direct the City Manager to contact law enforcement.

4. Appointed members of Boards, Commissions and Committees

Appointed members of Boards, Commissions and Committees of the City shall observe the same rules of order and decorum applicable to the City Council.

D. NOISE IN THE LOBBY

Noise emanating from the lobby outside the City Council Chambers which disrupts City Council meetings shall not be permitted.

E. CROWD CONTROL IN COUNCIL CHAMBERS

If the City Manager, or the City Manager’s designee, anticipates in advance a crowd larger than the maximum number of attendees allowed in the City Council Chambers, he/she shall ~~provide for appropriate crowd control.~~ meet with the Mayor and discuss alternatives for accommodation of the potential number of people in excess of that allowable at the location.

F. SMOKING

It is unlawful for any person to smoke in the City Council Chambers.

G. FOOD & DRINK

No food or drinks, other than bottled water, may be brought in by the public into the audience seating area of the City Council Chambers.

H. DISTRIBUTION OF LITERATURE AND OTHER MATERIALS IN CITY COUNCIL CHAMBERS

No person, other than City staff, shall distribute flyers, leaflets, placards or other literature or circulate any petition within the City Council Chambers.

Flyers, leaflets, placards or literature may only be distributed to the Council by a member of the public under Citizen’s Comments, or by a project applicant/appellant pertaining to City business as may be referenced on the agenda, by approaching the City Clerk and requesting such material be distributed on their behalf.

Such other literature may only be displayed or distributed outside the City Council Chambers area.

CHAPTER 4 PROCEDURAL RULES

A. RULES OF ORDER

The City Council shall determine its own rules of order and amend them from time to time, or adopt new rules as it deems necessary. Amendment to or adoption of new City Council procedures shall be accomplished by a majority vote.

B. RULES OF DISCUSSION

1. **Withdrawal of Motion**

A motion may not be withdrawn by the maker of the motion without the consent of the Council Member who seconded the motion.

2. **Voting**

The City Council, in the absence of an electronic voting device, votes by “voice vote” on all matters before it, unless a roll call vote is required by law or is requested by the Mayor. Silence shall be recorded as an affirmative vote, unless ~~abstention~~ recusal is required by law, in which case silence shall be recorded as an abstention a recusal and the reason for such recusal must be publicly stated by the Council Member or if requested the City Attorney. The Presiding Officer shall announce the results of the vote. The City Clerk shall show on ordinances and resolutions, the names of Council Members and their respective votes.

3. **Failure to Vote**

Absent a disqualification under State law, including conflict of interest provisions and prohibitions on participating when personal bias would prohibit a fair decision, it is the responsibility of every Council Member to vote. Failure to vote that is not compelled by a legal disqualification shall constitute an affirmative vote. A Council Member who fails to vote shall nonetheless be counted toward making up a quorum, unless otherwise required by State law.

4. **Abstaining from Vote for Reasons Other than an Identified Legal Disqualification**

A Member of the City Council who abstains determines not to vote “yes” or “no”. A vote to “abstain” except for an identified legal disqualification shall be counted as an affirmative vote. A Council Member shall state a reason for abstaining prior to doing so; failure to do so will constitute the same action as silence or failure to vote. A Council Member who abstains from voting for other than an identified legal disqualification shall nonetheless be counted toward making up a quorum.

5. Abstention/Recuse: Conflict of Interest

Council Members shall disqualify themselves and abstain from voting if they have a financial conflict of interest or any other disqualification prescribed by law in a matter before the City Council. In such event, they may not participate in the discussion or the vote. Council Members shall state the specific reason for such disqualification. Unless the matter is on the consent calendar, the abstaining Council Member shall leave the Council dais and the Council Chambers until the conclusion of the agenda item. The matter will then proceed as though the member is not present, and the member shall not be counted toward making up a quorum. Further requirement on abstention and absence from the Chambers may be imposed by State law.

It should be noted; however, a Council Member may speak during public comment or as part of a public hearing process, on his/her own behalf – as opposed to on behalf of someone else or on behalf of, or in his/her role as a Council Member – on a matter that directly affects his/her financial interest even when conflicted out. Thus, while a Council Member would have to disqualify him/herself on a matter affecting a piece of property in which the Council Member has a financial interest, he/she could address the Council, speaking to what the impact would be to his/her property. Any Council Member who chooses to speak on item as an individual resident, that he/she are legally disqualified from participating as a Council Member, shall do so at their own risk and subject to any consequences from FPPC.

6. Tie Votes

When one Council Member is absent and a matter under discussion remains unresolved as the result of a tie vote on all motions made on such matter, the matter shall be automatically continued to the next Council meeting when it is reasonably known that all Council Members will be present, provided that this rule shall not apply to matters involving the appellate jurisdiction of the City Council or when the absence of a Council Member is due to a disqualification for a conflict of interest. The City Council exercises “appellate jurisdiction” when it considers matters in which a subordinate body such as the Planning Commission could, but for an appeal to the City Council, confer final approval. In these instances a tie vote constitutes a non-action, which is a denial of the appeal.

7. Motion for Reconsideration.

Upon final vote by the Council of any agenda item, a motion for reconsideration may be made but only during the Council meeting wherein the agenda item was approved. Any motion made after the close of the Council meeting is untimely. The motion for reconsideration is allowed by a member of Council that voted as part of the majority of the original motion. The motion may be seconded by any member of Council. If the

motion to reconsider passes, then a member of Council may make a new motion related to the same item.

C. COUNCIL DAIS

The City Council seating area, most commonly referred to as the Council Dais is restricted to Council and City Staff at all times. Loitering or the dissemination of materials are not permitted in the area directly in front of the City Council seating area, commonly referred to as the well. Written or photographic materials are to be handed to the City Clerk for dissemination to the Council, and made part of the record.

CHAPTER 5 ADMINISTRATIVE RULES

A. PURCHASE BY CONTRACT OR IN THE OPEN MARKET

~~As set forth by the City Charter when the expenditure required for the purchase of any supplies exceeds \$15,000.00, the City Purchasing Agent shall advertise for sealed proposals in the manner as prescribed for proposals for public works and the contract shall be awarded by the Council to the lowest responsible bidder, provided that the Council may reject all bids and order the City Purchasing Agent to buy in the open market at a price less than the lowest bid received from a responsible bidder, and provided that no bids are received, the Council may order the City Purchasing Agent to buy in the open market.~~

When the expenditure required for the purchase of any supplies exceeds the sum established by a policy through a resolution adopted by the City Council, the Purchasing Agent shall advertise for sealed proposals in the manner hereinafter prescribed for proposals for public work and the contract shall be awarded by the Council to the lowest responsible bidder, provided that the Council may reject all bids and order the Purchasing Agent to buy in the open market at a price less than the lowest bid received from a responsible bidder, and provided that if no bids are received, the Council may order the Purchasing Agent to buy in the open market. Until the Council shall otherwise provide by Ordinance, the Finance Director shall act as Purchasing Agent.

B. PUBLIC WORKS TO BE DONE BY CONTRACT

~~As set forth by the City Charter all public buildings and work, when the expenditure therefore exceeds the sum of \$15,000.00, shall be done by contract, and shall be let to the lowest responsible bidder, after advertising one (1) time in a daily newspaper of general circulation published in the City, for sealed proposals for the work contemplated. Provided, that the Council may reject any and all bids, if deemed excessive, and re-advertise for bids to provide for the work to be done by the Department of Public Works.~~

All public buildings and work, when the expenditure therefor shall exceed the sum established by a policy through a resolution adopted by the City Council, shall be done by contract, and shall be let to the lowest responsible bidder, after advertising one (1) time in a daily newspaper of general circulation, for sealed proposals for the work contemplated. Provided, that the Council may reject any and all bids, if deemed excessive, and re-advertise for bids to provide for the work to be done by the Department of Public Works.

C. EXECUTION OF DOCUMENTS

1. Ordinances, Resolutions and Ceremonial Certificates

The Mayor as Presiding Officer or in his absence the Vice Mayor shall execute all Ordinances and Resolutions. Ceremonial Resolutions, Proclamations and Certificates will be, whenever possible, executed by the entire City Council.

2. Contracts for Supplies, Public Buildings and Work

All contracts for supplies, public buildings and work shall be approved as to form by the City Attorney, shall be signed by the Mayor or in his absence the Vice Mayor, and attested to by the City Clerk.

3. Agreements, Contracts, Addendums, Change Orders, Memorandums of Understanding for Administrative, Managerial or Professional Services or Programs ~~over \$15,000~~ over \$50,000

~~All agreements, contracts, or memorandums of understanding for administrative, managerial or professional services or programs over \$15,000 shall be, upon approval of Council, approved as to form by the City Attorney, and shall be signed by the City Manager, or his/her designee, and attested to by the City Clerk.~~

Pursuant to the City's Purchasing Policy adopted by Resolution 15-36 on October 6, 2015, all agreements, contracts, or memorandums of understanding for administrative, managerial or professional services or programs over \$50,000 shall be, upon approval of Council, approved as to form by the City Attorney, shall be signed by the City Manager, or his/her designee, and attested to by the City Clerk.

4. Acting City Manager Designation

In that the City Manager is required or permitted to be away from the City from time to time, due to conferences, training, business trips, vacations, etc., ~~and it is necessary that the City be represented within the authority of the City Manager,~~ the City Manager has the ability authority to use discretion in selecting and designating an Acting City Manager to carry out the ministerial duties for the duration of his/her absence as set forth in the Acting City Manager Designation Form. Such designee shall be an Employee of the City.

D. COUNCIL ADMINISTRATIVE SUPPORT

1. **Mail** – All general mail is opened, date stamped and routed to the addressee.
2. **Letters Addressed to Mayor and/or City Council Members** – All letters addressed to the Mayor and/or City Council Members requiring a response from staff are copied to the City Manager. If so directed by Council, a copy of the responses mailed, along with the original letters will be provided to each Council Member.

Letters addressed to the Mayor and/or City Council members that do not require a response, but provide information on Council agenda items or like matters will be copied to the full Council.

Mail pertaining to specific meetings where an individual Council Member is the appointed representative of the Council is opened, said mail will be distributed to that Council Member and not copied to the full Council.

3. **Council Correspondence** – All Council Members correspondence written with City resources (letterhead, typing, staff report, postage, etc.) will reflect the position of the full Council, not individual Council Member's positions. All Council Member correspondence using City resources will be copied to the full Council. For example, responses to citizen letters will be copied to the full Council along with the original citizen correspondence.
4. **Clerical Support** – The City Manager's/City Clerk's Office will coordinate the typing of correspondence requested by individual Council Members for communications reflecting the position of the full Council. All correspondence typed for Council Member will be on City letterhead and will reflect the position of the full Council, not individual Council Member and will be copied to the full Council.
5. **Council Notification of Significant Incidents** – In conjunction with the City public safety departments, the City Manager's Office will report on significant incidents immediately once known. ~~via phone call, email and/or fax notification, etc.~~

E. RULES AND PROCEDURES ADMINISTRATION

1. **Review of City Council Rules and Procedures** – The Council will review and revise the Handbook of Rules and Procedures as needed.
2. **Adherence to Rules and Procedures** – During City Council discussions, deliberations and proceedings, the Mayor has been delegated the primary responsibility to ensure that the City Council, staff and members of the public adhere to the Council's adopted protocol.
3. **City Attorney as Rules and Procedures Advisor** – At the behest of the full Council, the City Manager may be directed to confer with the City Attorney in interpreting the City Council's adopted Rules and Procedures and proposed changes.
4. **Adherences to Administrative Procedure and Process of Rules and Procedures** – The Council has delegated the City Manager responsibility to discuss, on behalf of the full Council, any perceived or inappropriate administrative action with a Council Member. The City Manager will

discuss with the Council Member the action and suggest a more appropriate process or procedure to follow. After this discussion, if further inappropriate action continues, the City Manager will report the concern to the full Council.

5. **Applicability of Rules and Procedures** – The City of Tulare City Council Handbook of Rules and Procedures shall also apply to all Board, Commissions and/or Committees as established by the City Council.

F. **CONFLICT WITH CITY CHARTER, CITY MUNICIPAL CODE, CITY PROCUREMENT POLICIES, ADMINISTRATION POLICIES, STATE OR FEDERAL LAW**

If there is any conflict contained hereinabove with the City Charter, City Municipal Code, City Procurement Policies, Administration Policies, State or Federal Law, such laws shall prevail over the provisions contained within this Handbook.

AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: City Manager/Finance

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Receive informational report on current City of Tulare, City Council 2016/2017 travel budget.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

Pursuant to the City of Tulare, City Council Conferences, Meetings, Seminars, Events Travel Policy adopted by Resolution 16-21 on June 7, 2016, the City Manager's Office is to provide an accounting report for the Council's consideration of past expenditures and available funding for future travel within the current budget year.

The following reflects expenditures for the League of California Cities Annual Conference October 4 – 7, 2016:

D1 – S. Gowin 001-4010-2116

16/17 Beg. Bal.	\$ 2,500.00
Per Diem	\$ 121.60
Lodging & parking	\$ 609.48
Balance	\$ 1,768.92

D3 – C. Jones 001-4010-2316

16/17 Beg. Bal.	\$ 2,500.00
Per Diem	\$ 121.60
Lodging	\$ 549.48
Balance	\$ 1,828.92

D2 – M. Castellanoz 001-4010-2216

16/17 Beg. Bal.	\$ 2,500.00
Per Diem	\$ 121.60
Lodging & parking	\$ 609.48
Mileage reimbursement	\$ 213.84
Balance	\$ 1,555.08

D5 – C. Vejvoda 001-4010-2516

16/17 Beg. Bal.	\$ 2,500.00
Per Diem	\$ 121.60
Lodging & parking	\$ 609.48
League Division Mtg 10/13/16	\$ 25.00
Balance	\$ 1,743.92

The following reflects expenditures for the benefit of Tulare County Fair Parade Solid Waste bin rentals:

D4 – D. Macedo 001-4010-2416

16/17 Beg. Bal.	\$ 2,500.00
Fair Parade Solid Waste Bin rental	\$ 325.45
Balance	\$ 2,174.55

STAFF RECOMMENDATION:

Receive informational report on current City of Tulare, City Council 2016/2017 travel budget.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

Submitted by: Paul Melikian
Darlene Thompson
Roxanne Yoder

Title: Interim City Manager
Finance Director
Chief Deputy City Clerk

Date: October 31, 2016

City Manager Approval: _____

AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Community Development Department

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other

AGENDA ITEM:

Approve and Eighth Amendment to the Exclusive Right to Negotiate (ERN) Agreement with Orosco Development No. 11, LLC for the acquisition of City owned property at Cross and J Street and authorize City Manager to execute it on behalf of the City.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION: Following Council's approval of the Seventh Amendment to the Exclusive Right to Negotiate Agreement between the City and Orosco Development No. 11, LLC on May 17, 2015, representatives of the Orosco Group and City staff have been began working on the terms of Purchase and Sale Agreement on the parcels subject to this ERN. In addition, Orosco has been actively marketing the property and had secured Letters of Interest (LOI's) from two national tenants. During the due diligence period with one of the proposed tenants, the subject parcels were found to contain traces of arsenic levels above background levels acceptable to the Central Valley Regional Water Quality Control Board. Orosco and staff have been working with the RWQCB to establish a remediation plan to remove contaminated soils to the satisfaction of background levels as determined by the RWQCB. This Eighth ERN extension is needed to provide the City and Orosco with time to finalize the remediation of the site, the completion of the purchase agreement, while continuing to work with tenants interested in building on the site.

STAFF RECOMMENDATION:

Approve and Eighth Amendment to the Exclusive Right to Negotiate (ERN) Agreement with Orosco Development No. 11, LLC for the acquisition of City owned property at Cross and J Street and authorize City Manager to execute it on behalf of the City.

CITY ATTORNEY REVIEW: The City Attorney and authorized representatives of the Orosco Group, LLC have reviewed and approved the attached Agreement.

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

Submitted by: Traci Myers Title: Community Development Deputy Director

Date: November 8, 2016 City Manager Approval: _____

EIGHTH AMENDMENT TO AGREEMENT TO NEGOTIATE EXCLUSIVELY

This Eighth Amendment to the Agreement to Negotiate Exclusively ("**Eighth Amendment**") is made effective November ____, 2016 by and between the CITY OF TULARE, a municipal corporation, ("**City**"), and OROSCO DEVELOPMENT NO. 11, LLC, a California limited liability company ("**Developer**"), who agree as follows:

Article I **BACKGROUND**

1.01. Agreement to Negotiate Exclusively. The Tulare Redevelopment Agency and Developer entered into that certain Agreement to Negotiate Exclusively (the "**ERN**" or "**Agreement**") dated December 24, 2008.

1.02. Assignment. The Tulare Redevelopment Agency assigned the Agreement to the City of Tulare on August 24, 2011, when the Site was transferred from the Tulare Redevelopment Agency to the City of Tulare as debt repayment.

1.03. Amendments. The Tulare Redevelopment Agency and Developer or its successor entity, the City of Tulare, as applicable, entered into seven amendments to the Agreement to Negotiate Exclusively, which amended the duration of this Agreement (the "**Negotiation Period**") for a period commencing on December 22, 2008 and continuing through November 30, 2016.

1.04. Agreement. City and Developer desire to enter into this Eighth Amendment to modify the duration of the ERN and to reflect the fact that Parties have entered into final stages of property acquisition by the Developer.

Article II **AGREEMENT**

2.01. Amendment to Duration of this Agreement [§102.A]. Section 102.A of the ERN is amended to read in full as follows:

A. Duration of Agreement. The duration of this Agreement (the "**Negotiation Period**") shall be for a period commencing on December 22, 2008 and continuing through May 31, 2017, unless earlier terminated as provided herein.

2.02. Option to Purchase. The Parties acknowledge, confirm and agree that Developer has an option to purchase the Site (as defined in the ERN) upon the terms and conditions approved by City, which option may be exercised following the approval of such terms and prior to the expiration of the ERN.

2.03. Assignment. The Parties acknowledge, confirm and agree that Developer may assign its rights under this Agreement, including Developer's right to all or any portion of the Deposit, to an affiliate or to a successor developer, provided that the affiliate or successor

developer, as applicable, complies with all of the terms and conditions of the ERN, including Section 403 [Full Disclosure], Section 501 [Financial Ability] and Section 502 [Full Disclosure].

Article III
GENERAL PROVISIONS

3.01. Terms. All capitalized terms not defined in this Eighth Amendment shall have the meaning given to them in the ERN.

3.02. Effectiveness of ERN. Except as set forth in this Eighth Amendment, all of the provisions of the ERN shall remain unchanged and in full force and effect.

3.03. Counterparts. This Eighth Amendment may be executed in any number of counterparts, by facsimile signature or otherwise, all of which taken together shall constitute one and the same instrument.

AGENCY:

CITY OF TULARE, a municipal corporation

Dated: _____, 2016

By: _____

Name: _____

Title: _____

DEVELOPER:

OROSCO DEVELOPMENT NO.11, LLC, a
California limited liability company

Dated: _____, 2016

By: _____

Name: _____

Title: _____

APPROVED AS TO FORM:

David P. Hale
City Attorney

AGENDA ITEM:

**CITY OF TULARE
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Engineering

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Accept the required public works improvements for The Windmills No. 3 Subdivision located east of Morrison Street, south of Bardsley Avenue as complete, authorize the City Engineer to sign the Notice of Completion, and direct the City Clerk to file the Notice of Completion with the Tulare County Recorder's Office.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

On June 6, 2006, City Council approved the final map for The Windmills No. 3 Subdivision, which created 72 single family lots located east of Morrison Street, south of Bardsley Avenue as shown on the attached map.

The subdivider, Windmills 100 Holding Co., LLC, has completed construction of all required public works improvements in accordance with the approved plans and specifications for this subdivision.

STAFF RECOMMENDATION:

Accept the required public works improvements for The Windmills No. 3 Subdivision located east of Morrison Street, south of Bardsley Avenue as complete, authorize the City Engineer to sign the Notice of Completion, and direct the City Clerk to file the Notice of Completion with the Tulare County Recorder's Office.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

FUNDING SOURCE/ACCOUNT NUMBER: N/A

Submitted by: Michael Miller

Title: City Engineer

Date: November 7, 2016

City Manager Approval: _____

RECORDING REQUESTED BY:

City of Tulare

WHEN RECORDED MAIL TO:

City Clerk
City of Tulare
411 East Kern Avenue
Tulare, CA 93274-4257

**PURSUANT TO GOVERNMENT CODE SECTION 6103,
NO RECORDING FEE REQUIRED.**

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The City of Tulare, a Municipal Corporation, whose address is 411 East Kern Avenue, Tulare, California, 93274, is the owner of the real property, public works or structure hereinafter described.
2. The nature of the title of the stated owner is: In Fee.
3. On the 15th day of November, 2016, a work of improvement on real property hereinafter described was completed by Windmills 100 Holding Co., LLC, a Delaware limited liability company, the Subdivider of record, whose address is 12396 World Trade Drive, Suite 308, San Diego, CA 92128.
4. The name of the surety for the work of improvements is International Fidelity Company, One Newark Center 20th Floor, Newark, NJ 07102.
5. The real property or public work or structure is described as follows:

Public Works Improvements for The Windmills No. 3
6. The public works improvements were accepted as complete by the City Council of the City of Tulare on November 15, 2016.

Dated: _____

**CITY OF TULARE
A Municipal Corporation,**

By: _____
Michael W. Miller, City Engineer

VERIFICATION:

I am the City Engineer of the City of Tulare and am authorized to make this verification on behalf of the City. I have read the foregoing Notice of Completion, know the contents thereof, and believe it to be true and correct to the best of my knowledge.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on _____, 2016 at Tulare, California.

By: _____
Michael W. Miller, City Engineer

AGENDA ITEM:

**CITY OF TULARE
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Engineering

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Conditionally approve the Final Map and subdivision improvement agreement for the KCOK Ranch No. 2 Subdivision for recordation, and accept all easements and dedications offered to the City subject to receipt of the subdivision improvement agreement, the approved improvement plans, and all fees, bonds and other required items prior to January 3, 2017. Approve acceptance of a temporary access easement for emergency vehicle purposes to the City of Tulare.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

Planning Commission Resolution No. 5067 adopted on January 28, 2013 approved the tentative map for the KCOK Ranch Subdivision located along the east side of Mooney Boulevard between Prosperity Avenue and Seminole Avenue. The subdivider is the Central Valley Land Company, LLC. This subdivision comprises approximately 110 acres to be subdivided into 355 lots and to be developed in nine phases.

The final map for phase 2 of this subdivision consists of 40 single-family residential lots located northeast of the intersection of Mooney Boulevard and Seminole Avenue. The final map for the KCOK Ranch No. 2 Subdivision has been submitted to the city. The Engineering Department has examined the final map and has determined the map is in compliance with the approved tentative map and the Subdivision Map Act.

The subdivider is actively working to execute the subdivision improvement agreement and secure the necessary bonding. To expedite the final map approval process, the subdivider is requesting Council's conditional approval and acceptance subject to receipt of the subdivision improvement agreement, all fees, bonds and other required items within 60-days. Such requests have routinely been accommodated.

The Fire Department requires a secondary access point for this phase of development. A temporary access easement for emergency vehicle purposes is provided until such time as a through street is constructed to complete circulation on a future phase of development.

A copy of the final map is attached.

STAFF RECOMMENDATION:

Conditionally approve the Final Map and subdivision improvement agreement for the KCOK Ranch No. 2 Subdivision for recordation, and accept all easements and dedications offered to the City subject to receipt of the subdivision improvement agreement, the approved improve-

ment plans, and all fees, bonds and other required items prior to January 3, 2017. Approve acceptance of a temporary access easement for emergency vehicle purposes to the City of Tulare.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

The subdivision improvement agreement has been approved as to form by the City Attorney.

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

(If yes, please submit required budget appropriation request)

FUNDING SOURCE/ACCOUNT NUMBER: N/A

Submitted by: Michael Miller

Title: City Engineer

Date: November 7, 2016

City Manager Approval: _____

AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Engineering

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Adopt Resolution 16- ____ adopting “The City of Tulare Design Guidelines And Public Improvement Standards – 2016 Edition” for use by the City in the design and review of Public Works Improvements within the City of Tulare, adopting as supplemental available sources all current State of California and United States Federal Government civil engineering design standards and specifications, and reaffirming the City Engineer’s authorization to approve all designs and design changes.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

The City of Tulare Engineering Department is charged with using sound civil engineering standards and practices in the design of public construction projects, and monitoring their use in both public and private construction projects. The City has a comprehensive set of engineering standards and design criteria to ensure quality and uniformity of the public improvements constructed in the City of Tulare. All public improvements constructed within the City are required to comply with these City standards.

The purpose of engineering standards and design criteria are to provide developers and contractors with the acceptable standard requirements for the design, methods of construction, types and uses of materials, and the preparation of plans for construction, repair or alteration of streets, roadways, concrete structures, drainage, sewerage, and water supply facilities within the City of Tulare, where any portion of such improvement is to be maintained or operated by the City. More rigorous standards may be required depending upon the nature of work performed and the proposed improvements. The policies contained in the City’s engineering standards and design criteria do not relieve developers or contractors from the obligation to comply with the regulations or permits of any state or federal authority. Unless the law dictates that a particular standard must prevail, conflicts in standards and/or professional disagreements in design will be resolved by judgment of the City Engineer.

In 1975, then City Engineer R.C. Mangnall approved a set of City standard improvement drawings. Since that time, those improvement drawings have been routinely revised and updated as needed to conform with General Plan updates, revisions to state and federal design standards and guidelines, and adoption of new construction materials and methods. These improvement drawings have been supplemented with standard operating procedures and poli-

cies developed by the City Engineer, and with state and federal standards, standards published by professional associations such as the Institute of Transportation Engineers (ITE), and the American Association of State Highway and Transportation Officials (AASHTO). The City standard improvement drawings and other sources described above are used in the review, conditional approval, and issuance of all engineering permits issued by the City. “The City of Tulare Design Guidelines And Public Improvement Standards – 2016 Edition” attached is an update and compilation of existing City standard improvement drawings, as well as some new standards that were necessary to provide direction regarding alternative storm water design criteria, new general plan goals and policies, and ADA compliance. The City contracted with Lane Engineers of Tulare to develop the standards, and worked with the Building Industry Association of Tulare/Kings Counties to address concerns of the development community. Some notable revisions/additions to the City standards include:

- Increased the minimum sidewalk width from 4-ft to 5-ft to better comply with ADA standards and provide sufficient width for passage of wheelchairs and personal mobility devices.
- For local streets using a parkway sidewalk configuration, the street right-of-way width was increased from 56 feet to 58 feet to accommodate the increased 5-ft sidewalk width without reducing the parkway width.
- For collector streets, the street right-of-way width was increased from 64 feet to 72 feet to accommodate the increased 5-ft sidewalk width, and additional paved width to accommodate shared bike/parking lanes. The old 64 foot standard required installation of no parking zones to accommodate bike lanes.
- Development of 4-lane and 6-lane Major Arterial street standards. These standards did not previously exist.
- Development of median turn pocket standards.
- Development of high-visibility (ladder style) crosswalk standard.
- Development of intersection standards including lane configurations.
- Revision to street lighting standards to specify LED fixtures.
- Revised driveway standards to comply with ADA cross-slope requirements.
- Development of a bus turnout detail.

It should be noted that in adopting the updated improvement standards, the City is in an improved position in terms of “design immunity”. Specifically, California Government Code Section 830.6 states in part:

“Neither a public entity nor a public employee is liable under this chapter for an injury caused by the plan or design of a construction of, or an improvement to, public property where such plan or design has been approved in advance of the construction or improvement by the legislative body of the public entity or by some other body or employee exercising discretionary authority to give such approval or where such plan or design is prepared in conformity

with standards previously so approved, if the trial or appellate court determines that there is any substantial evidence upon the basis of which (a) a reasonable public employee could have adopted the plan or design or the standards therefor or (b) a reasonable legislative body or other body or employee could have approved the plan or design or the standards therefor.”

STAFF RECOMMENDATION:

Adopt Resolution 16- ____ adopting “The City of Tulare Design Guidelines And Public Improvement Standards – 2016 Edition” for use by the City in the design and review of Public Works Improvements within the City of Tulare, adopting as supplemental available sources all current State of California and United States Federal Government civil engineering design standards and specifications, and reaffirming the City Engineer’s authorization to approve all designs and design changes.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

FUNDING SOURCE/ACCOUNT NUMBER:

Attachments: The City of Tulare Design Guidelines And Public Improvement Standards – 2016 Edition

Submitted by: Michael Miller

Title: City Engineer

Date: November 7, 2016

City Manager Approval: _____

RESOLUTION 16-____

A RESOLUTION OF THE COUNCIL OF THE CITY OF TULARE ADOPTING “THE CITY OF TULARE DESIGN GUIDELINES AND PUBLIC IMPROVEMENT STANDARDS – 2016 EDITION” FOR USE BY THE CITY IN THE DESIGN AND REVIEW OF PUBLIC WORK IMPROVEMENTS WITHIN THE CITY OF TULARE

WHEREAS, the City of Tulare is the agency responsible for ensuring the utilization of sound Civil Engineering standards and practices on public and private roads, and other public improvement projects within the City; and

WHEREAS, the City of Tulare Engineering Department has developed and identified certain sources of Civil Engineering Design Standards and Specifications which represent the current state-of-the-art in such standards and specifications, entitled “The City Of Tulare Design Guidelines And Public Improvement Standards – 2016 Edition”, hereto attached as Exhibit A; and

WHEREAS, adopting “The City Of Tulare Design Guidelines And Public Improvement Standards – 2016 Edition” will assist in the prevention of conflict and/or confusion amongst the Professional Engineers involved in road construction projects and other public works improvement projects within the City; and

WHEREAS, adopting design standards provides the City and its employees greater protection against liability for injuries caused by the plan or design of construction and improvement projects pursuant to Government Code Section 830.6; and

WHEREAS, the City Engineer is a Professional Civil Engineer, registered in the State of California, and is qualified to resolve conflicts or disputes in the interpretation and/or application of the adopted standards.

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Tulare, California, as follows:

1. The City adopts and implements the attached City of Tulare Design Guidelines And Public Improvement Standards – 2016 Edition as the official Engineering Design Standards for the City of Tulare.
2. The City Council reaffirms that the City Engineer is authorized to approve all designs and design changes;
3. The City Council authorizes the City Engineer to make minor updates or changes to the above referenced design standards as necessary to correct errors or ensure conformance with applicable state or federal regulations, and to supplement them by the development and publication of Engineering policies, procedures and best practices as deemed necessary and appropriate;

4. The City hereby adopts as supplemental available sources all current STATE OF CALIFORNIA and UNITED STATES FEDERAL GOVERNMENT Civil Engineering design standards and specifications;
5. The City Council authorizes the City Engineer to evaluate and resolve any dispute or conflict regarding the official Design Guidelines and Public Improvement Standards. The decision of the City Engineer as to the applicable standard shall be controlling and final.

Passed, adopted and approved this 15th day of November 2016.

President of the Council and Ex-Officio
Mayor of the City of Tulare

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF TULARE)
CITY OF TULARE)

I, Paul Melikian, City Clerk of the City of Tulare, certify the foregoing is the full and true Resolution 16-___ passed and adopted by the City Council of the City of Tulare at a regular meeting held on November 15, 2016, by the following vote:

Ayes(s) _____

Noes(s) _____ Abstention(s) _____

Dated:

PAUL MELIKIAN, CITY CLERK

By: Roxanne Yoder, Chief Deputy

Exhibit A
City of Tulare Design Guidelines and Public Improvement Standards – 2016 Edition

**CITY OF TULARE DESIGN GUIDELINES AND
PUBLIC IMPROVEMENT STANDARDS**

NO.

2016 Edition

1000 - GENERAL

DESIGN GUIDELINES.....	1010 (14 pg)
GENERAL CONCRETE NOTES.....	1020 (2 pg)

2000 - PARKING & DRIVEWAY STANDARDS

DRIVEWAYS

DRIVEWAY LOCATIONS	2110
RESIDENTIAL DRIVE APPROACH (TYPE I)	2111
RESIDENTIAL DRIVE APPROACH (TYPE II)	2112
RESIDENTIAL DRIVE APPROACH (TYPE III)	2113
MULTIPLE FAMILY/OFFICE/COMMERCIAL DRIVE APPROACH WITH CURB RETURNS)	2114
RETAIL COMMERCIAL AND INDUSTRIAL DRIVE APPROACH (ADJ. SIDEWALK)	2115
MAJOR COMMERCIAL OR INDUSTRIAL DRIVE APPROACH.....	2116
INFILL DRIVE APPROACH	2117

PARKING

PARKING STANDARDS.....	2210 (2 pg)
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3000 - DRAINAGE

CATCH BASINS

STORM WATER DROP INLET.....	3110 (2 pg)
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UNDERDRAINS

EMBEDDED DRAINAGE PIPING UNDER SIDEWALK.....	3210
SIDEWALK UNDERDRAIN WITH COVER PLATES.....	3215 (2 pg)

STORM DRAIN OUTLETS

CAST-IN-PLACE OUTLET STRUCTURE.....	3310 (2 pg)
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STORM DRAIN MANHOLES

(SEE SECTION 6600 – MANHOLES)

4000 - CURB, GUTTER, & SIDEWALK

CURB & GUTTER AND MISCELLANEOUS CURBS

CONCRETE CURB & GUTTER AND BARRIER CURBS	4010
TRAFFIC BARS, A.C. DIKE AND DOWELED CURB	4015

CURB RAMPS

20' RADIUS CURB RETURN WITH ACCESSIBLE RAMP	4110
30' RADIUS CURB RETURN WITH ACCESSIBLE RAMP	4120
35' RADIUS CURB RETURN WITH ACCESSIBLE RAMPS	4130
PARALLEL ACCESSIBLE RAMP AT CURB RETURN.....	4140
PARALLEL ACCESSIBLE RAMP	4150
ACCESSIBLE RAMP SECTIONS	4160
DETECTABLE WARNING SURFACE	4170

CROSS GUTTERS

ALLEY CROSS GUTTER AND VEE-GUTTER	4210
STREET CROSS GUTTER.....	4220

**CITY OF TULARE DESIGN GUIDELINES AND
PUBLIC IMPROVEMENT STANDARDS**

NO.

4000 - CURB, GUTTER, & SIDEWALK (CONTINUED)

MEDIANS

MEDIAN ISLAND	4310
3' OR 4' MEDIAN NOSE	4315
1' OR 2' MEDIAN NOSE	4316

SIDEWALKS

SIDEWALK – RESIDENTIAL WITH PARKWAY	4410
SIDEWALK – INDUSTRIAL/COMMERICAL ADJACENT TO CURB	4420
SIDEWALK – INDUSTRIAL/COMMERCIAL WITH PARKWAY	4430

MISCELLANEOUS

SIDEWALK REPAIR	4910
CURB AND GUTTER REPAIR	4911
CURB REMOVAL AT NEW DRIVE APPROACH	4912
SIDEWALK TRANSITIONS AND INTERSECTIONS	4913
BUS TURNOUT	4920

5000 – WATER QUALITY DETAILS

PARKWAY SWALE	5010 (2 pg)
CONCRETE INLETS/OUTLETS AT PARKWAY SWALES	5015
CONCRETE INLETS/OUTLETS FOR SWALES (WITH WINGWALLS)	5016

6000 – UTILITIES

UTILITY LOCATIONS	6010
TRENCH BACKFILL/PATCH PAVING	6020
STANDARD MANHOLE FRAME AND COVER	6025
UTILITY COVER – GRADE ADJUSTMENT AND P.C.C. COLLAR	6030
SEWER AND STORM DRAIN CONNECTION TO EXISTING MAIN	6035

WATER - SEWER

WATER – SEWER SEPARATION CRITERIA TEXT	6110 (4 pg)
WATER – SEWER SEPARATION CRITERIA DETAILS	6120

WATER SERVICES

METERED WATER SERVICES ¾" TO 2"	6210
MANIFOLD – MULTIPLE WATERED SERVICES	6215
DUAL BODY COMPOUND METERED SERVICE, 3" TO 6"	6220
OCTAVE METERED SERVICE, 3" TO 6"	6225
SERVICE METER SCHEDULE (DUAL BODY COMPOUND AND OCTAVE, 3" TO 6")	6230
3" TO 6" METERED SERVICE WITH METERED BYPASS	6235

WATER MAINS

FIRE HYDRANT ASSEMBLY	6310
FIRE HYDRANT	6315
FIRE HYDRANT REPLACEMENT	6320
WATER VALVE AND WELL	6325
VALVE TO FITTING RESTRAINT	6330
WATERLINE TIE-IN	6335
BLOW-OFF ASSEMBLY	6340

**CITY OF TULARE DESIGN GUIDELINES AND
PUBLIC IMPROVEMENT STANDARDS**

NO.

6000 – UTILITIES (CONTINUED)

WATER MISCELLANEOUS

DOUBLE CHECK DETECTOR ASSEMBLY	6410
REDUCED BACKFLOW PREVENTER ¾" TO 10"	6415
UPPER BEND ANCHOR BLOCK	6420
THRUST BLOCKS	6425
WATER MONITORING STATION	6430
WELL ABANDONMENT	6435
FIRE DEPARTMENT CONNECTION	6440
FIRE MAIN BUILDING CONNECTION	6445

MANHOLES

TYPE I MANHOLE	6610
TYPE II MANHOLE	6611
TYPE III MANHOLE	6612
TYPE IV MANHOLE	6613
SANITARY SEWER DROP MANHOLE	6615 (2 pg)
SANITARY SEWER CONTROL MANHOLE	6620

SANITARY SEWER MAINS

SEWER CLEANOUT AND WELL	6710
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SANITARY SEWER SERVICES

SANITARY SEWER LATERAL	6810
------------------------------	------

SANITARY SEWER MISCELLANEOUS

INDUSTRIAL TRAP	6910
-----------------------	------

7000 - STREETS & TRAFFIC

STREET SECTIONS

CUL-DE-SAC AND LOCAL STREET SECTIONS	7020
CUL-DE-SAC AND LOCAL STREET SECTIONS WITH ADJACENT SIDEWALKS	7021
COLLECTOR STREET SECTION	7030
COLLECTOR STREET SECTION, LANE CONFIGURATION	7031
INDUSTRIAL STREET SECTION, LANE CONFIGURATION	7032
4-LANE MINOR ARTERIAL STREET SECTION	7040
4-LANE MINOR ARTERIAL STREET SECTION, LANE CONFIGURATION	7041
4-LANE MAJOR ARTERIAL STREET SECTION	7050
4-LANE MAJOR ARTERIAL STREET SECTION, LANE CONFIGURATION	7051
WITH CLASS I BIKE PATH	7052
6-LANE MAJOR ARTERIAL STREET SECTION	7060
6-LANE MAJOR ARTERIAL STREET SECTION, LANE CONFIGURATION	7061
BICYCLE/PEDESTRIAN TRAIL	7080
ALLEY PAVING SECTIONS	7090

GEOMETRY

HAMMERHEAD TURNAROUND, PRIVATE STREET	7110
TEMPORARY HAMMERHEAD TURNAROUND, PUBLIC STREET	7111
LOCAL STREET BULB CONNECTION	7120
LOCAL STREET 90° NON-BULB CONNECTION	7121
INDUSTRIAL STREET BULB CONNECTION	7125
RESIDENTIAL CUL-DE-SAC	7130
INDUSTRIAL CUL-DE-SAC	7135
MAXIMUM BLOCK LENGTH	7140
1-WAY LEFT TURN MEDIAN OPENING (18' WIDE MEDIAN)	7150
2-WAY LEFT TURN MEDIAN OPENING (18' WIDE MEDIAN)	7151
1-WAY LEFT TURN MEDIAN OPENING (30' WIDE MEDIAN)	7152

**CITY OF TULARE DESIGN GUIDELINES AND
PUBLIC IMPROVEMENT STANDARDS**

NO.

2-WAY LEFT TURN MEDIAN OPENING (30' WIDE MEDIAN)7153

7000 - STREETS & TRAFFIC (CONTINUED)

TRAFFIC CONTROL

STREET BARRICADE 7210
STREET SIGN LOCATIONS 7220
STREET SIGN/STOP SIGN COMBINATION 7225
SIGHT TRIANGLE CLEARANCE 7230
LADDER – STYLE CROSSWALK MARKING 7235
COLLECTOR INTERSECTION, LANE CONFIGURATION 7240
COLLECTOR INTERSECTION, LANE CONFIGURATION (RT. TURN) 7241
MINOR ARTERIAL INT., LANE CONFIGURATION 7245
MINOR ARTERIAL INT., LANE CONFIGURATION (RT. TURN) 7246
4-LANE MAJOR ARTERIAL INT., LANE CONFIGURATION 7250
4-LANE MAJOR ARTERIAL INT., LANE CONFIGURATION (RT. TURN) 7251
4-LANE MAJOR ARTERIAL INT., LANE CONFIGURATION (BIKE TRAIL) 7252
4-LANE MAJOR ARTERIAL INT., LANE CONFIGURATION (RT. TURN & BIKE TRAIL) 7253
6-LANE MAJOR ARTERIAL INT., LANE CONFIGURATION 7255
6-LANE MAJOR ARTERIAL INT., LANE CONFIGURATION (RT. TURN) 7256
6-LANE MAJOR ARTERIAL INT., LANE CONFIGURATION (BIKE TRAIL) 7257
6-LANE MAJOR ARTERIAL INT., LANE CONFIGURATION (RT. TURN & BIKE TRAIL) 7258
6-8 LANE MAJOR ARTERIAL INT., LANE CONFIGURATION 7260

STREET LIGHTING

LOCAL STREET LIGHTING 7310
COLLECTOR STREET LIGHTING 7315
ARTERIAL STREET LIGHTING, NO MEDIAN CURB 7320
ARTERIAL STREET LIGHTING WITH MEDIAN CURB 7325

8000 – LANDSCAPING & IRRIGATION

STREET TREES

STREET TREE WELL 8010

9000 – MISCELLANEOUS

TRASH ENCLOSURES

SINGLE WIDE TRASH ENCLOSURE 9010
DOUBLE WIDE TRASH ENCLOSURE 9015

FENCING

CHAIN LINK FENCE AND GATES 9110
FENCE FOOTING AND MOW STRIP 9115

MAILBOXES AND HOUSE NUMBERS

MAILBOX CLUSTER LOCATIONS 9210
MAILBOX CLUSTER DETAIL 9215
MAILBOX – INFILL AND REPLACEMENT ONLY 9220
HOUSE NUMBER ON CURB 9225

SURVEY MONUMENTS

SURFACE SURVEY MARKER 9310
SURVEY MONUMENT & WELL 9311

**CITY OF TULARE DESIGN GUIDELINES AND
PUBLIC IMPROVEMENT STANDARDS**

NO.

<u>AIR POLLUTION SIGNAGE</u>	
TRUCK DELIVERY SIGNAGE.....	9410
<u>GRADING AND DRAINAGE</u>	
TYPICAL RESIDENTIAL LOT DRAINAGE	9510
<u>VEHICLE IMPACT PROTECTION</u>	
PIPE BOLLARD	9610

City of Tulare Design Guidelines



SECTION A – GENERAL

1. All improvements within the City right-of-way shall be installed in accordance with the City of Tulare Technical Specifications and Public Improvement Standards, except as approved on the construction plans.
2. Full Public Works Improvements shall be required across the full frontages of the developed parcels together with any off-site extensions of utilities and/or street construction necessitated by the development.
3. Development shall comply with all applicable federal, state and local laws, codes, ordinances and regulations.

City of Tulare Design Guidelines



SECTION B – STREETS

1. Streets shall be designed in accordance to applicable provisions of Section 8.24.040 of the City of Tulare Municipal Code, the City of Tulare Public Improvement Standards, City of Tulare Technical Specifications and this section.
2. R-value tests shall be taken at the anticipated sub grade depth at four-hundred (400') feet maximum spacing. A minimum of two R-Values shall be taken at different locations. Areas with lower R-Values shall be considered to end at the higher R-Values.
3. Pavement design shall follow the California Department of Transportation Highway Design Manual, be based on a 20 year design life and the R-Value of the subgrade material. In no case shall the structural pavement section be less than noted in Section B.5 of these Design Guidelines.
4. Traffic indices shall be as follows:

Street Classification	T.I. (20 Year)
Residential Cul-de-sacs	4.5
Local Streets	5.0
Collectors	6.5
Commercial/Industrial Streets	8.5
Minor Arterials	Per City Engineer
Major Arterials	Per City Engineer
Alleys	Per City Engineer

5. Minimum structural pavement sections shall be as follows:

Street Classification	Asphalt Concrete Thickness (inches)	Aggregate Base Thickness (inches)
Residential Cul-de-sacs	2.5	5.0
Local Streets	3.0	6.0
Collectors	4.0	8.0
Industrial Streets	5.0	11.0
Minor Arterials	5.0	10.0
Major Arterials	5.5	11.0

6. All underground facilities, including sewer laterals and water services, shall be extended to clear new street paving.
7. Cross slopes on new streets shall normally be two (2%) percent. When matching existing improvements on established streets, variable cross slopes are permissible, if justified; acceptable ranges are from one (1%) percent minimum to three (3%) percent maximum without special permission. Changes in cross slopes shall be gradual.
8. Necessary pavement transitions will be required of the developer.
9. Saw cut the edges of structurally sound asphalt concrete pavement to be joined with new asphalt concrete.

City of Tulare Design Guidelines



10. New or replacement striping and other pavement markings necessitated by the development are the developer's responsibility.
11. When asphalt concrete is to be placed on the grading plane, the grading at any point shall not vary more than 0.02 foot above or below the grade established by the Engineer.
12. When subbase or base material is to be placed on the grading plane, the grading plane at any point shall not vary more than 0.04 foot above or below the grade established by the Engineer.

City of Tulare Design Guidelines



SECTION C – SANITARY SEWER

1. Sanitary Sewer facilities shall be designed in accordance to applicable provisions of Chapter 7.20 of the City of Tulare Municipal Code, the City of Tulare Public Improvement Standards, City of Tulare Technical Specifications and this section.
2. Minimum pipe cover shall be not less than 2.25 and 2.75 feet without encasement or special pipe on non-arterial and arterial streets, respectively. However, where applicable, sewer depths shall also be adequate to install sewer laterals that conform to City Standards.
3. Maximum grade of sewer mains shall not cause a greater velocity than twelve (12 fps) feet per second at average flow.
4. Minimum grade of sewer main shall be as follows:

Pipe Size (Inches)	Minimum Grade (Percent)	
	Condition 1	Condition 2
8	0.33	0.20
10	0.24	0.15
12	0.19	0.10
15	0.14	0.084
18	0.11	0.063
21	0.09	-
24	0.08	-
27	0.07	-
30	0.06	-
36	0.04	-
42	0.04	-

Condition 1: Where the sewer can be extended to satisfactorily serve the ultimate service area without necessitating a lift station.

Condition 2: For 8 inch to 18 inch diameter mains that are not covered by Condition 1. Approval from the City Engineer is required for Condition 2.

5. Manholes shall be installed at the following locations:
 - a. At all changes in sewer pipe slope.
 - b. At all direction changes including reverse curves (manholes are not required for beginning and ending points of tangential curves).
 - c. At main sewer junctions.
 - d. At junction between private lateral and sewer main if lateral is the same size as the sewer main.
 - e. At final upstream termination of sewers.
 - f. At change of sewer main pipe size.
6. Manhole spacing shall be a maximum of three-hundred-fifty (350) feet, unless greater spacing is approved by the City Engineer. In no case shall this spacing exceed four-hundred-fifty (450) feet.
7. Pipe invert elevations shall match for sewer mains going straight through manholes.

City of Tulare Design Guidelines



8. Curves may be permitted in sewer mains provided that pipe deflection is limited to manufacturer's recommendations, with a minimum radius of 200 feet, and the curve is only in one plane (horizontal or vertical) between adjacent manholes.
9. A one-tenth (0.10') foot invert drop shall be used for right angle changes of directions in manholes.
10. Sewer laterals shall be installed to 5' inside the property line of each single-family residential lot and shall be located a minimum of 5' from drive approach, 5' from property line, 5' from street trees and 10' from water service (measured center to center of pipes).
11. Sewer lateral location for all development other than single family residential shall be as approved by the City Engineer.
12. Sewer laterals shall not be connected to sewer manholes, except at the end of cul-de-sacs. A maximum of two laterals may be connected to such manholes. At permanent termini of sewer systems, laterals shall be connected downstream from the manhole.
13. Cleanouts are required at the temporary terminus of all sewer mains that will be extended in the future when one or more sewer laterals are connected to the sewer run and a manhole would not normally fall at or near the terminus.

City of Tulare Design Guidelines



SECTION D – STORM DRAINAGE

1. Storm drainage facilities shall be designed in accordance with the City of Tulare Storm Drainage Master Plan, dated July 2009 as prepared by Carollo Engineers, the City of Tulare Public Improvement Standards, City of Tulare Technical Specifications and this section.
2. Definitions:
 - a. Retention Basin: A basin designed to hold runoff indefinitely.
 - b. Detention Basin: A basin designed to temporarily hold runoff and slowly drain to another location (usually by pumping).
3. Hydraulic computations shall be based on the following design methods:
 - a. Rational Design Method ($Q=CIA$) where:
 - Q = Flow (c.f.s.)
 - C = Runoff Coefficient (see Table D.1)
 - I = Rainfall Intensity Factor (in./hr., see Figure D.1)
 - A = Drainage Areas (Acres)Time of concentration values (travel time) for use in determining rainfall intensity factor shall consider overland flow, gutter flow, channel flow and pipe flow.
 - b. Other design methods as approved by the City Engineer.
4. Storm drainage conveyance facilities shall be designed for the following recurrence intervals:
 - Tributary Area \leq 160 Acres: 5 year storm recurrence interval.
 - Tributary Area $>$ 160 Acres: 10 year storm recurrence interval.
 - Master Plan Facilities: 10 year storm recurrence interval.
5. Storm drain piping shall be designed to have a minimum flow velocity of 2.5 ft./sec. under flows from the design storm recurrence interval.
6. Storm piping shall convey the flows for the storm recurrence interval assuming the storm basin is filled to 50% of its design capacity. Under this condition, there is no minimum flow velocity requirement.
7. Retention basins where runoff is infiltrated shall be designed based on the 100-year/24-hour storm event (3.13 inches).
8. Detention basin capacity shall be based on the 10-year/48hour storm event (2.48 inches). Detention basins may only be used with approval from the City Engineer.
9. Basin freeboard shall be set at a minimum of one (1') foot below the top of the lowest drop inlet grate or lowest gutter flow line, whichever is lowest, except freeboard on temporary basins with design water depth of one (1') foot or less may be reduced to six (6") inches.
10. Basins shall have chain link fence with barbed wire, mow strip and privacy slats, except privacy slats may be eliminated as approved by the City Engineer in areas where screening is not required. The material and color of privacy slats shall be approved by the City Engineer and noted on the drawings. Gate shall have twelve (12') foot (total width) double swing gates.
11. Bank slopes in basins shall not be steeper than 3:1 (horizontal to vertical). Slope stability in basins deeper than 15 feet shall be certified in writing by a registered civil or soil engineer. Private basins shall not be steeper than 2:1 (horizontal to vertical) provided a slope stability analysis (prepared by a registered civil or soil engineer) shall be provided for basins deeper than

City of Tulare Design Guidelines



- 10 feet. Basins located near canals, ditches or other waterways shall be designed to ensure excessive water does not infiltrate between the waterway and basin.
12. Basin ramps shall have a minimum width of drive surface of twelve (12') feet with two (2%) percent cross slope and ten (10%) percent maximum longitudinal slope. Ramps shall not end in basin nuisance areas.
 13. Basin bottoms shall slope to locations where water is to be discharged or to nuisance area at a minimum of one-half ($\frac{1}{2}\%$) percent. All basins shall have a nuisance area near the inlet structure. Nuisance area shall be a minimum of one foot deep and a minimum surface area of ten (10%) percent of the basin floor area.
 14. Basin fences shall meet normal setback requirements unless reduced setback requirements are approved jointly by the Community Development Director and City Engineer.
 15. A minimum flat distance between basin fence and basin hinge point of ten (10') feet is required, except this distance may be reduced to two (2') feet under the following conditions:
 - a. When a basin has a permanent pump, which allows it to be pumped dry, except the nuisance area
 - b. Where no outside dimension of the basin is greater than one hundred fifty (150') feet.
 - c. Where a pull sprayer can be reasonably brought within two hundred twenty-five (225') feet of any point within the basin site when basin has three (3') feet of water in it.
 16. Minimum access easement width from basin to street shall be twenty (20') feet.
 17. Discharge rate from detention basins shall normally be a minimum of five (5 c.f.s.) cubic feet per second and discharge piping shall normally be designed for ten (10 c.f.s.) cubic feet per second.
 18. The developer shall be required to demonstrate that retention basins will adequately infiltrate a ten (10) year, twenty-four (24) hour event (2.01 inches) in ten (10) days. A soil boring is required at location of lowest level. Boring shall extend twenty (20') feet more or less below the lowest basin level. Actual depth to be determined based on the type of soil encountered. City Engineer shall be notified when boring is to take place so that a representative from the Engineering staff can be available for boring termination decision.
 19. Storm basin soil, except for private basins, shall be sterilized. Sterilant shall be approved by the City Engineer.
 20. Privately owned and maintained basins shall meet all criteria noted in this section, unless specifically noted otherwise. Deviations from these standards shall only be permitted with approval from the City Engineer.
 21. Maximum gutter runs shall not exceed one thousand (1,000') feet.
 22. Curb and gutter grades shall be a minimum of 0.002 ft/ft, except when matching existing streets where it can be demonstrated that 0.002 ft/ft is impractical. Under the latter circumstances, minimum slope shall not be less than 0.0015 ft/ft.
 23. Curb and gutter grades at curb bulbs and cul-de-sacs shall be a minimum of 0.0030 ft./ft., unless otherwise approved by the City Engineer.

City of Tulare Design Guidelines



24. Flow line grade across commercial or industrial drive approaches shall be 0.0030 ft./ft., unless matching existing conditions or as otherwise approved by the City Engineer.
25. Slopes at street returns shall conform to the following:

Curb Return Radius	Minimum Slope at Flow Line	Maximum Slope at Flow Line
20'	0.64%	1.5%
30'	0.64%	1.5%
35'	0.64%	1.5%

Exceptions to the above are as follows:

- a. Special circumstances that may be approved by the City Engineer on a case-by-case basis.
26. Minimum size of storm drains and drop inlet laterals shall be twelve (12") inches.
27. Maximum nominal pipe sizes allowed for manholes:
- a. Type I: 24 inches
 - b. Type II: 36 inches
 - c. Type III: 42 inches.
28. Type IV manholes are required for storm drain piping larger than 42 inches diameter.
29. Drop inlet laterals shall conform to the following:
- a. Shall not create an opposing flow into the main, unless specifically allowed by the City Engineer because of low-flow relative to the storm drain main.
 - b. May connect directly to new mains with fabricated tees, to adjacent manholes, or to another drop inlet. No drop inlet shall have more than two laterals connected to it (one in and one out).
 - c. Connection directly to main shall match pipe centerlines
 - d. Drops into manholes shall be one-tenth (0.10') foot minimum at any change of direction. The maximum drop at a manhole shall be four (4') feet, or matching inside top of pipe, whichever is greater.
 - e. Maximum separation within the tongue and groove of mortar joints shall not exceed one (1") inch for concrete pipe deflections.
30. Minimum drop inlet depth from bottom of grate to floor in cases where the drop inlet is installed almost directly over storm drains shall not be less than twelve (12") inches. There is no specified maximum drop inlet depth.
31. Storm drain manhole spacing shall not exceed 450 feet.
32. Manholes shall be installed as follows:
- a. At changes in pipe slope.
 - b. At direction changes including reverse curves (manholes are not required for beginning and ending points of tangential curves).
 - c. At main junctions.
 - d. At final upstream termination.
 - e. At change of pipe size.

City of Tulare Design Guidelines



33. The radius of curvature for pipe alignments shall comply with the pipe manufacturer's specifications.
34. Drainage berms shall be required where circumstances warrant protecting subdivision improvements from runoff from adjacent properties.
35. Grades for new subdivisions shall not unduly affect the surrounding properties. Examples of unacceptable design without mitigation are as follows:
 - a. Step grading between properties exceeding five-tenths (0.5') foot.
 - b. Street grades which place existing properties in holes or excessively high.
36. Residential lots shall drain to streets, except where a city maintained alley exists, drainage may be directed to the alley. Lot grading shall be in accordance with the latest California Building Code, adopted by the City.
37. Unless otherwise approved by the City Engineer, curb elevations on both sides of streets are to match within one-tenth (0.1') feet, unless existing curb slopes are less than 0.0015 ft/ft, in which case they shall match within two-tenths (0.2') feet.
38. Cross gutters are to be avoided, except for isolated situations where a long storm drain extension would be required to avoid one cross gutter or at low-traffic local streets or cul-de-sacs, where approved by the City Engineer. Cross gutters shall not be installed across streets, which would normally have non-stop traffic at that location.
39. Alley vee-gutters are not required at the upper end of alleys if the longitudinal pavement slope equals or exceeds one (1) percent.

City of Tulare Design Guidelines

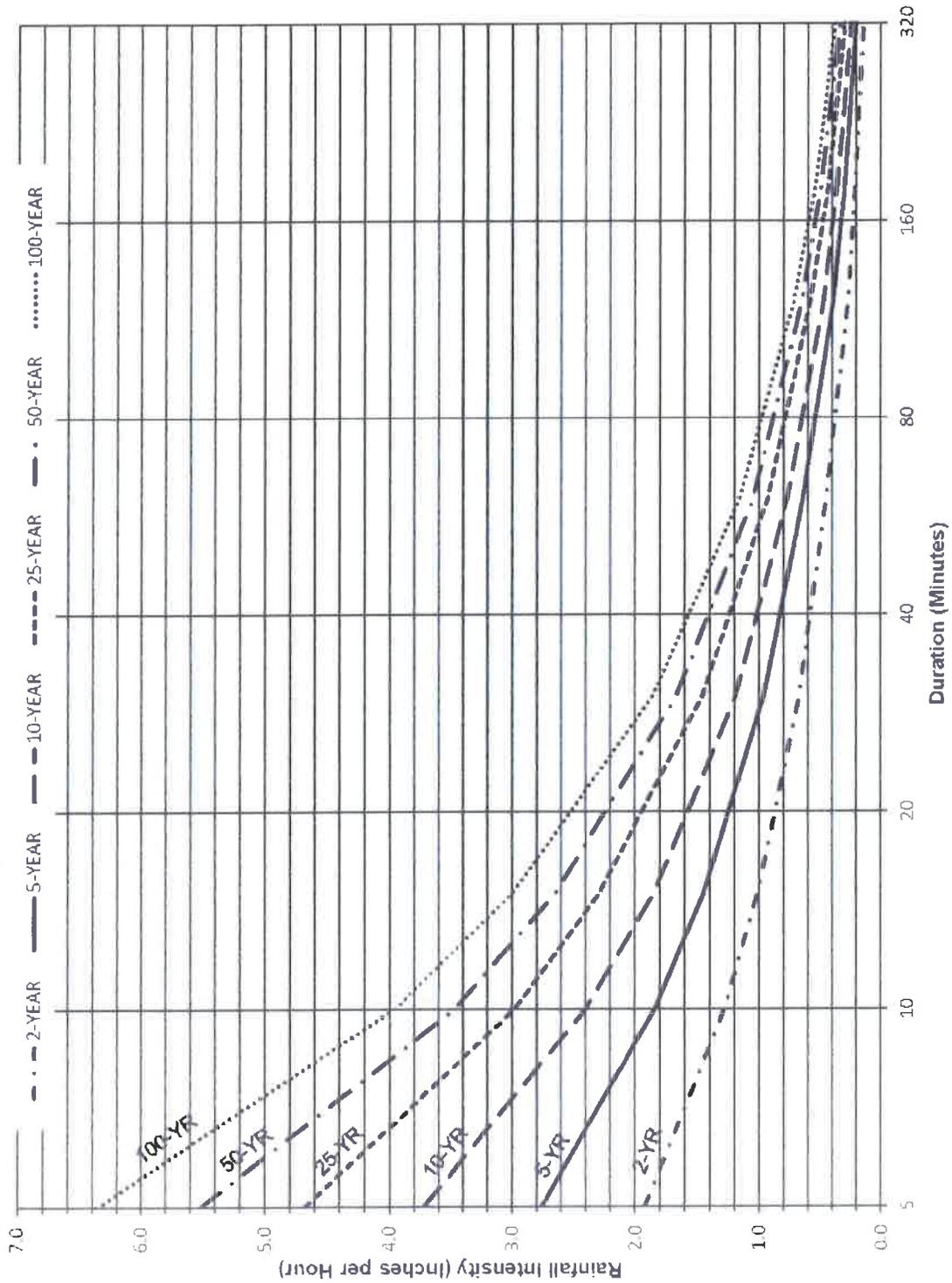


TABLE D.1 - CITY OF TULARE RUNOFF COEFFICIENTS

Land Use Category	Runoff Coefficient 'C'
<u>Residential Designations</u>	
Rural Residential (1-2 Units/Acre)	0.30
Rural Estate	0.30
Low Density Residential (3-10 Units/Acre)	0.40
Medium Density Residential (11-14 Units/Acre)	0.50
High Density Residential (15-29 Units/Acre)	0.60
<u>Commercial Designations</u>	
Neighborhood Commercial	0.70
Community Commercial	0.85
Regional Commercial	0.85
Service Commercial	0.85
Central Business District	0.85
Entertainment Commercial	0.85
Office Commercial	0.65
<u>Industrial Designations</u>	
Light or Heavy Industrial	0.85
<u>Other Designations</u>	
Public/Quasi-Public	0.60
Parks and Recreation	0.20
Open Space	0.15
<u>Reserve Designations</u>	
Village	0.40
Residential Reserve	0.40
Commercial Reserve	0.85
Industrial Reserve	0.85



FIGURE D.1 - City of Tulare Rainfall Intensity-Duration Curves



City of Tulare Design Guidelines



SECTION E – WATER

1. Water facilities shall be designed in accordance with the City of Tulare Water System Master Plan, dated July 2009 as prepared by Carollo Engineers, the City of Tulare Public Improvement Standards, City of Tulare Technical Specifications and this section.
2. Separation between sewer and water mains plus fire hydrant laterals shall be in accordance with the "California Waterworks Standards," or if separation cannot be maintained, pipe materials and casing requirements shall be in accordance with the Department of Health Services, "Criteria for the separation of Water Mains and Sanitary Sewers," or City Public Improvement Standard Drawings 6110 and 6120.

3. Minimum cover on water mains shall be as follows:

Size of Water Main (inches)	Minimum Cover below Finished Grade (feet)		Minimum Cover below Subgrade (Feet)
6	3.5	or	2.5 (whichever is deeper)
8	4.0	or	3.0 (whichever is deeper)
10	4.0	or	3.0 (whichever is deeper)
12	4.0	or	3.0 (whichever is deeper)

4. The number of gate valves at intersections of mains shall be same as the number of branches. Intersection gate valves shall normally be installed as near as practical to crosses or tees.
5. Valve spacing shall not exceed six hundred (600') feet.
6. Single family residential water services shall be installed to each lot and shall be located two and one half feet (2.5') from the side property line. To the extent feasible, avoid locating water services within 5' of fire hydrants, street lights or street trees. Minimum horizontal distance between water services and sewer laterals shall be ten (10') feet, center to center of pipes.
7. Locations of water services for all development other than single family residential shall be as approved by the City Engineer.
8. Water services for single family shall be a minimum of one (1") inch and those for multiple family shall be one and one-half (1-1/2") inches or greater. For multiple family residences, the minimum metered service shall not be less than one and one-half (1-1/2") unless approval is granted in writing by the Planning and Building Divisions.
9. All domestic water services (except single family residential) shall have an appropriately sized lead-free backflow preventer installed downstream from the water meter.
10. Water services shall be installed on the wide frontage of residential lots, except for arterial and collector street frontages where the service shall be installed on the lesser traveled street.
11. Minimum size of water mains in Residential and commercial areas shall be eight (8") inches, except on cul-de-sacs and short run streets with approval of the City Engineer, water mains may be six (6") inches.

City of Tulare Design Guidelines



12. Hot-tapping of water mains is permitted when new water mains or laterals are smaller than the existing main that is being hot-tapped.
13. Hot-tapping of water mains is not permitted when new water mains or laterals are the same size or larger than the existing water main that is being tied into.
14. When performing a tie-in requiring a fitting to an existing water main, the existing pipe shall be removed to the nearest pipe joint, or as directed by the Public Works Inspector.
15. Fire Hydrant locations shall be determined by the Fire Department.
16. Fire suppression systems shall comply with the City of Tulare Municipal Code, Title 3 and City of Tulare Fire Department Prevention Manual 4-C, Policy #11-001, "Fire Department Connections (FDC) and Post Indicator Valve (PIV) Installation Standard"

City of Tulare Design Guidelines



SECTION F - LANDSCAPING AND IRRIGATION

1. Landscaping and Irrigation shall conform to applicable provisions of Chapters 8.32 and 10.196 of the City of Tulare Municipal Code.

SECTION G – STORM WATER MANAGEMENT

1. Storm Water Management shall conform to applicable provisions of Chapter 7.64 of the City of Tulare Municipal Code and this section.
2. Development projects which disturb between 2,500 square feet and 5,000 square feet should implement one or more site design measures to reduce storm water runoff:
 - a. Stream Setbacks and Buffers:
 - b. Soil Quality Improvement and Maintenance:
 - c. Tree Planting and Preservation:
 - d. Rooftop and Impervious Area Disconnection:
 - e. Porous Pavement:
 - f. Green Roofs:
 - g. Vegetated Swales:
 - h. Rain Barrels and Cisterns:
3. Development projects which disturb more than 5,000 square feet (except single family homes that are not part of a larger development) should implement Low Impact Development standards to the extent feasible to meet the Numeric Sizing Criteria for Storm Water Retention and Treatment, to evapotranspire, infiltrate, harvest/use, and bio-treat stormwater to meet one of the following criteria as presented below:
 - a. Volumetric Criteria
 - i. The maximized capture storm water volume for the tributary area, on the basis of historical rainfall records, determined using the formula and volume capture coefficients in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998) pages 175-178 (that is, approximately the 85th percentile 24-hour storm runoff event; or
 - ii. The volume of annual runoff required to achieve 80 percent of more capture, determined in accordance with the methodology in Section 5 of the CASQA's Stormwater Best Management Practice Handbook, New Development and Redevelopment (2003), using local rainfall data.
 - b. Flow Based Criteria
 - i. The flow of runoff produced from a rain event equal to at least 0.2 inches per hour intensity; or
 - ii. The flow of runoff produced from a rain event equal to at least 2 times the 85th percentile hourly rainfall intensity as determined from local rainfall records.
4. Development projects which disturb one acre or more (except projects that do not create a net increase of impervious area) should implement Hydromodification Management; that is, post project runoff should not exceed the estimated pre-project flow rate for the 2-year, 24-hour storm. The rainfall depth for the 2-year, 24-hour storm event for Tulare is 1.13 inches.

GENERAL CONCRETE NOTES

1. ALL CONCRETE SHALL BE CLASS 3 CONCRETE UNLESS OTHERWISE SPECIFIED.
2. CLASS 2 CONCRETE SHALL CONTAIN NOT LESS THAN 590 POUNDS OF PORTLAND CEMENT PER CUBIC YARD WITH 1 INCH AGGREGATE. 5 INCH MAXIMUM SLUMP. 3000 P.S.I. AT 28 DAYS.
3. CLASS 3 CONCRETE SHALL CONTAIN NOT LESS THAN 505 POUNDS OF PORTLAND CEMENT PER CUBIC YARD WITH 1 INCH AGGREGATE. 5 INCH MAXIMUM SLUMP. 2500 P.S.I. AT 28 DAYS.
4. CLASS 4 CONCRETE SHALL CONTAIN NOT LESS THAN 420 POUNDS OF PORTLAND CEMENT PER CUBIC YARD WITH 1 INCH AGGREGATE. 5 INCH MAXIMUM SLUMP. 2500 P.S.I. AT 28 DAYS.
5. WHEN MAXIMUM DAYTIME TEMPERATURE EXCEEDS 90°F, THE CONCRETE SHALL HAVE A RETARDING ADMIXTURE ADDED AT THE BATCH PLANT.
6. ALL WORK CONSTRUCTED BY THESE STANDARDS SHALL BE IN COMPLIANCE WITH ALL CURRENT ADA REGULATIONS.

CURBS AND GUTTERS

1. BARRIER TYPE CURB AND GUTTER SHALL HAVE A MINIMUM GRADIENT OF 0.20 FEET PER 100 FEET OR AS APPROVED BY THE CITY ENGINEER.
2. BARRIER TYPE CURB AND GUTTER ON THE CURVE OF CUL-DE-SACS AND STREET BULBS SHALL HAVE A MINIMUM GRADIENT OF 0.35 FEET PER 100 FEET OR AS APPROVED BY THE CITY ENGINEER.
3. VEE GUTTER SHALL HAVE A MINIMUM GRADIENT OF 0.25 FEET PER 100 FEET OR AS APPROVED BY THE CITY ENGINEER.
4. ALL CURB AND GUTTER, VEE GUTTER, MEDIAN CURB AND LANDSCAPE CURB SHALL BE PLACED ON 6 INCH MOIST AND COMPACTED SUBGRADE. 95 PERCENT MINIMUM RELATIVE COMPACTION.
5. ALL CURB AND GUTTER, VEE GUTTER, MEDIAN CURB AND LANDSCAPE CURB SHALL HAVE A LIGHT BROOM FINISH.
6. ALL CURB AND GUTTER AND VEE GUTTER SHALL HAVE WEAKENED PLANE JOINTS CONSTRUCTED AT 20 FOOT CENTERS. MEDIAN CURB AND LANDSCAPE CURB SHALL HAVE WEAKENED PLANE JOINTS CONSTRUCTED AT 15 FOOT CENTERS. WEAKENED PLANE JOINTS SHALL BE A MINIMUM OF 1 INCH IN DEPTH AND SHALL BE FINISHED WITH A SCORING TOOL LEAVING THE EDGES ROUNDED.
7. ALL EXPOSED SURFACES OF CURB AND GUTTER, VEE GUTTER, MEDIAN CURB AND LANDSCAPE CURB SHALL NOT VARY IN EXCESS OF 0.02 FEET WHEN A 10 FOOT STRAIGHT EDGE IS PLACED ON THE SURFACE, EXCEPT AT GRADE CHANGES OR CURVES.
8. ALL CURB AND GUTTER AND VEE GUTTER SHALL BE WATER TESTED FOR FLOW.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			GENERAL CONCRETE NOTES	
			Approved By: _____	
			Date: 1/1/16 City Engineer	
			DRAWING NO.: <div style="text-align: right; font-size: 1.2em;">1020</div> <div style="text-align: right;">1 OF 2</div>	

SIDEWALKS AND RAMPS

1. SIDEWALKS AND RAMPS SHALL BE PLACED ON 6 INCH MOIST AND COMPACTED SUBGRADE AND/OR BASE MATERIALS. 90 PERCENT RELATIVE COMPACTION UNDER SIDEWALKS. 95 PERCENT RELATIVE COMPACTION UNDER RAMPS AND SIDEWALKS AT CURB RETURNS.
2. SIDEWALKS AND RAMPS SHALL BE STEEL TROWELED AND HAVE A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED. RAMPS SHALL HAVE A HEAVY BROOM FINISH ACROSS THE SLOPE OF THE RAMP.
3. ESTABLISHED SIDEWALK PATTERN IN BLOCK SHALL BE MATCHED.
4. SPECIAL SIDEWALK DESIGNS AND MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
5. SIDEWALK INSTALLED IN INFILL OR EXISTING AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
6. ALL SIDEWALKS AND RAMPS SHALL BE CURED IN ACCORDANCE WITH THE PROVISIONS IN THE GENERAL CONCRETE NOTES OF THESE IMPROVEMENT STANDARDS.
7. DETECTABLE WARNING SURFACES SHALL BE INSTALLED PER THESE IMPROVEMENT STANDARDS AND AS REQUIRED BY THE CITY ENGINEER.

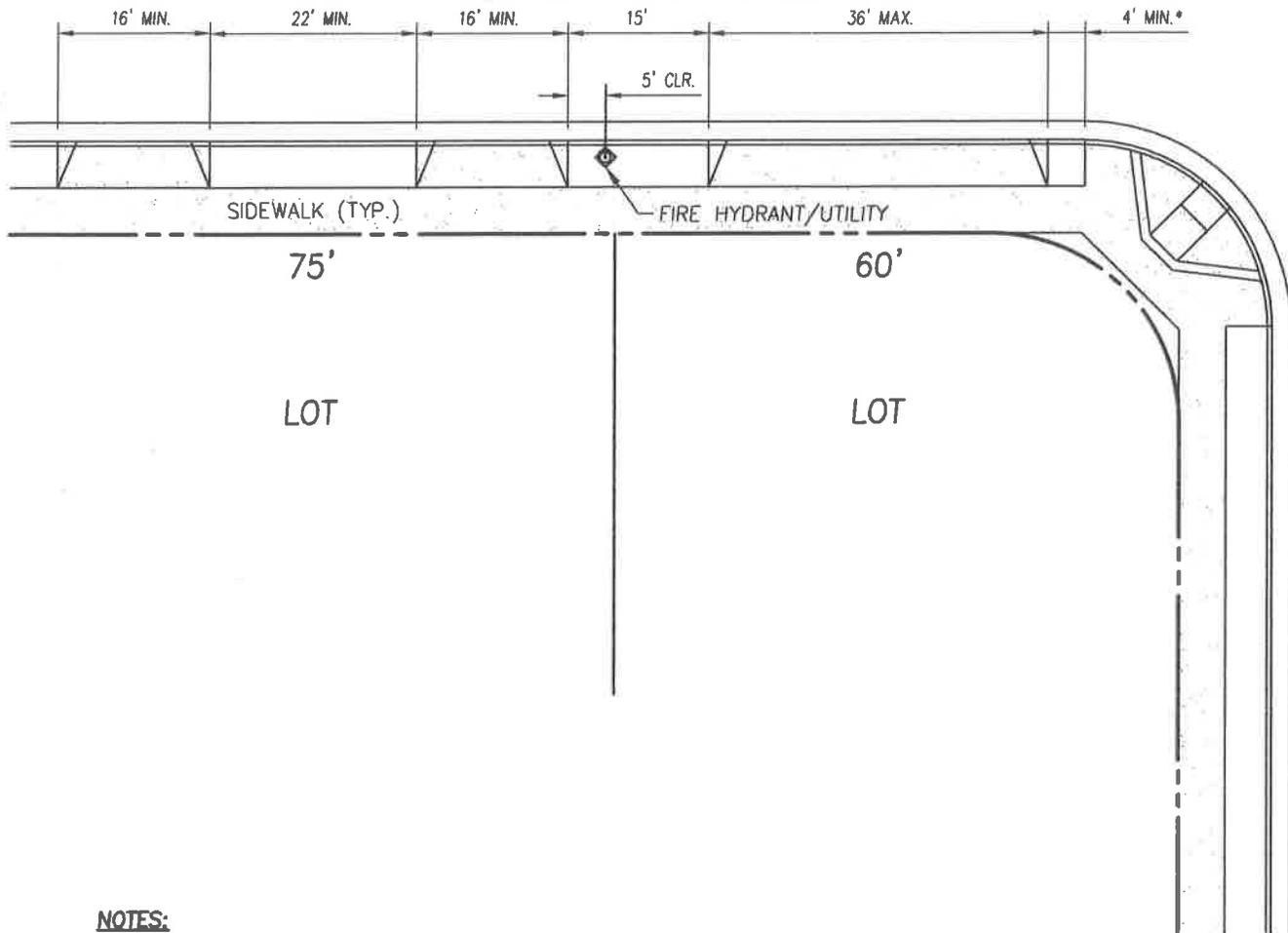
DRIVE APPROACHES

1. SINGLE FAMILY RESIDENTIAL DRIVE APPROACHES SHALL BE PLACED ON 6 INCH MOIST AND COMPACTED SUBGRADE AND/OR BASE MATERIALS. 95 PERCENT RELATIVE COMPACTION.
2. MULTI-FAMILY RESIDENTIAL, OFFICE AND COMMERCIAL DRIVE APPROACHES SHALL BE PLACED ON 6 INCH MOIST AND COMPACTED BASE MATERIALS. 95 PERCENT RELATIVE COMPACTION.
3. MAJOR COMMERCIAL DRIVE APPROACHES SHALL BE PLACED ON 4 INCH MOIST AND COMPACTED CLASS 2 AGGREGATE BASE OVER 6 INCH MOIST AND COMPACTED SUBGRADE. 95 PERCENT RELATIVE COMPACTION.
4. DRIVE APPROACHES SHALL BE STEEL TROWELED AND HAVE A LIGHT BROOM FINISH.
5. DRIVE APPROACHES SHALL HAVE A WEAKENED PLANE JOINT CONSTRUCTED AT EACH EDGE AND AT THE CENTERLINE. WEAKENED PLANE JOINTS SHALL BE A MINIMUM OF 1 INCH IN DEPTH AND SHALL BE FINISHED WITH A SCORING TOOL LEAVING THE EDGES ROUNDED.
6. DRIVE APPROACHES ON STATE ROUTES ARE SUBJECT TO APPROVAL BY CALTRANS.
7. ALL EXPOSED SURFACES OF DRIVE APPROACHES AND FLOW LINES SHALL NOT VARY IN EXCESS OF 0.02 FEET WHEN A 10 FOOT STRAIGHT EDGE IS PLACED ON THE SURFACE, EXCEPT AT GRADE CHANGES OR CURVES.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD		
			GENERAL CONCRETE NOTES		DRAWING NO.
					1020
			Approved By: _____		
			Date: 1/1/16	City Engineer	2 OF 2

SECONDARY STREET

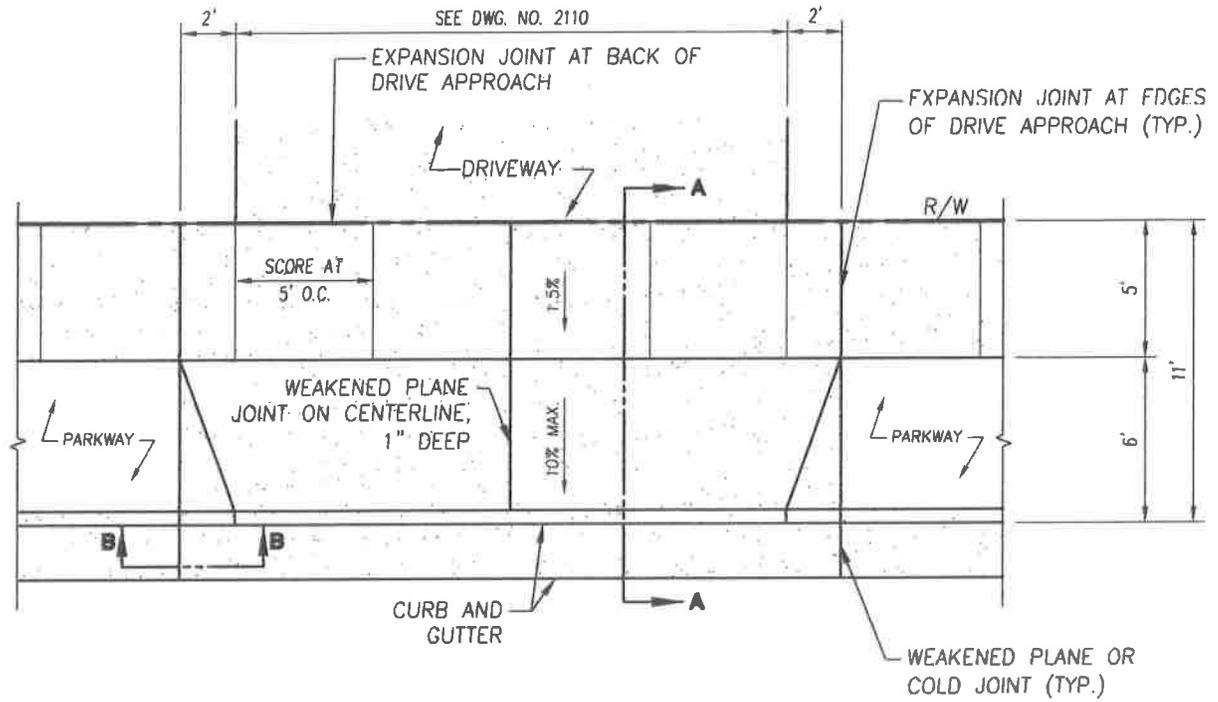
* COMMERCIAL = 50' MIN.
RESIDENTIAL = 4' MIN.



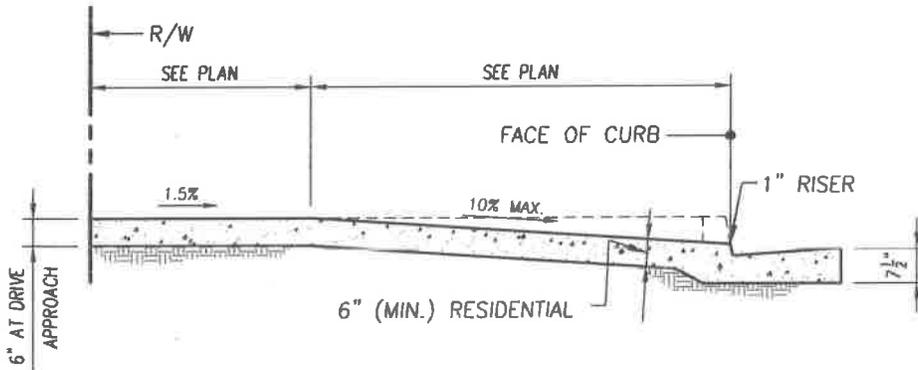
NOTES:

1. TOTAL OF DRIVEWAY OPENINGS CANNOT EXCEED 50% OF LOT FRONTAGE, NOR CAN A DRIVEWAY EXCEED 36' IN WIDTH OR BE LESS THAN 16' IN WIDTH.
2. THE DISTANCE BETWEEN DRIVEWAYS ON THE SAME LOT SHALL BE NO LESS THAN 22'. A 5' CLEARANCE BETWEEN TOP OF DRIVEWAY OPENING AND ANY UTILITY STRUCTURE SHALL BE MAINTAINED.
3. DRIVEWAY APPROACHES FOR RESIDENTIAL LOTS ARE NOT PERMITTED ON ARTERIAL STREETS.
4. DISTANCE BETWEEN DRIVEWAYS, ALONG COMMERCIALY DEVELOPED ARTERIALS SHALL NOT BE LESS THAN 400 FEET, MEASURED CENTERLINE-TO-CENTERLINE.
5. IF MORE THAN ONE DRIVEWAY IS REQUIRED TO SERVE A PROPERTY, THE DRIVEWAYS SHALL BE SEPARATED BY A MINIMUM OF 50 FEET, MEASURED EDGE-TO-EDGE.
6. DRIVEWAY ACCESS TO MAJOR ACTIVITY CENTERS SHALL BE NO CLOSER THAN 200 FEET TO THE ADJACENT INTERSECTION OF A COLLECTOR OR ARTERIAL STREET, MEASURED FROM CURB RETURN TO THE NEAREST EDGE OF THE DRIVEWAY.
7. ANY VARIANCE TO THE CITY STANDARD WILL REQUIRE A REQUEST SUBMITTED TO AND APPROVED BY THE CITY ENGINEER ON A PER CASE BASIS.

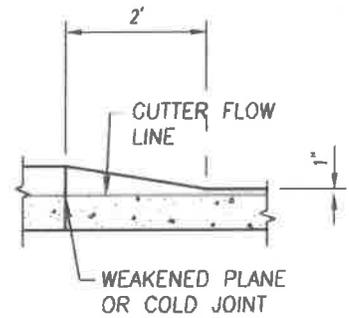
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REVISIONS	DATE												
		<p>Approved By: _____</p> <p>Date: 1/1/16 City Engineer</p>	<p>1 OF 1</p>										



PLAN VIEW



SECTION A-A



SECTION B-B

NOTES:

1. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
2. EXPANSION JOINTS SHALL BE ASPHALT SATURATED CELLULOSIC FIBER IN PRE-FORMED STRIPS MEETING THE REQUIREMENTS OF ASTM D1751. EXPANSION JOINT STRIPS SHALL EXTEND FULL DEPTH OF CONCRETE AND SHALL BE SET FLUSH WITH TOP OF CONCRETE SURFACE.
3. SEE DRAWING NO. 2110 FOR DRIVE APPROACH WIDTH INFORMATION.
4. TYPES OF FINISH: CURB - STEEL TROWEL
GUTTER, DRIVEWAY, & SIDEWALK - BROOM
5. COMPACT UPPER 6" OF SUBGRADE UNDER CURB, GUTTER AND DRIVE APPROACH TO 95% REL. COMPACTION (ASTM D1557).

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

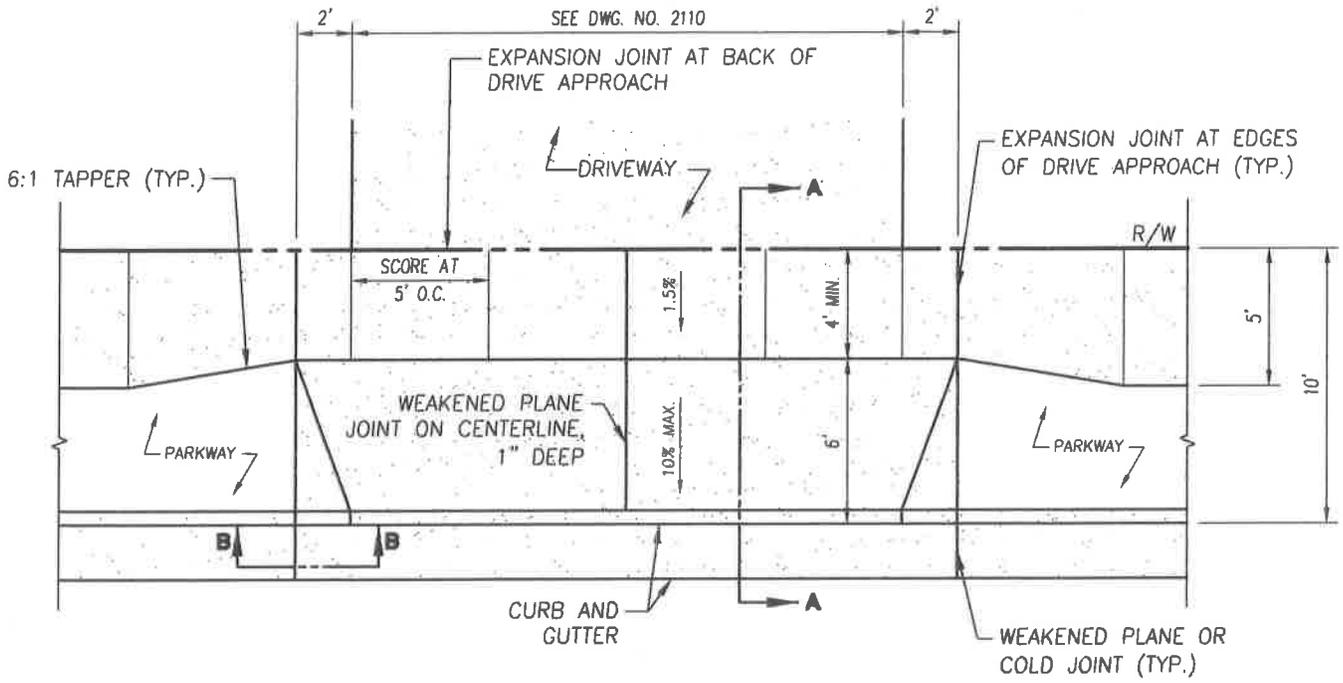
**RESIDENTIAL DRIVE APPROACH
(TYPE I)**

DRAWING NO:
2111

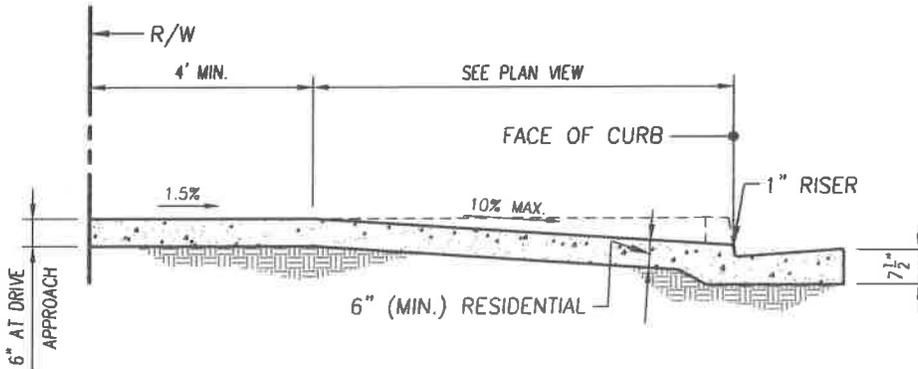
Approved By: _____
Date: 1/1/16 City Engineer

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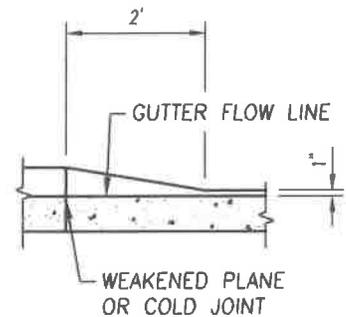
SEE DWG. NO. 2110



PLAN VIEW



SECTION A-A



SECTION B-B

NOTES:

1. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
2. EXPANSION JOINTS SHALL BE ASPHALT SATURATED CELLULOSIC FIBER IN PRE-FORMED STRIPS MEETING THE REQUIREMENTS OF ASTM D1751. EXPANSION JOINT STRIPS SHALL EXTEND FULL DEPTH OF CONCRETE AND SHALL BE SET FLUSH WITH TOP OF CONCRETE SURFACE.
3. SEE DRAWING NO. 2110 FOR DRIVE APPROACH WIDTH INFORMATION.
4. TYPES OF FINISH: CURB - STEEL TROWEL
GUTTER, DRIVEWAY, & SIDEWALK - BROOM
5. COMPACT UPPER 6" OF SUBGRADE UNDER CURB, GUTTER AND DRIVE APPROACH TO 95% REL. COMPACTION (ASTM D1557).

REVISIONS	DATE



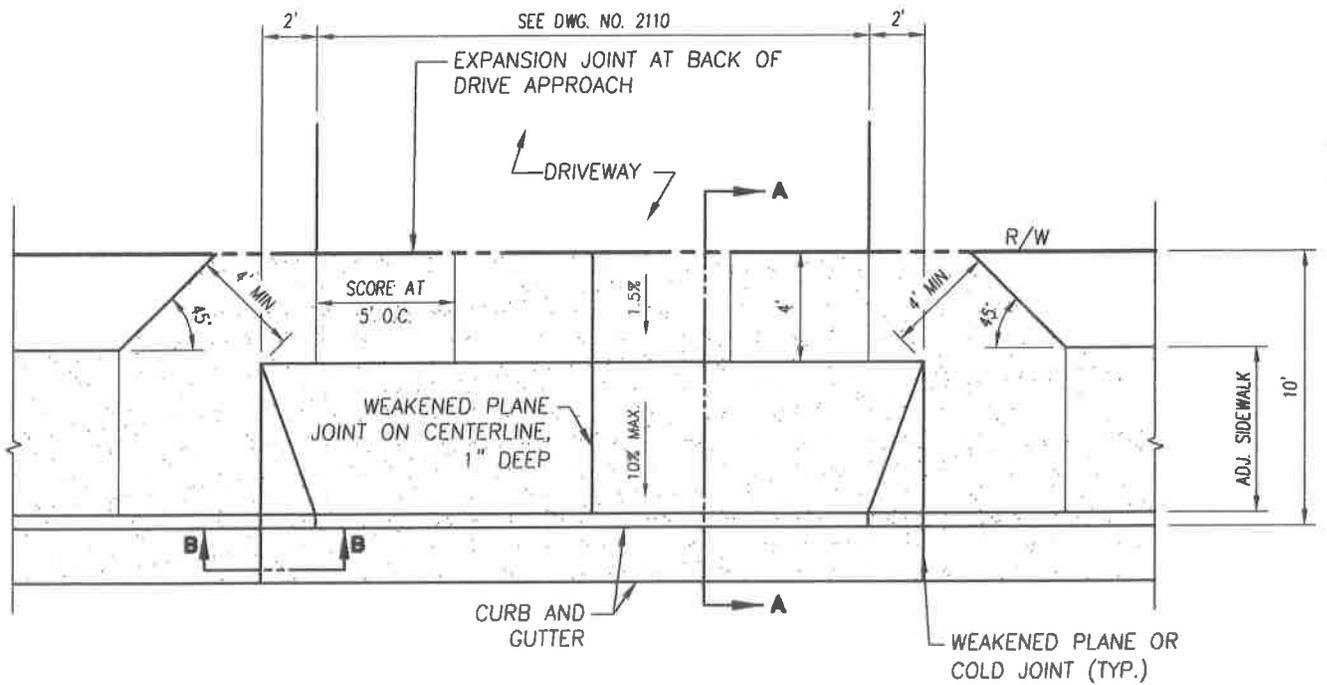
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

**RESIDENTIAL DRIVE APPROACH
(TYPE II)**

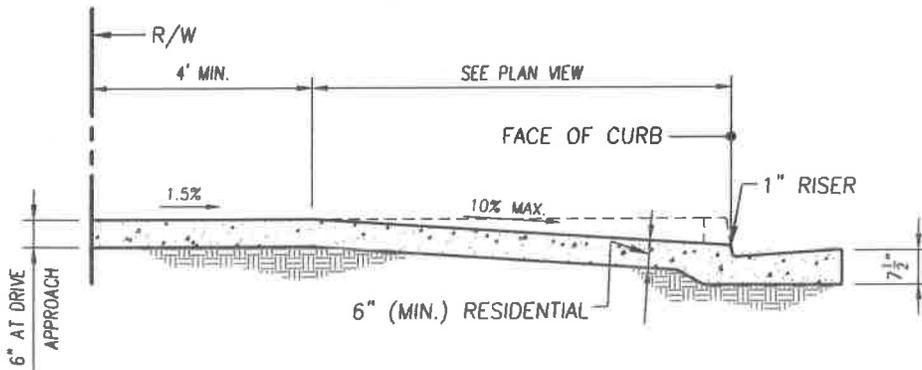
DRAWING NO.:
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Approved By: _____
Date: 1/1/16 City Engineer

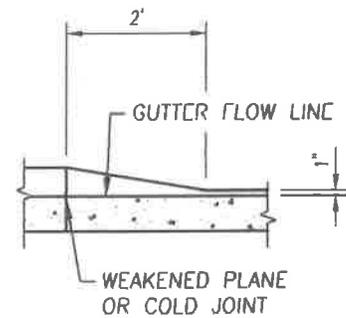
1 OF 1



PLAN VIEW



SECTION A-A

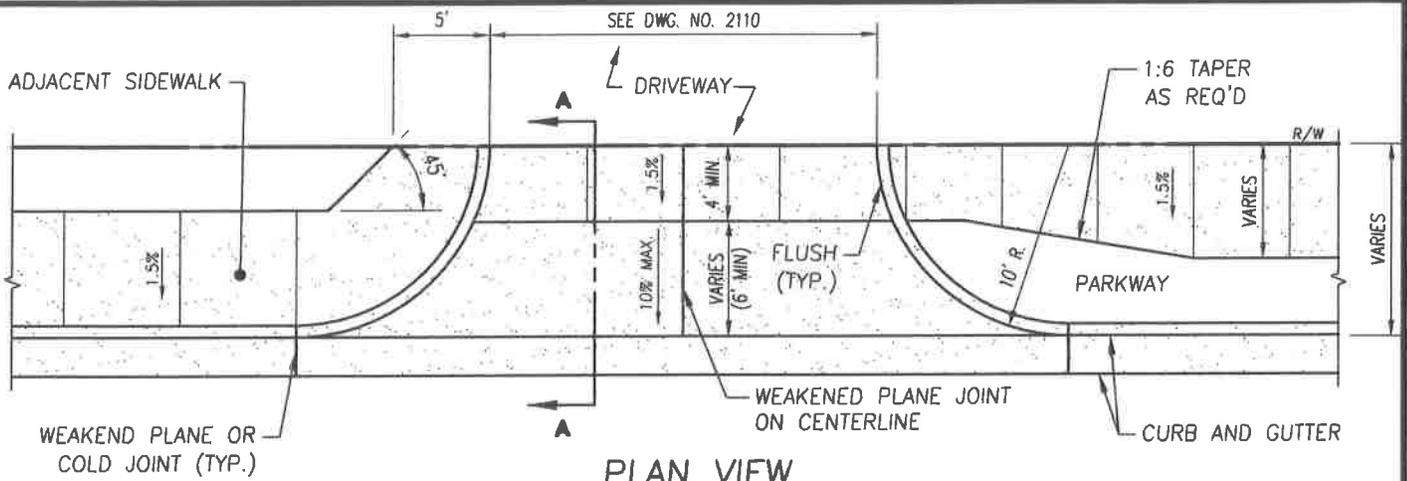


SECTION B-B

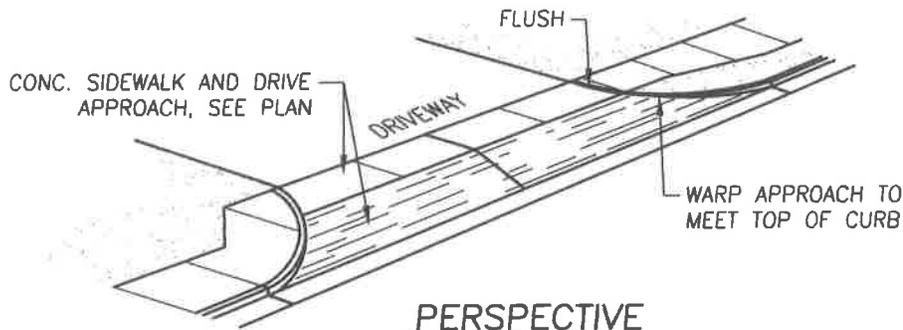
NOTES:

1. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
2. EXPANSION JOINTS SHALL BE ASPHALT SATURATED CELLULOSIC FIBER IN PRE-FORMED STRIPS MEETING THE REQUIREMENTS OF ASTM D1751. EXPANSION JOINT STRIPS SHALL EXTEND FULL DEPTH OF CONCRETE AND SHALL BE SET FLUSH WITH TOP OF CONCRETE SURFACE.
3. SEE DRAWING NO. 2110 FOR DRIVE APPROACH WIDTH INFORMATION.
4. TYPES OF FINISH: CURB - STEEL TROWEL
GUTTER, DRIVEWAY, & SIDEWALK - BROOM
5. COMPACT UPPER 6" OF SUBGRADE UNDER CURB, GUTTER AND DRIVE APPROACH TO 95% REL. COMPACTION (ASTM D1557).

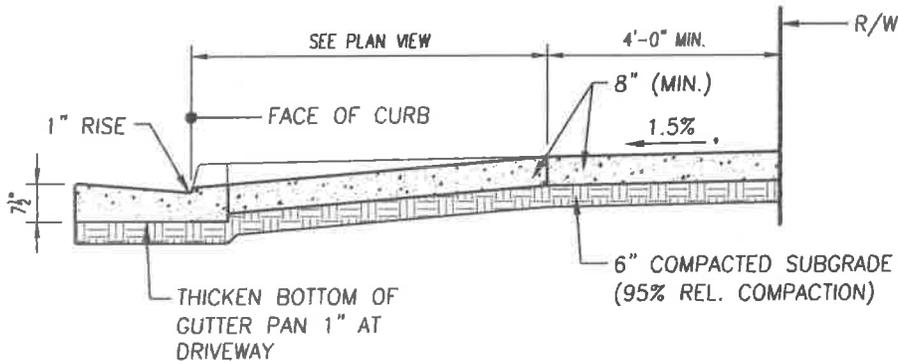
REVISIONS 	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD		
			RESIDENTIAL DRIVE APPROACH (TYPE III)		
			DRAWING NO.	2113	
			Approved By:	_____	
			Date: 1/1/16	City Engineer	1 OF 1



PLAN VIEW



PERSPECTIVE



SECTION A-A

NOTES:

1. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
2. SEE DRAWING NO. 2110 FOR DRIVE APPROACH WIDTH INFORMATION.
3. WIDTH AND LOCATION OF DRIVE APPROACHES ON STATE ROUTES SUBJECT TO APPROVAL BY CALTRANS.
4. REINFORCING BARS MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER.
5. TYPES OF FINISH: CURB - STEEL TROWEL
GUTTER, DRIVEWAY, & SIDEWALK - BROOM
5. COMPACT UPPER 6" OF SUBGRADE UNDER CURB, GUTTER AND DRIVE APPROACH TO 95% REL. COMPACTION (ASTM D1557).

REVISIONS	DATE



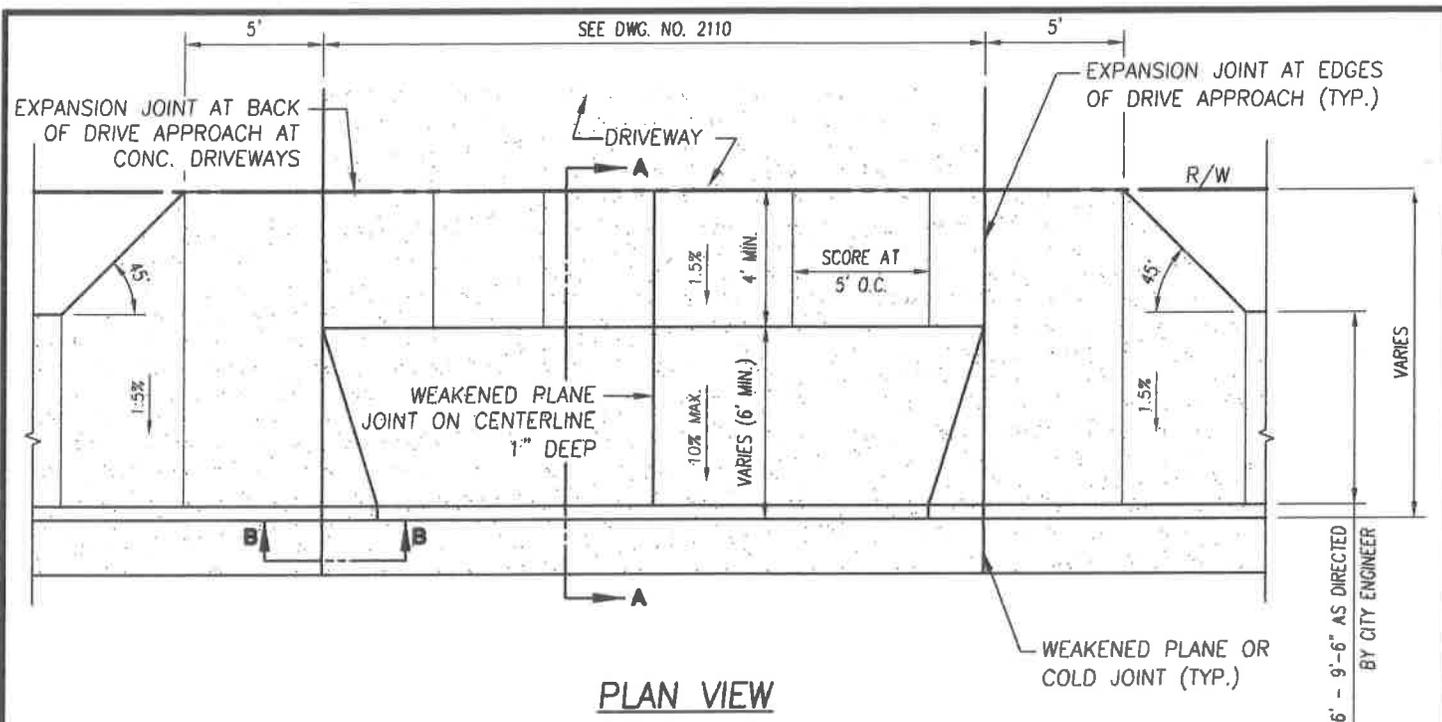
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

**MULTI-FAMILY/OFFICE/COMMERCIAL
DRIVE APPROACH WITH CURB RETURNS**

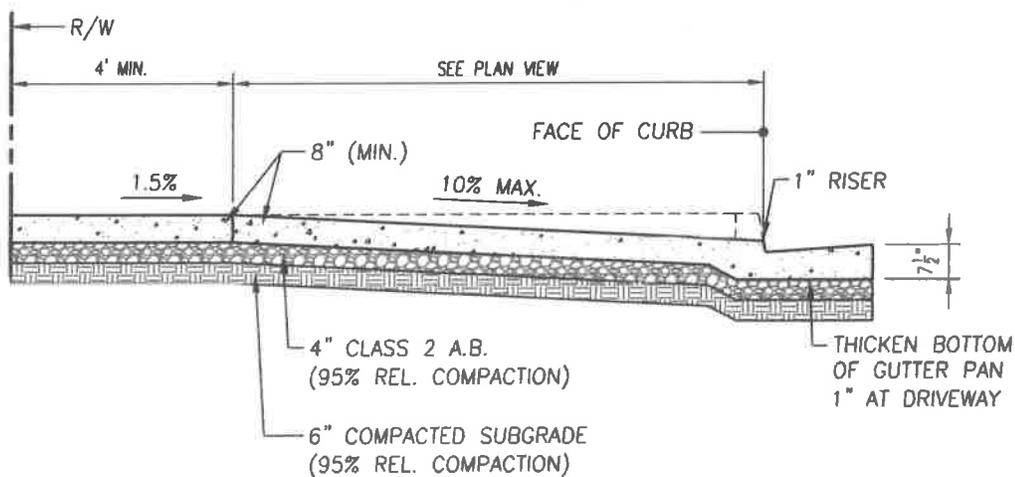
DRAWING NO.:
2114

Approved By: _____
Date: 1/1/16 City Engineer

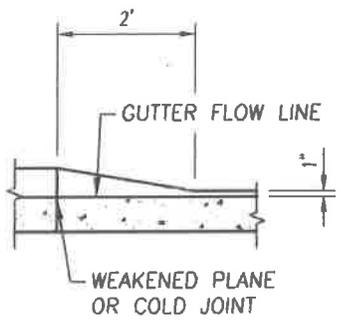
1 OF 1



PLAN VIEW



SECTION A-A



SECTION B-B

NOTES:

1. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
2. SEE DRAWING NO. 2110 FOR DRIVE APPROACH WIDTH INFORMATION
3. WIDTH AND LOCATION OF DRIVE APPROACHES ON STATE ROUTES SUBJECT TO APPROVAL BY CALTRANS.
4. REINFORCING BARS MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER.
5. EXPANSION JOINTS SHALL BE ASPHALT SATURATED CELLULOSIC FIBER IN PRE-FORMED STRIPS MEETING THE REQUIREMENTS OF ASTM D1751. EXPANSION JOINT STRIPS SHALL EXTEND FULL DEPTH OF CONCRETE AND SHALL BE SET FLUSH WITH TOP OF CONCRETE SURFACE.
6. TYPES OF FINISH: CURB - STEEL TROWEL
GUTTER, DRIVEWAY, & SIDEWALK - BROOM

REVISIONS	DATE



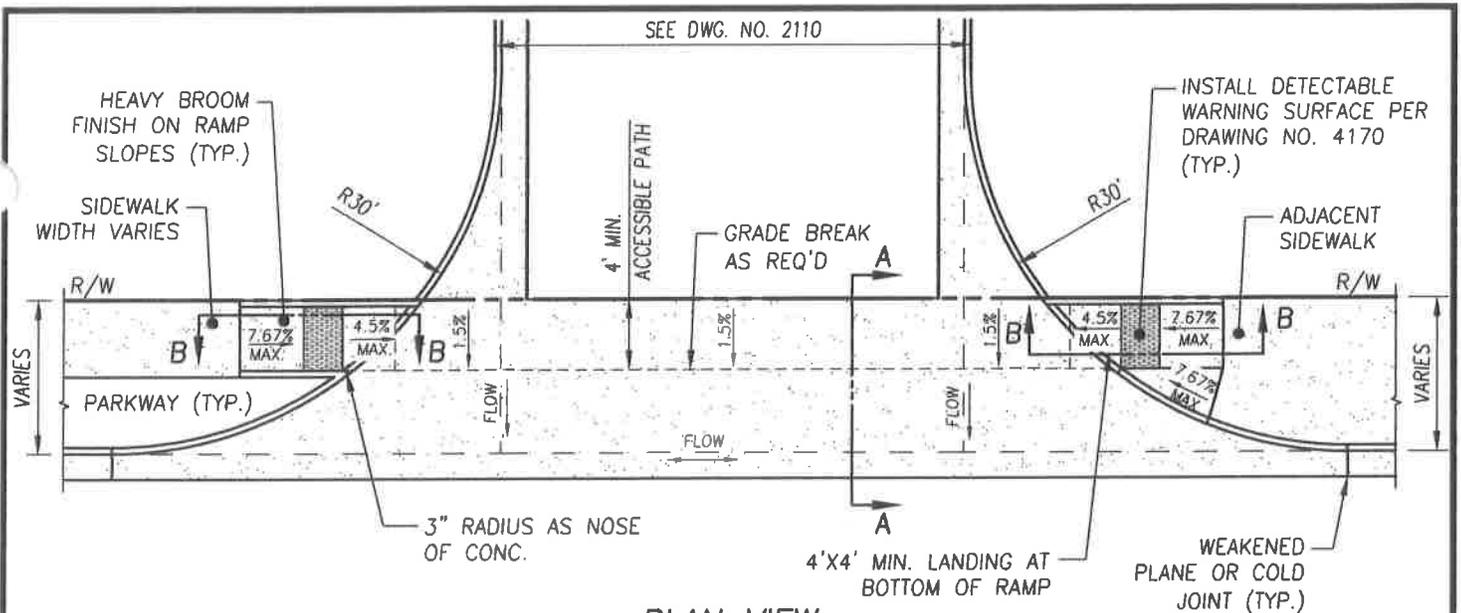
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

**RETAIL COMMERCIAL AND INDUSTRIAL
DRIVE APPROACH
(ADJACENT SIDEWALK)**

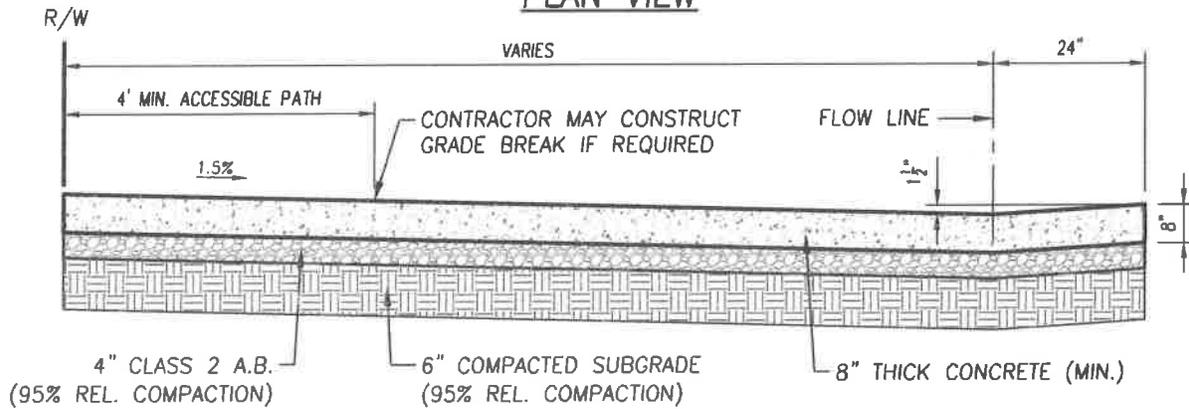
DRAWING NO. **2115**

Approved By: _____
Date: 1/1/16 City Engineer

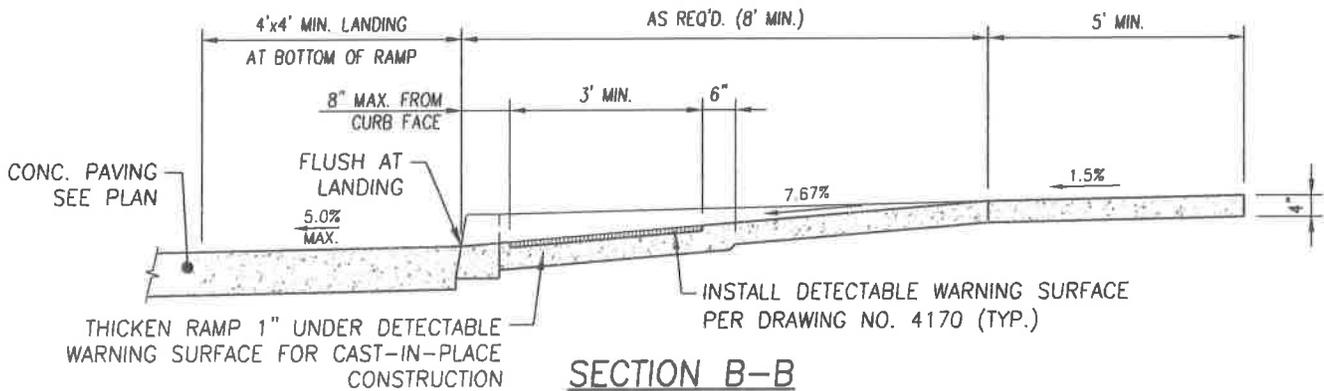
1 OF 1



PLAN VIEW



SECTION A-A



SECTION B-B

NOTES:

1. DRIVE APPROACH AND RAMP CONCRETE SHALL BE CLASS 2 CONCRETE.
2. NOT MORE THAN 50% OF PROPERTY FRONTAGE SHALL BE USED AS DRIVE APPROACH.
3. WIDTH AND LOCATION OF DRIVE APPROACHES ON STATE ROUTES IS SUBJECT TO APPROVAL BY CALTRANS.
4. REINFORCING BARS MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER.
5. THE CROSS-GUTTER SHALL HAVE A MINIMUM SLOPE OF 0.0030 FT./FT. IN THE DIRECTION OF FLOW.
6. TYPES OF FINISH: CURB - STEEL TROWEL
GUTTER, DRIVEWAY, & SIDEWALK - BROOM

REVISIONS	DATE



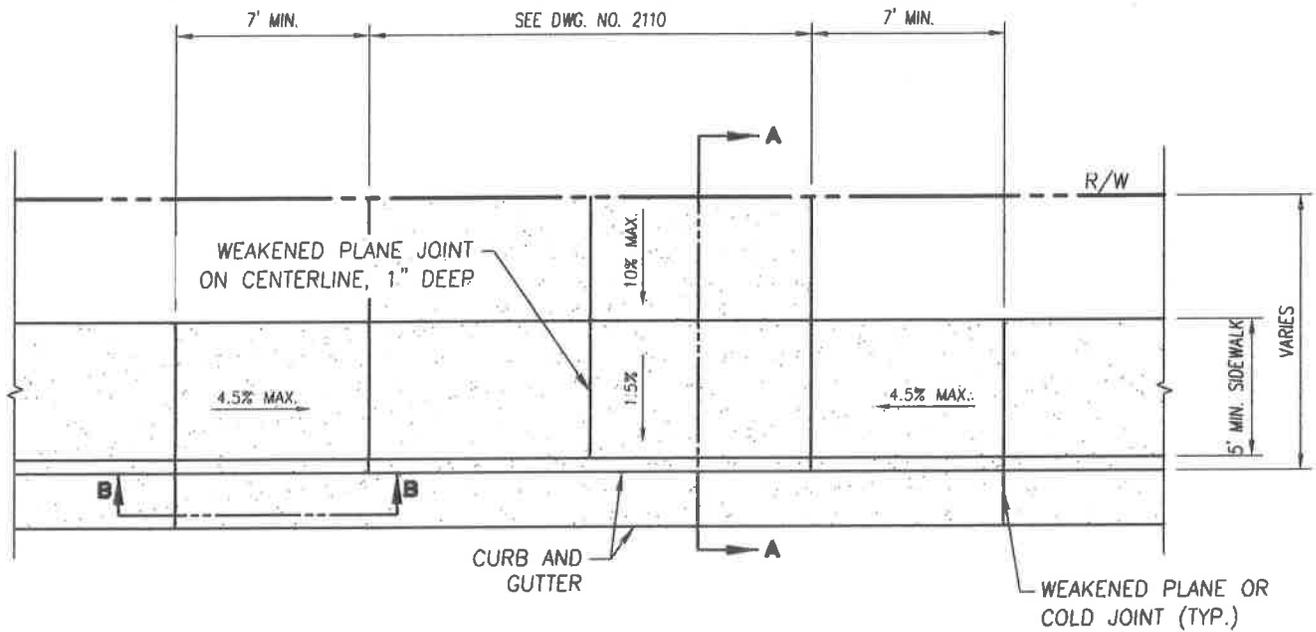
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

MAJOR COMMERCIAL OR INDUSTRIAL DRIVE APPROACH

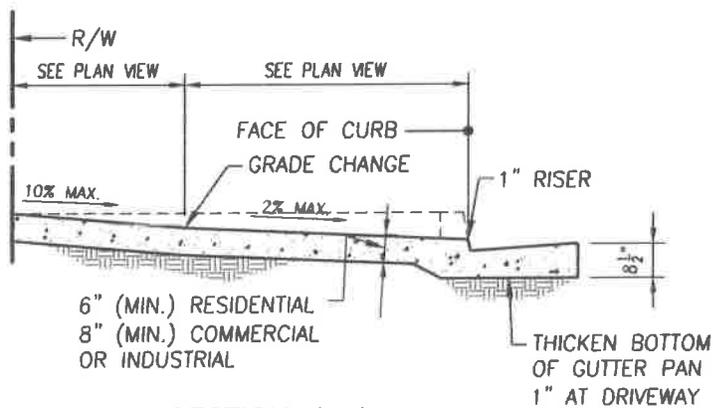
DRAWING NO.:
2116

Approved By: _____
Date: 1/1/16 City Engineer

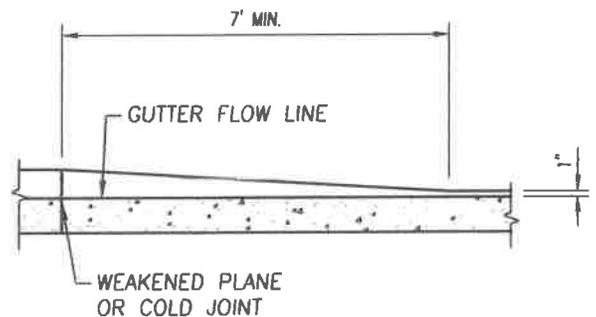
I OF 1



PLAN VIEW



SECTION A-A



SECTION B-B

NOTES:

1. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
2. NOT MORE THAN 50% OF PROPERTY FRONTAGE SHALL BE USED AS DRIVE APPROACH.
3. WIDTH AND LOCATION OF DRIVE APPROACHES ON STATE ROUTES SUBJECT TO APPROVAL BY CALTRANS.
4. TYPES OF FINISH: CURB - STEEL TROWEL
GUTTER, DRIVEWAY, & SIDEWALK - BROOM
5. AT COMMERCIAL AND INDUSTRIAL DRIVE APPROACHES PROVIDE 4" CLASS 2 A.B. OVER 6" COMPACTED SUBGRADE (SIMILAR TO DWG. NO. 2115).
6. AT RESIDENTIAL DRIVE APPROACHES COMPACT UPPER 6" OF SUBGRADE UNDER CURB, GUTTER AND DRIVE APPROACH TO 95% REL. COMPACTION (ASTM D1557).

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

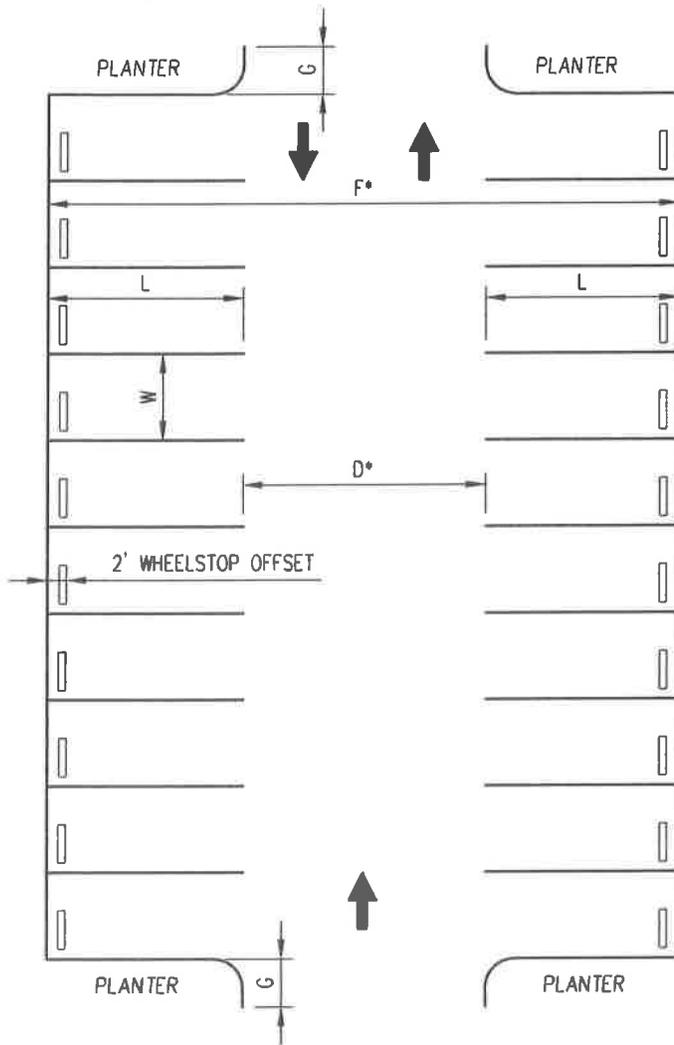
INFILL DRIVE APPROACH

DRAWING NO
2117

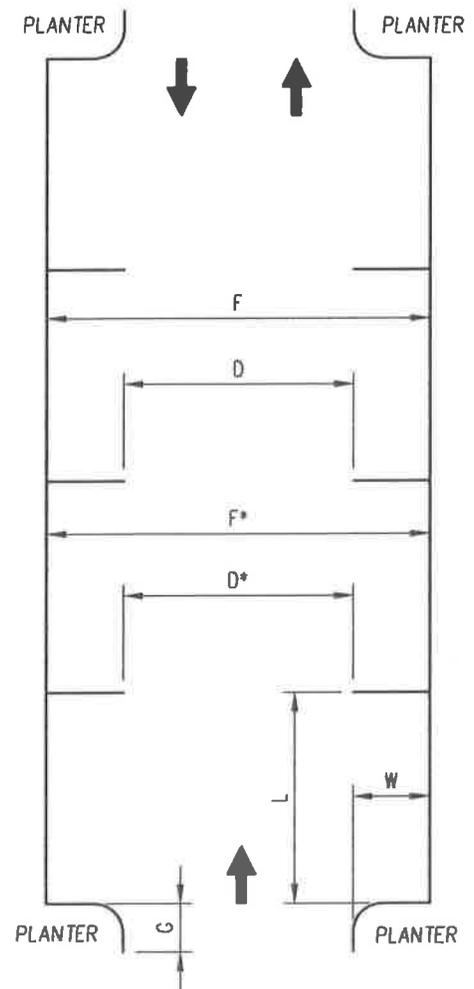
Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1

90° PARKING



PARALLEL PARKING



NOTE: ACCESSIBLE PARKING STALLS AND ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT CBC AND ADA STANDARDS

ANGLE	W	L	B	C	D	D*	E	F	F*	G
90°	9.0	20.0	9.0	-	25.0	25.0	20.0	61.0	61.0	5.0
45°	9.0	20.0	12.7	19.1	15.0	24.0	16.0	50.2	62.2	5.0
60°	9.0	20.0	10.4	20.0	15.0	24.0	17.0	58.0	64.0	5.0
30°	8.5	20.0	17.0	16.5	15.0	24.0	-	45.0	57.0	5.0
PARALLEL	8.0	22.0	-	-	15.0	24.0	-	28.0	40.0	5.0

*DIMENSIONS FOR TWO-WAY CIRCULATION SYSTEM

REVISIONS	DATE

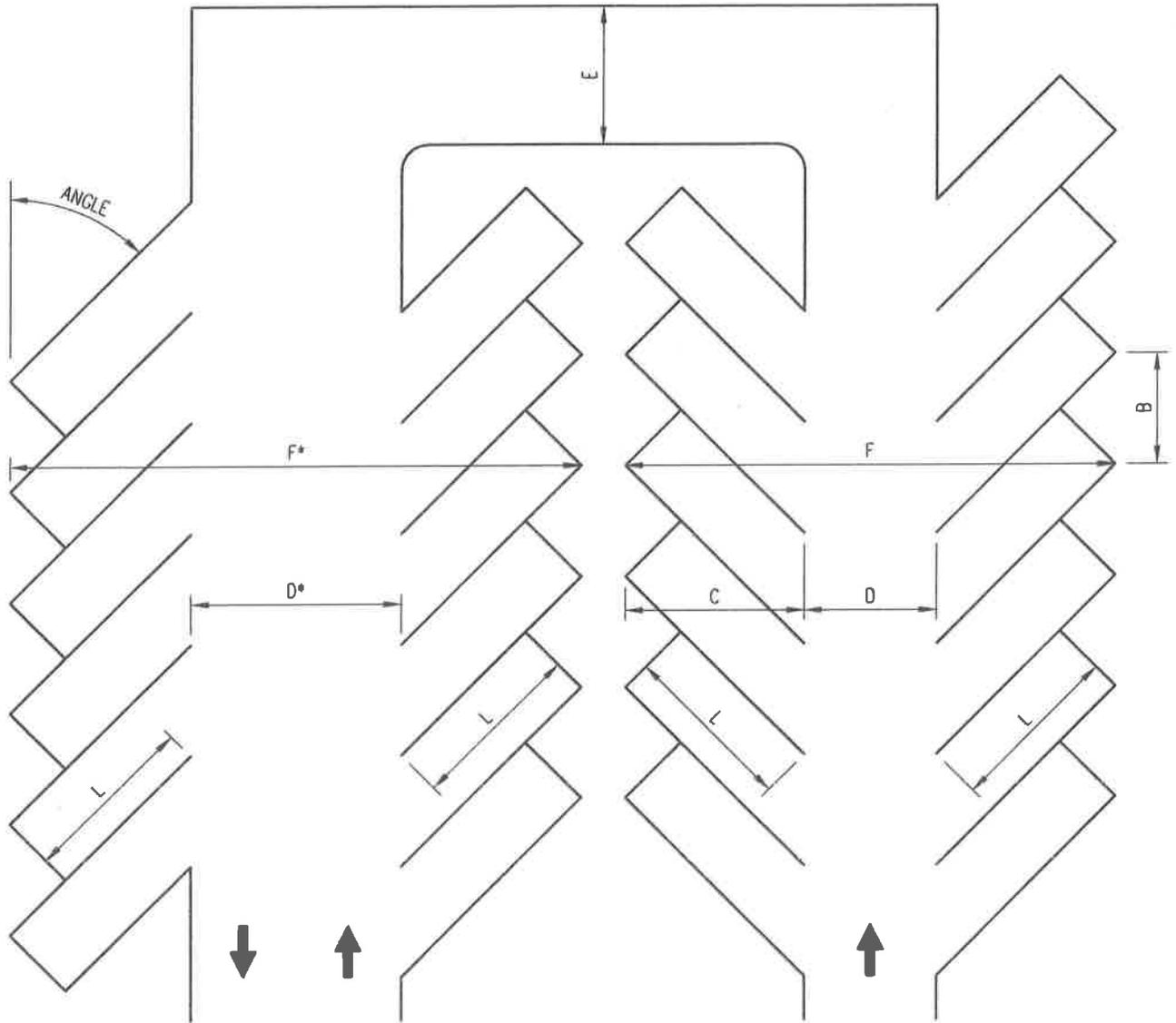


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
PARKING STANDARDS

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:
2210
1 OF 2

30°, 45° & 60° PARKING

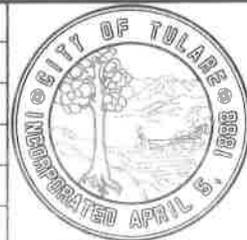


NOTE: ACCESSIBLE PARKING STALLS AND ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT CBC AND ADA STANDARDS

ANGLE	W	L	B	C	D	D*	E	F	F*	G
90°	9.0	20.0	9.0	-	25.0	25.0	20.0	61.0	61.0	5.0
45°	9.0	20.0	12.7	19.1	15.0	24.0	16.0	50.2	62.2	5.0
60°	9.0	20.0	10.4	20.0	15.0	24.0	17.0	58.0	64.0	5.0
30°	8.5	20.0	17.0	16.5	15.0	24.0	-	45.0	57.0	5.0
PARALLEL	8.0	22.0	-	-	15.0	24.0	-	28.0	40.0	5.0

*DIMENSIONS FOR TWO-WAY CIRCULATION SYSTEM

REVISIONS	DATE

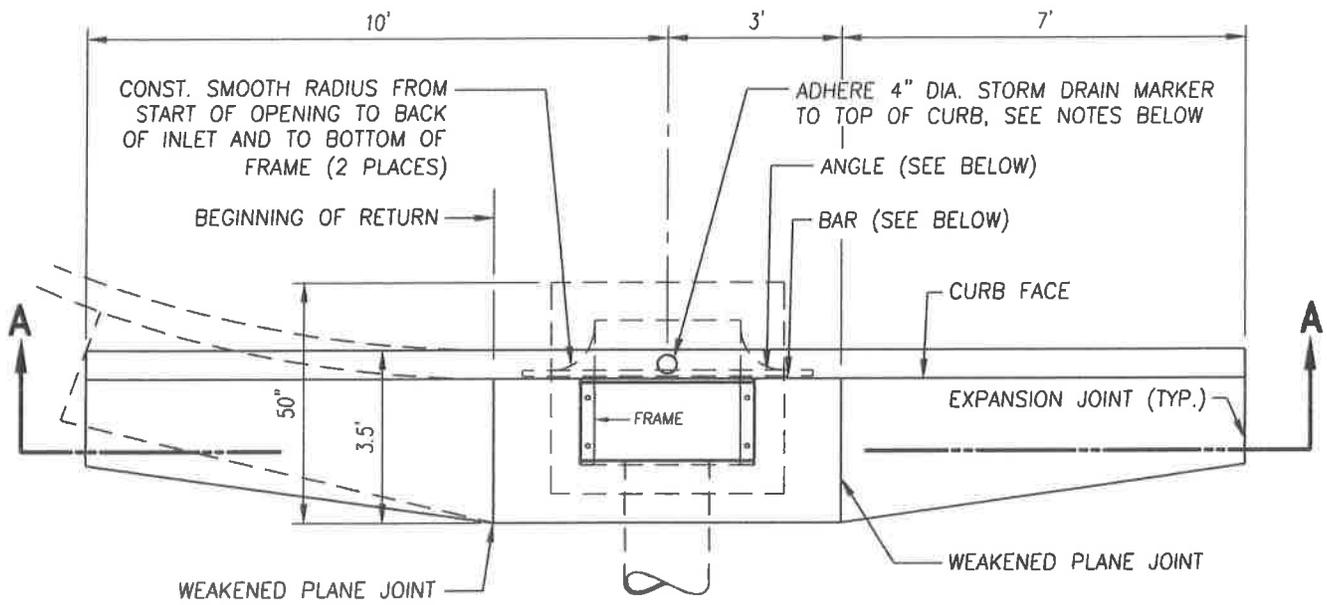


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
PARKING STANDARDS

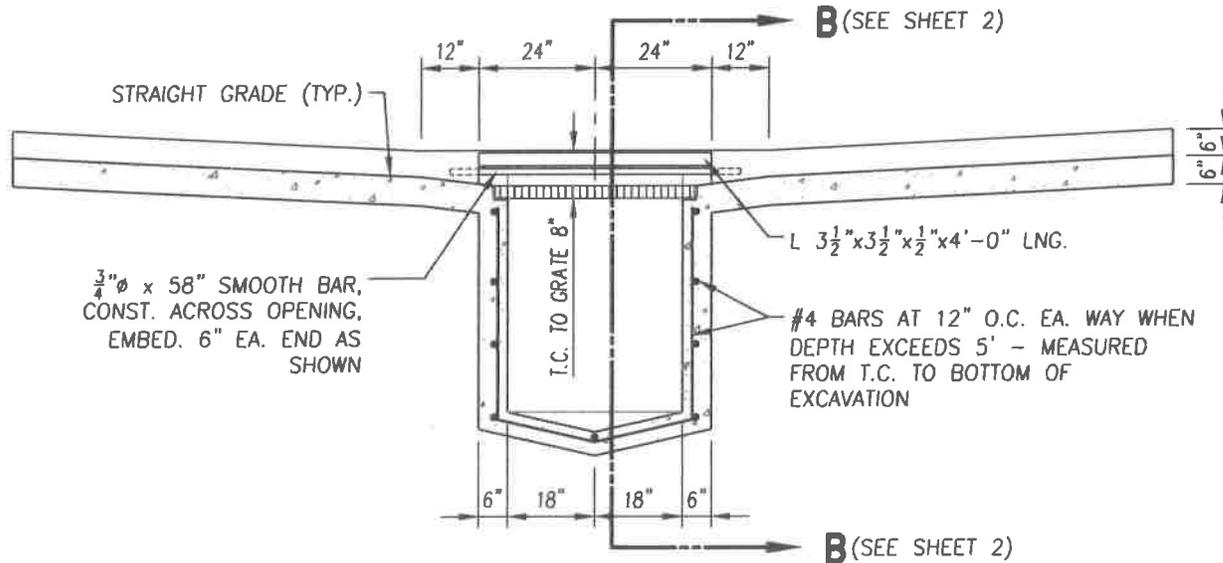
Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO

2210



PLAN



SECTION A-A

NOTES:

1. ALL METALS USED EXCEPT CASTINGS AND REINFORCING STEEL SHALL BE STRUCTURAL GRADE STEEL OR BETTER, AND SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION. AFTER INSTALLATION, ALL ABRADED SURFACES SHALL BE NEATLY SOLDERED OVER WITH 50-50 SOLDER.
2. CLASS "2" CONCRETE SHALL BE USED FOR ALL STRUCTURES.
3. MINIMUM CLEAR SPACING BETWEEN SURFACES OF CONCRETE AND REINFORCING STEEL SHALL BE 1/2".
4. POSITION OF CONDUIT LEAVING INLET TO BE AS INDICATED ON PLANS AND INLET FLOOR TO SLOPE TOWARD CONDUIT. WHERE TWO OR MORE CONDUITS ENTER AN INLET, THE FLOOR SHALL HAVE CHANNEL CONNECTING THE CONDUITS.
5. FRAME AND GRATE SHALL BE MATCH-MARKED AND FITTED WITHOUT ROCKING.
6. STORM DRAIN MARKER PLACED ON TOP OF CURB SHALL BE BY "BERNTSEN" OR APPROVED EQUIVALENT AND SHALL READ "ONLY RAIN DOWN THE STORM DRAIN". MARKER SHALL BE ADHERED PER THE MFG'S RECOMMENDATIONS.

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

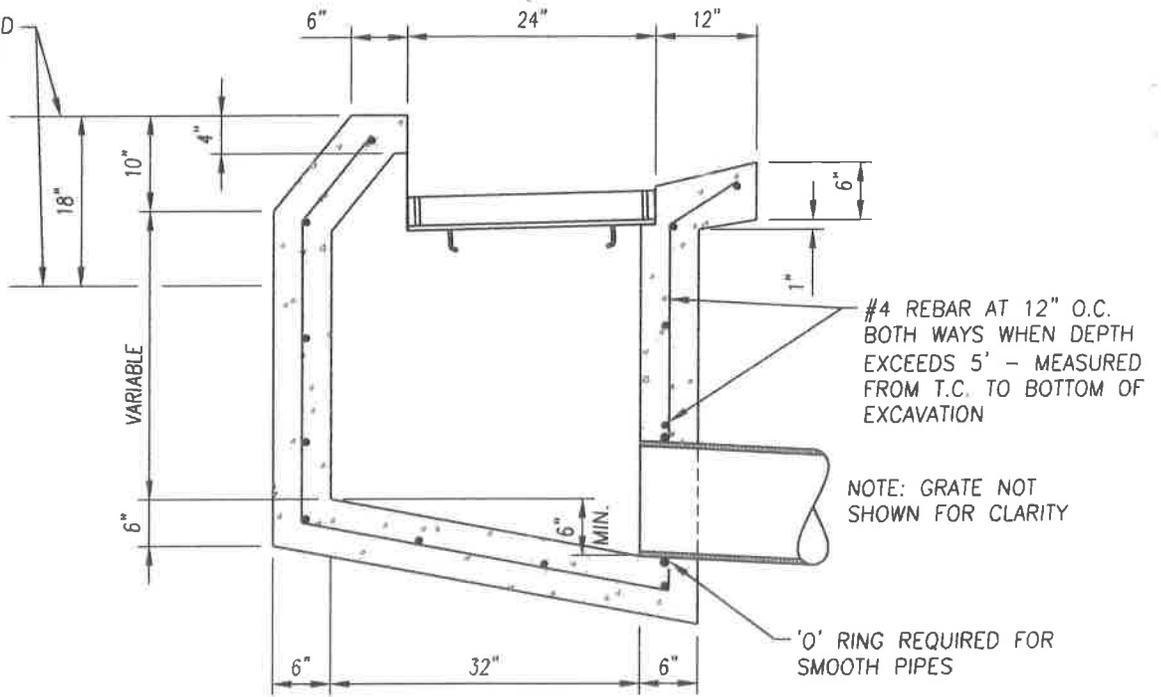
STORM WATER DROP INLET

DRAWING NO.:
3110

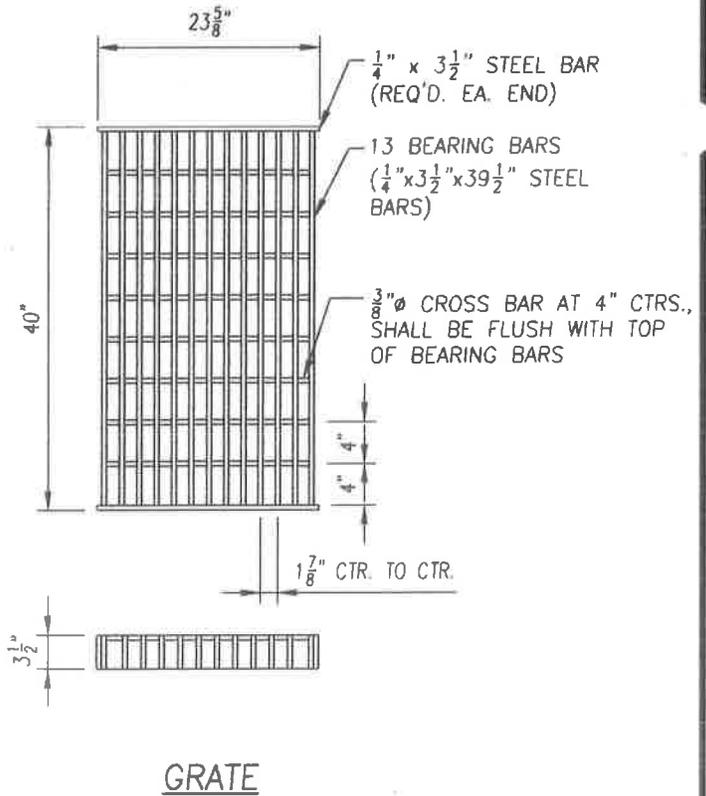
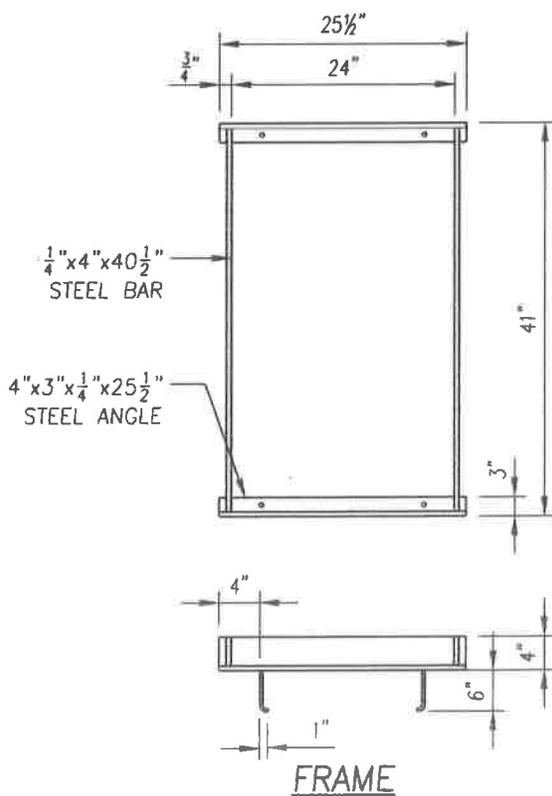
Approved By: _____
Date: 1/1/16 City Engineer

1 OF 2

REBAR TO BE INSTALLED REGARDLESS OF DEPTH OF INLET



SECTION B-B



REVISIONS	DATE



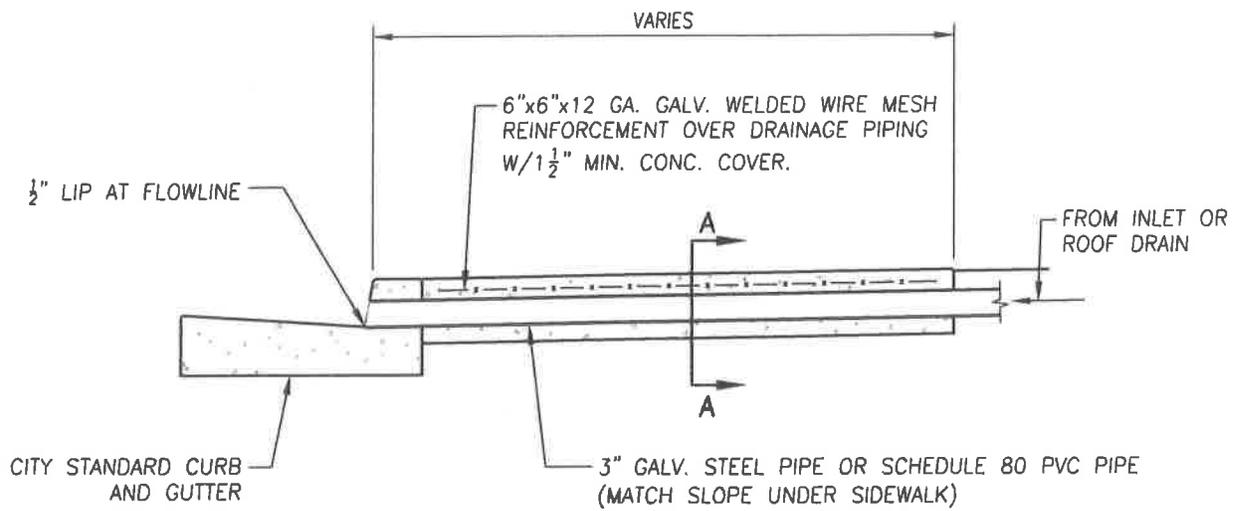
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

STORM WATER DROP INLET

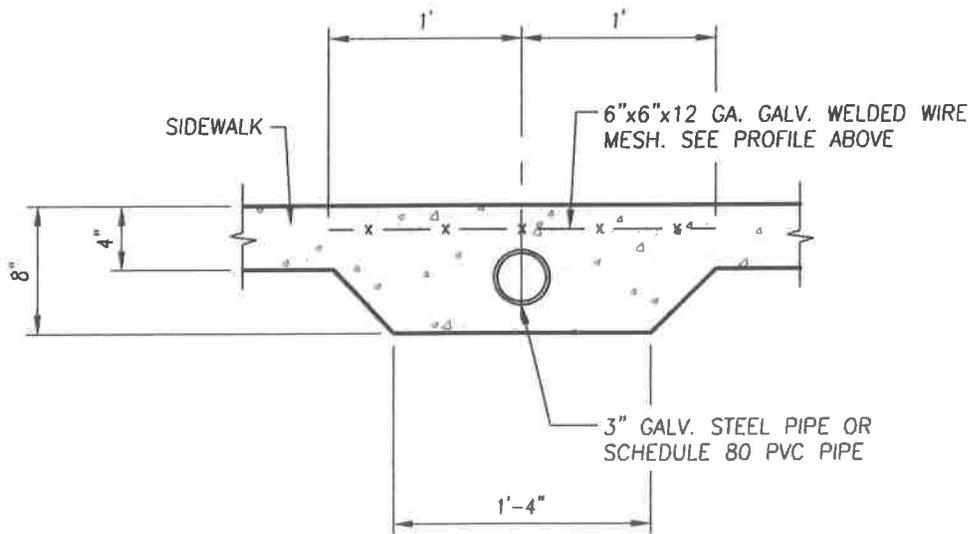
DRAWING NO.
3110

Approved By: _____
Date: 1/1/16 City Engineer

2 OF 2



PROFILE VIEW



SECTION A-A

REVISIONS	DATE



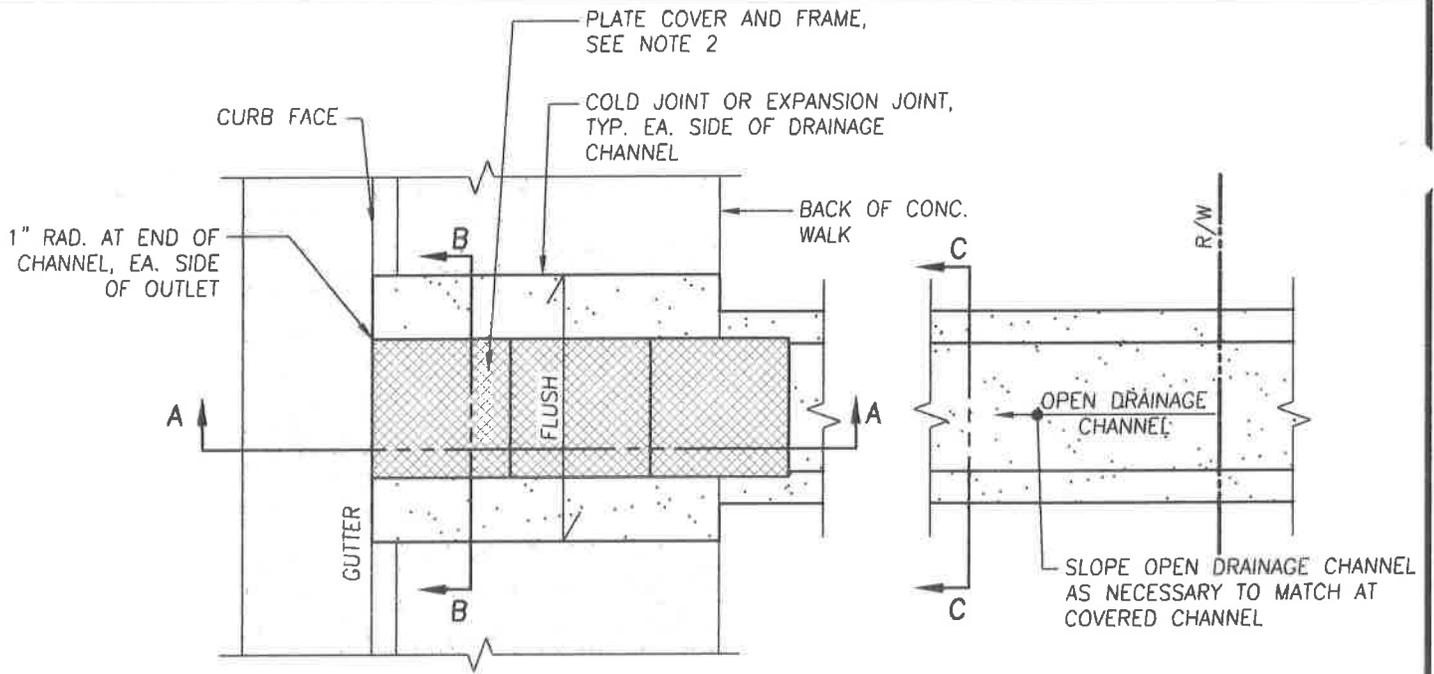
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

**EMBEDDED DRAINAGE PIPING
UNDER SIDEWALK**

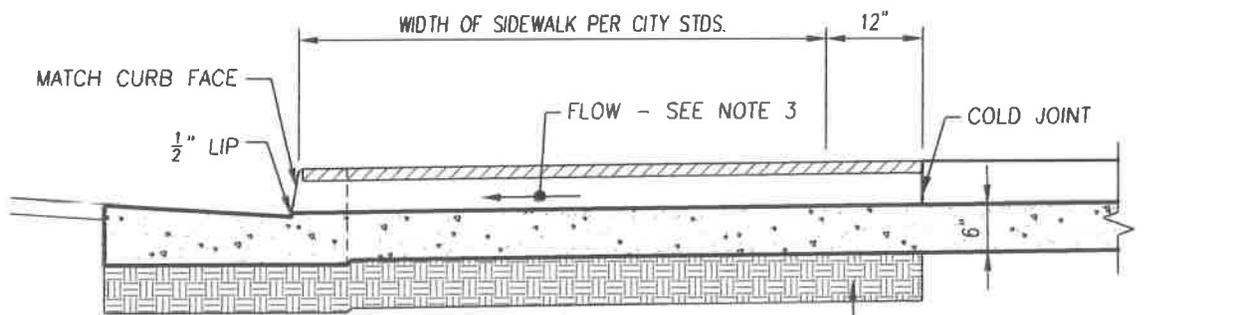
Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:
3210

1 OF 1



PLAN VIEW



SECTION A-A

CHANNELS SHALL BE PLACED ON COMPACTED SUBGRADE MATERIALS (95% RELATIVE COMPACTION).

NOTES:

1. SEE SHEET 2 OF 2 FOR ADDITIONAL INFORMATION.
2. FRAME AND COVERS SHALL BE "NEENAH" R-4999, TYPE D, SOLID TOP BOLTED WITH PERMA-GRIP SURFACE OR APPROVED EQUAL. THERE SHALL BE A 1/8" SPACE BETWEEN THE FRAME AND THE LID. INSTALL FRAME AND COVERS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WITH THE EXCEPTION OF REBAR. THE ONLY REBAR REQUIRED FOR THIS INSTALLATION ARE THE #3 FRAME ANCHOR TIE BARS. SIDEWALK, FRAME AND COVER SHALL BE FLUSH WHEN COMPLETE.
3. COVERED CHANNEL SLOPE SHALL BE NO LESS THAN 1.0% AND NO MORE THAN 2.0% AND SHALL BE PARALLEL WITH SIDEWALK SURFACE CROSS SLOPE.
4. ROUND ALL EXPOSED CONCRETE CORNERS WITH 1/2" RADIUS TYPICAL.
5. HEIGHT VARIES TO MATCH UP WITH COVERED SIDEWALK UNDERDRAIN CHANNEL AND PROVIDE POSITIVE FLOW TO STREET.
6. ALL CONCRETE SHALL BE CLASS 2. ALL CONCRETE WORK SHALL HAVE A LIGHT BROOM FINISH. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 16' CTR'S. AND SHALL BE FINISHED WITH A SCORING TOOL LEAVING EDGES ROUNDED.

REVISIONS	DATE



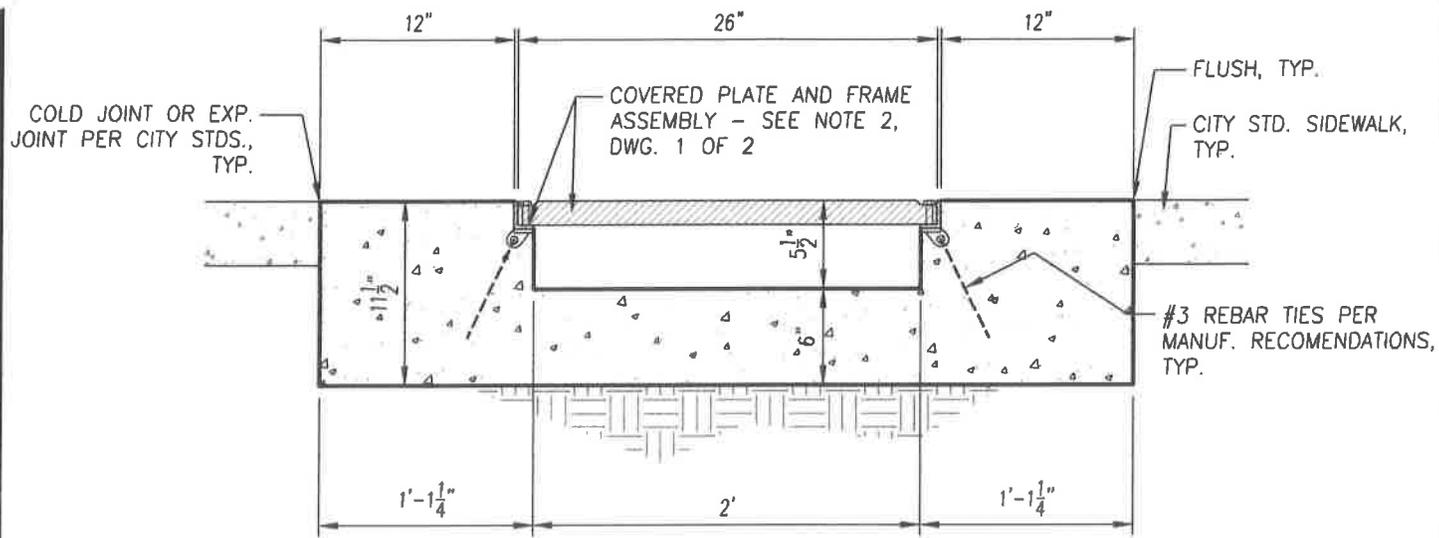
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

SIDEWALK UNDERDRAIN WITH COVER PLATES

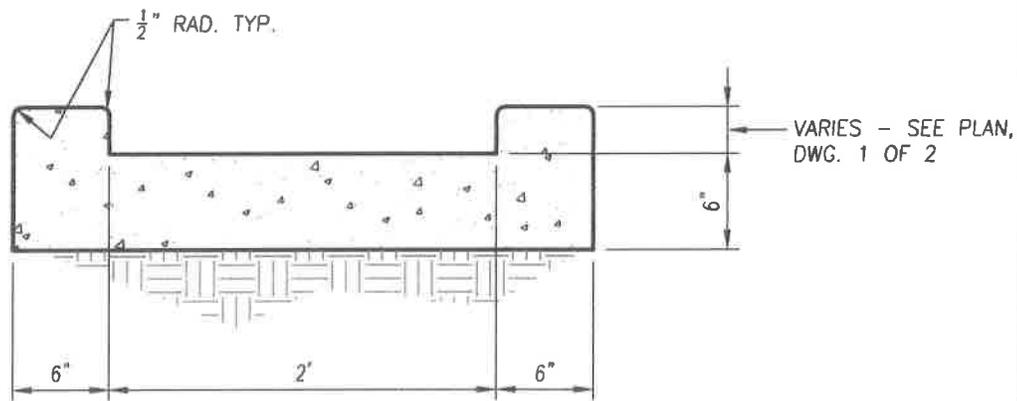
DRAWING NO. **3215**

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 2

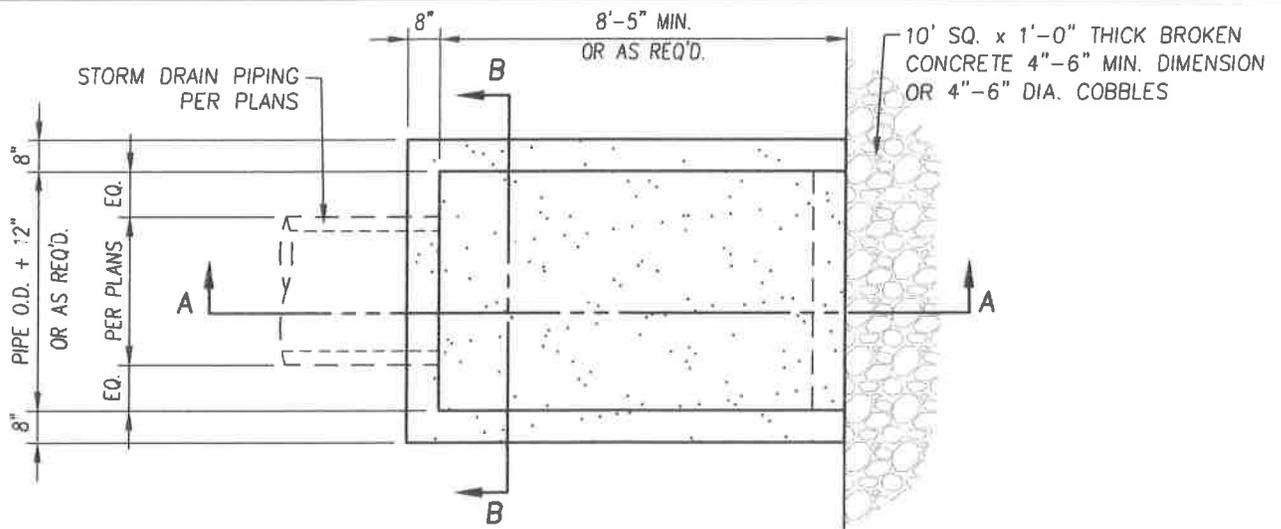


SECTION B-B

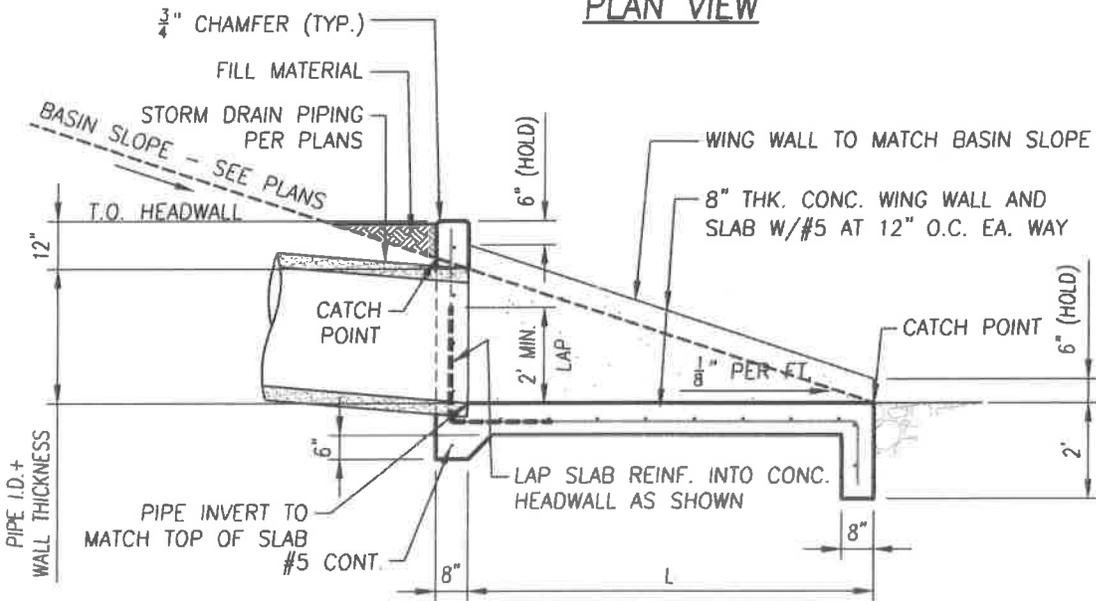


SECTION C-C

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD		
			SIDEWALK UNDERDRAIN WITH COVER PLATES	DRAWING NO.:	
			Approved By: _____	3215	
			Date: 1/1/16	City Engineer 2 OF 2	

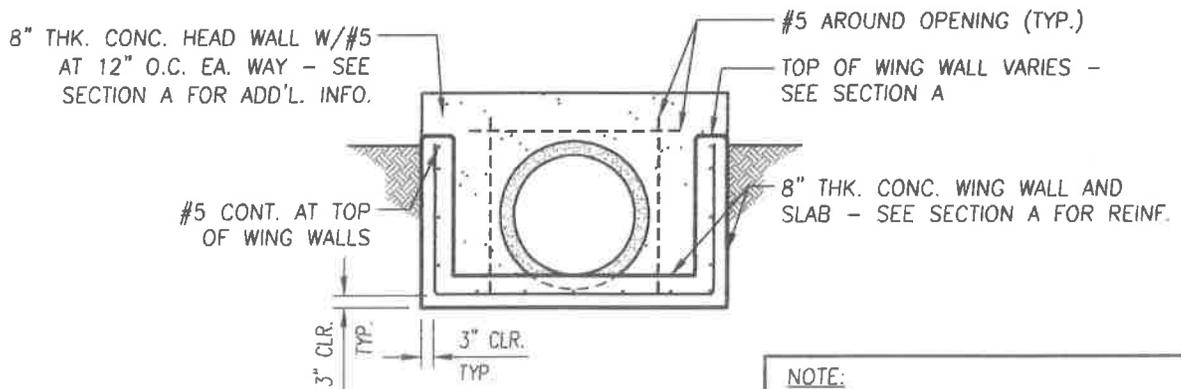


PLAN VIEW



$$L = [\text{PIPE I.D.} + \text{PIPE WALL THICKNESS}] \times [\text{BASIN SLOPE (H:V)}]$$

SECTION A



SECTION B

NOTE:
GRATE NOT SHOWN FOR CLARITY - SEE DRAWING NO. 3310, SHEET 2 OF 2

REVISIONS	DATE



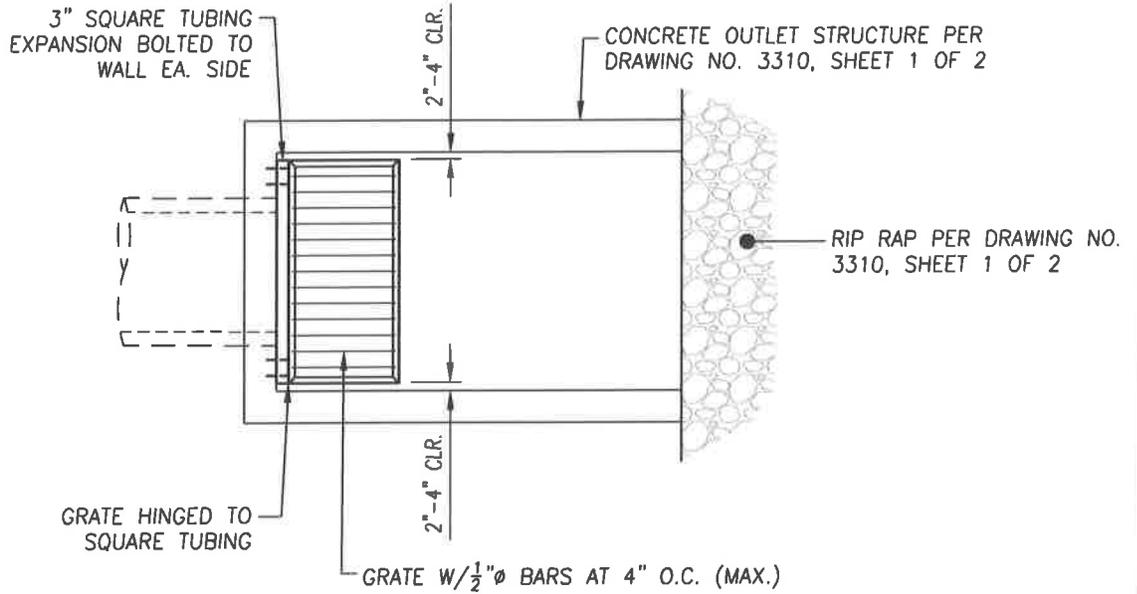
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

**CAST-IN-PLACE
OUTLET STRUCTURE**

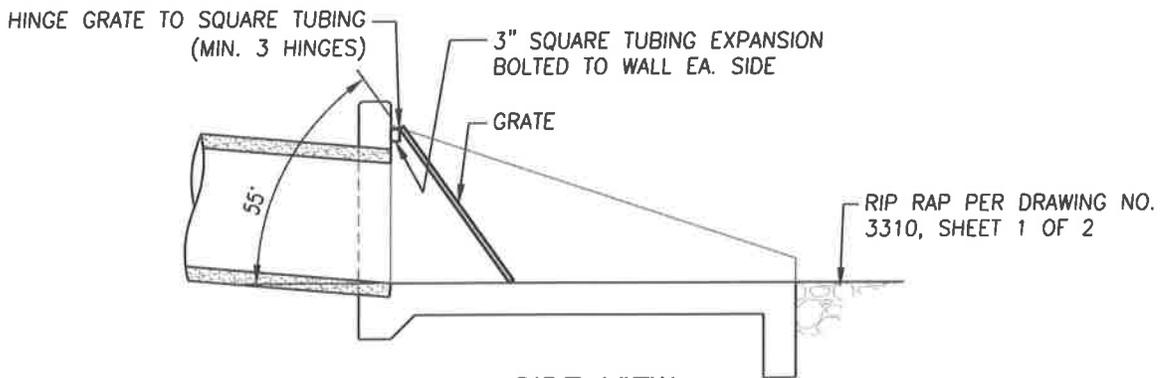
DRAWING NO.:
3310

Approved By: _____
Date: 1/1/16 City Engineer

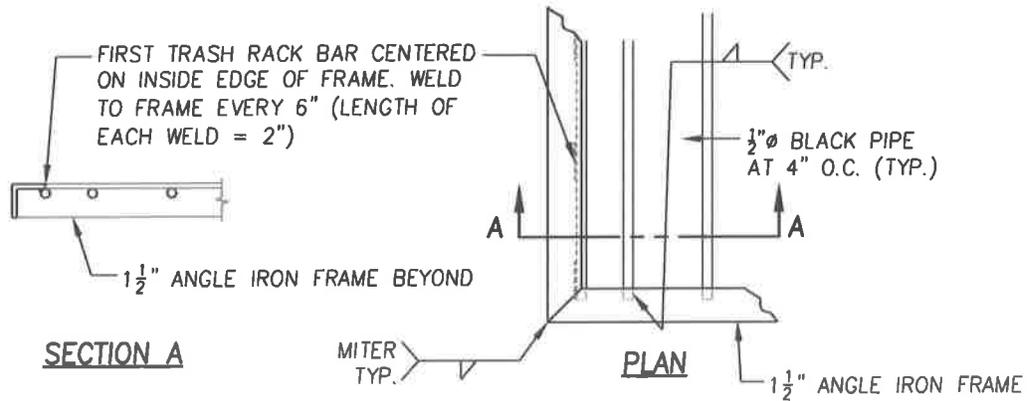
1 OF 2



PLAN VIEW



SIDE VIEW



SECTION A

PLAN

GRATE CONSTRUCTION

NOTE:
 PAINT GRATE WITH (3) COATS OF INDUSTRIAL STRENGTH BLACK PAINT. GRATE SHALL BE CLEAN AND FREE OF RUST PRIOR TO PAINT APPLICATION.

REVISIONS	DATE



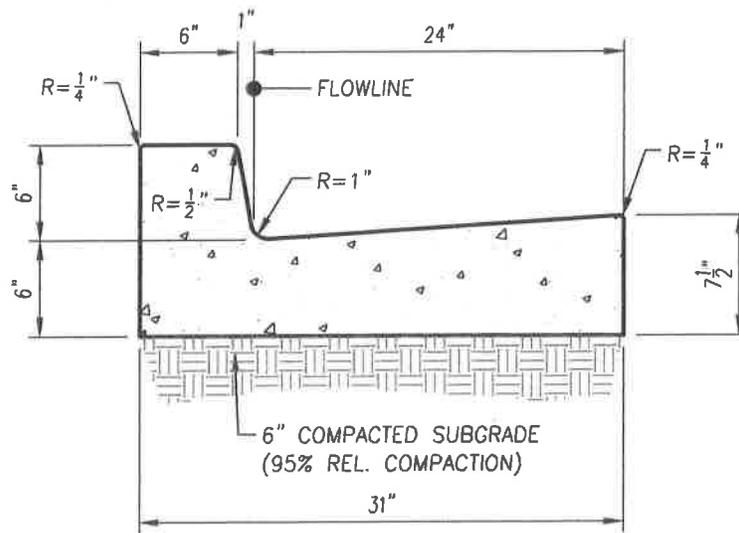
CITY OF TULARE
 PUBLIC IMPROVEMENT STANDARD

**CAST-IN-PLACE
 OUTLET STRUCTURE**

DRAWING NO.:
3310

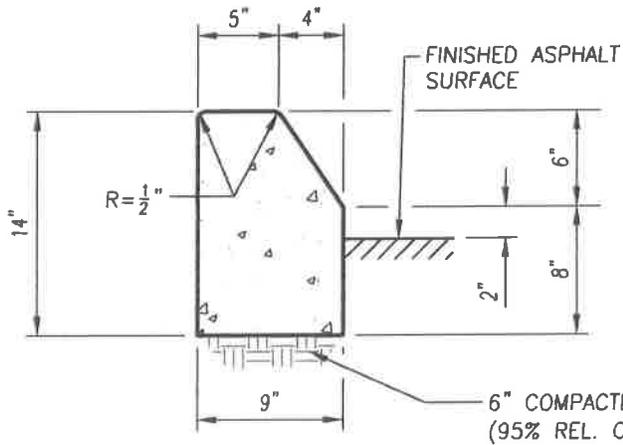
Approved By: _____
 Date: 1/1/16 City Engineer

2 OF 2



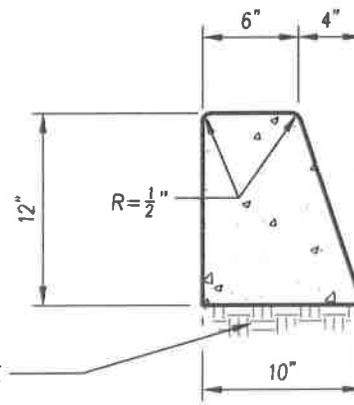
CURB AND GUTTER

CLASS 2 CONCRETE



MEDIAN CURB

CLASS 2 CONCRETE



LANDSCAPE CURB

CLASS 2 CONCRETE

NOTES:

1. ALL CONCRETE SHALL BE AS NOTED.
2. WEAKENED PLANE JOINTS OR COLD JOINTS SHALL BE 1" DEEP AND PLACED AT 10' INTERVALS.
3. JOINTS SHALL BE PLACED AT THE BEGINNING AND ENDING OF ALL CURVES.

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

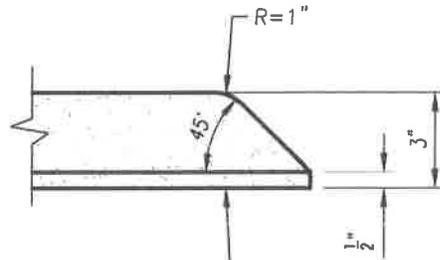
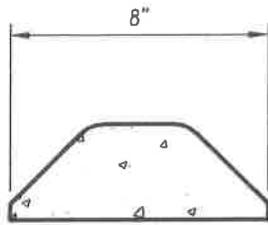
**CONCRETE CURB & GUTTER
AND BARRIER CURBS**

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:

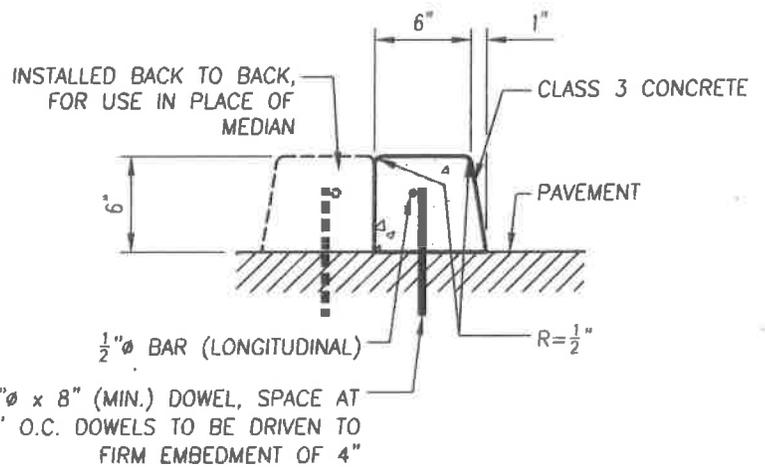
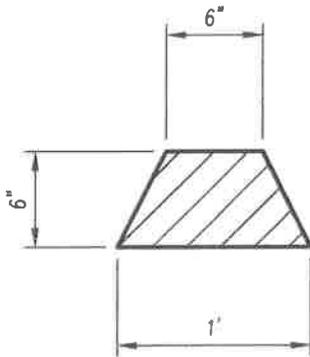
4010

1 OF 1



APPLY AN APPROVED PRESSURE-SENSITIVE ADHESIVE TO CONTACT SURFACES OR USE DOWELS (SEE BELOW)

RAISED TRAFFIC BARS



A.C. DIKE

DOWELED CURB

NOTES:

- HOT-MIX ASPHALT CONCRETE SHALL BE TYPE 'B' IN ACCORDANCE WITH THE CITY OF TULARE STANDARD SPECIFICATIONS.
- USE OF DOWELED CURB REQUIRES PERMISSION FROM THE CITY ENGINEER.

REVISIONS	DATE



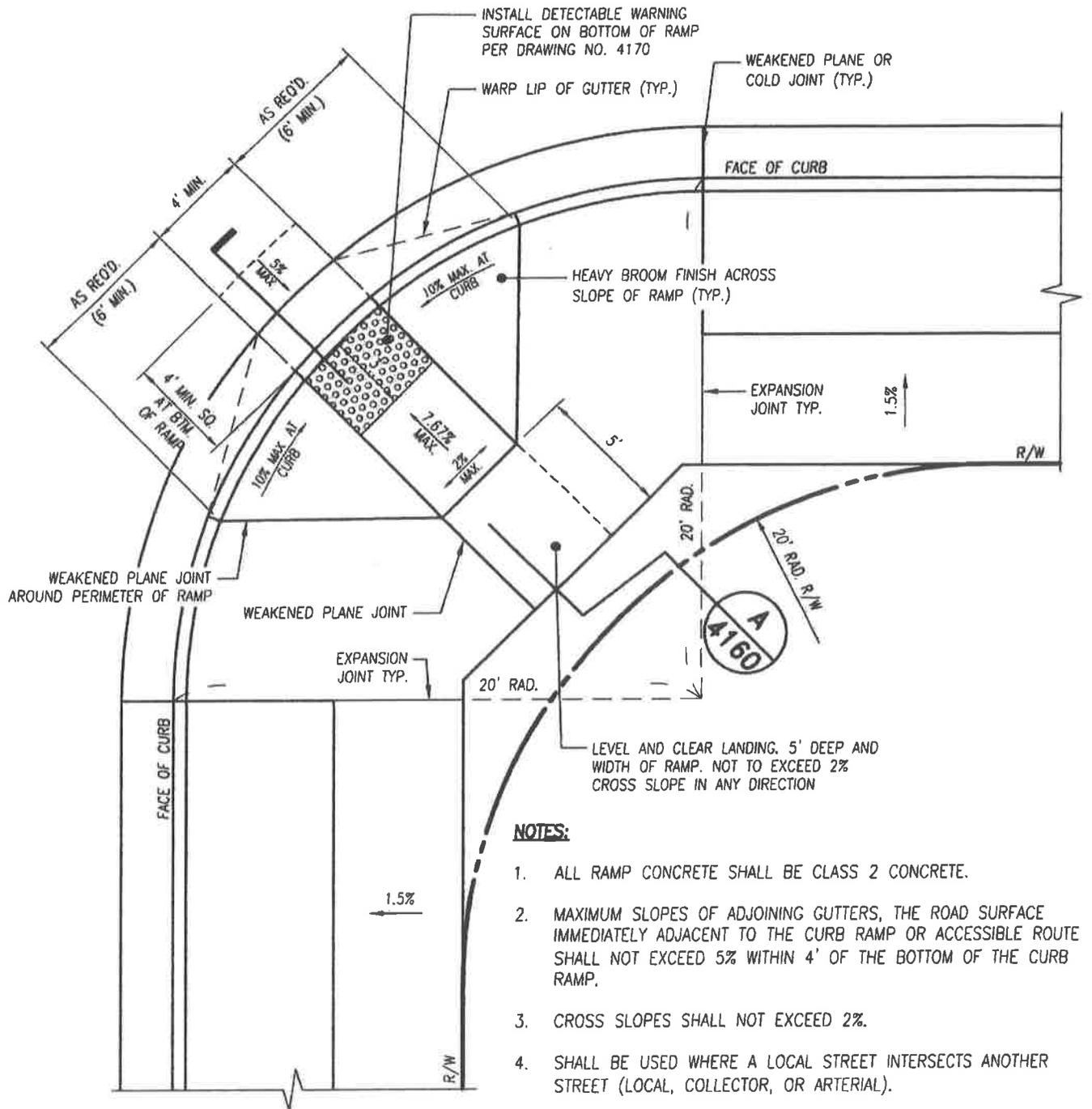
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

TRAFFIC BARS, A.C. DIKE AND
DOWELED CURB

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:
4015

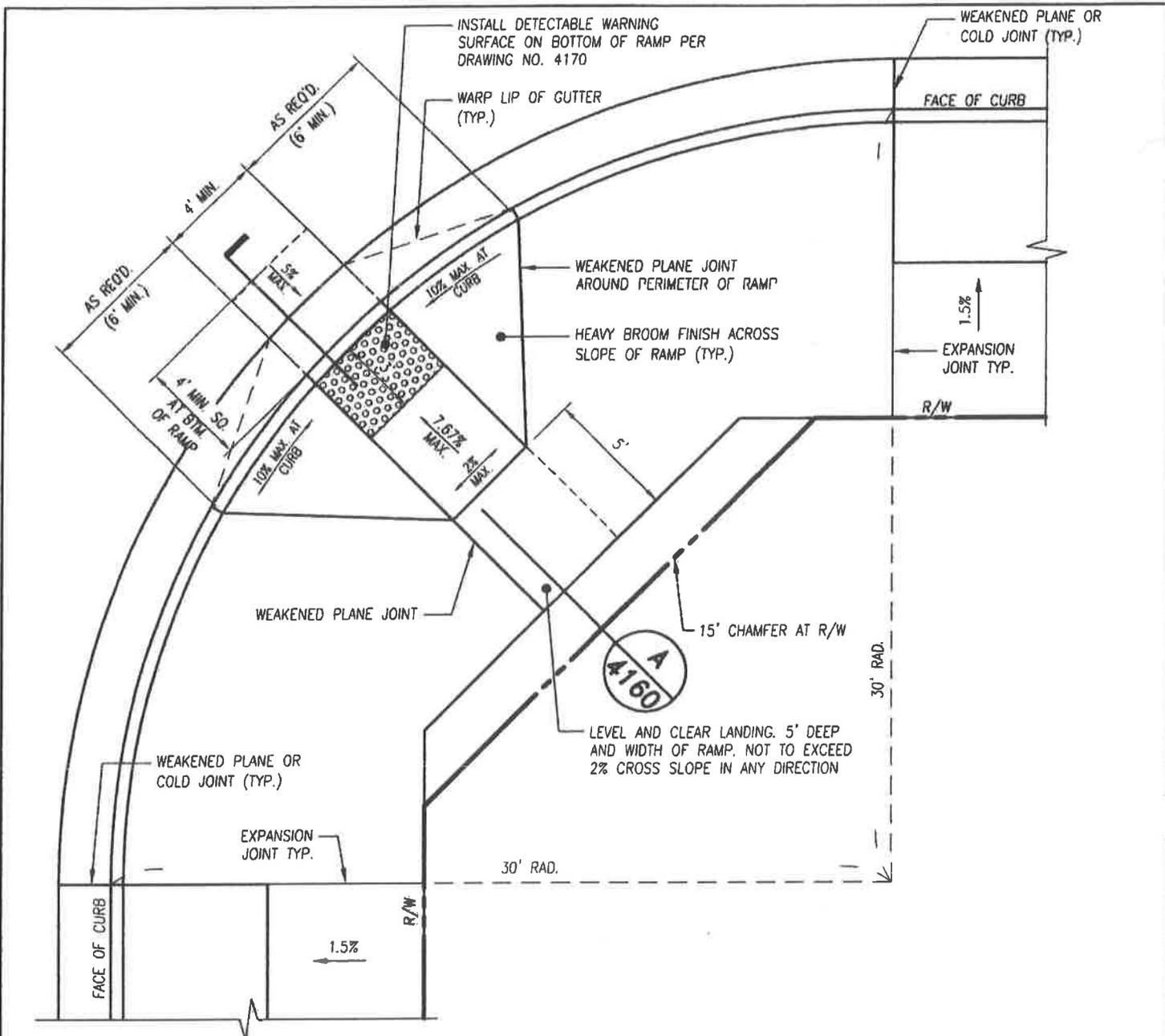
1 OF 1



NOTES:

1. ALL RAMP CONCRETE SHALL BE CLASS 2 CONCRETE.
2. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 5% WITHIN 4' OF THE BOTTOM OF THE CURB RAMP.
3. CROSS SLOPES SHALL NOT EXCEED 2%.
4. SHALL BE USED WHERE A LOCAL STREET INTERSECTS ANOTHER STREET (LOCAL, COLLECTOR, OR ARTERIAL).
5. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
6. COMPACT UPPER 6" OF SUBGRADE UNDER ALL CONCRETE FROM BCR TO ECR TO 95% REL. COMPACTION (ASTM D1557).
7. FLOWLINE AT CURB RETURN SHALL SLOPE NOT LESS THAN 0.64% OR GREATER THAN 1.5%
8. RAMP SHALL BE SEPARATE POUR FROM CURB AND GUTTER (NOT MONOLITHIC POUR).

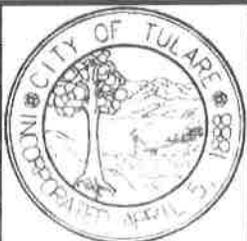
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			20' RADIUS CURB RETURN WITH ACCESSIBLE RAMP	DRAWING NO.:
			Approved By: _____	
			Date 8/17/16	City Engineer



NOTES:

1. ALL RAMP CONCRETE SHALL BE CLASS 2 CONCRETE.
2. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 5% WITHIN 4' OF THE BOTTOM OF THE CURB RAMP.
3. CROSS SLOPES SHALL NOT EXCEED 2%.
4. SHALL BE USED WHERE COLLECTORS INTERSECT OTHER COLLECTORS OR ARTERIALS AND INDUSTRIAL STREETS INTERSECT OTHER COLLECTORS.
5. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
6. COMPACT UPPER 6" OF SUBGRADE UNDER ALL CONCRETE FROM BCR TO ECR TO 95 REL. COMPACTION (ASTM D1557).
7. FLOWLINE AT CURB RETURN SHALL SLOPE NOT LESS THAN 0.64% OR GREATER THAN 1.5%
8. RAMP SHALL BE SEPARATE POUR FROM CURB AND GUTTER (NOT MONOLITHIC POUR).

REVISIONS	DATE

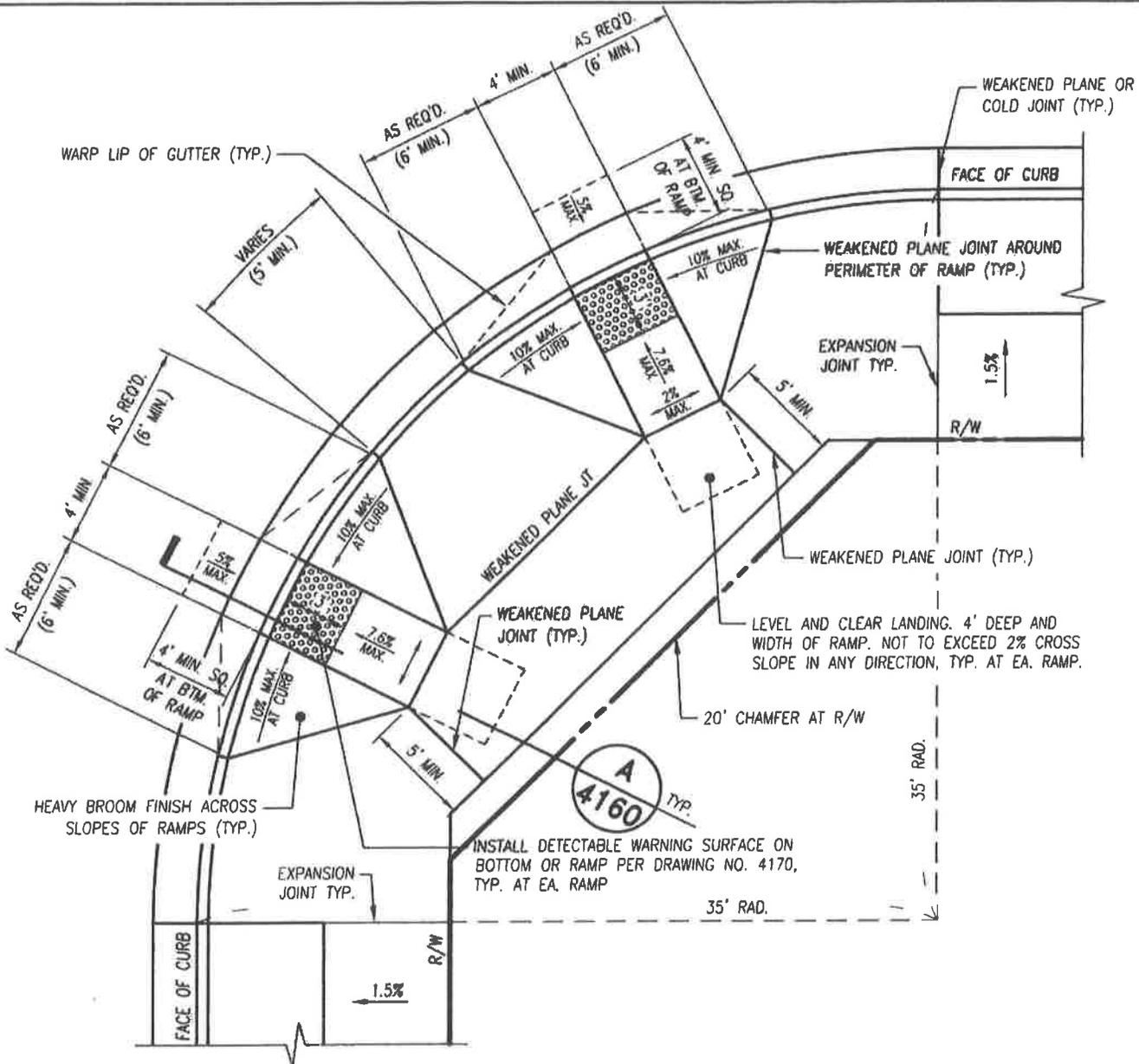


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

30' RADIUS CURB RETURN WITH ACCESSIBLE RAMP

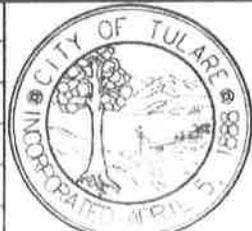
DRAWING NO. **4120**

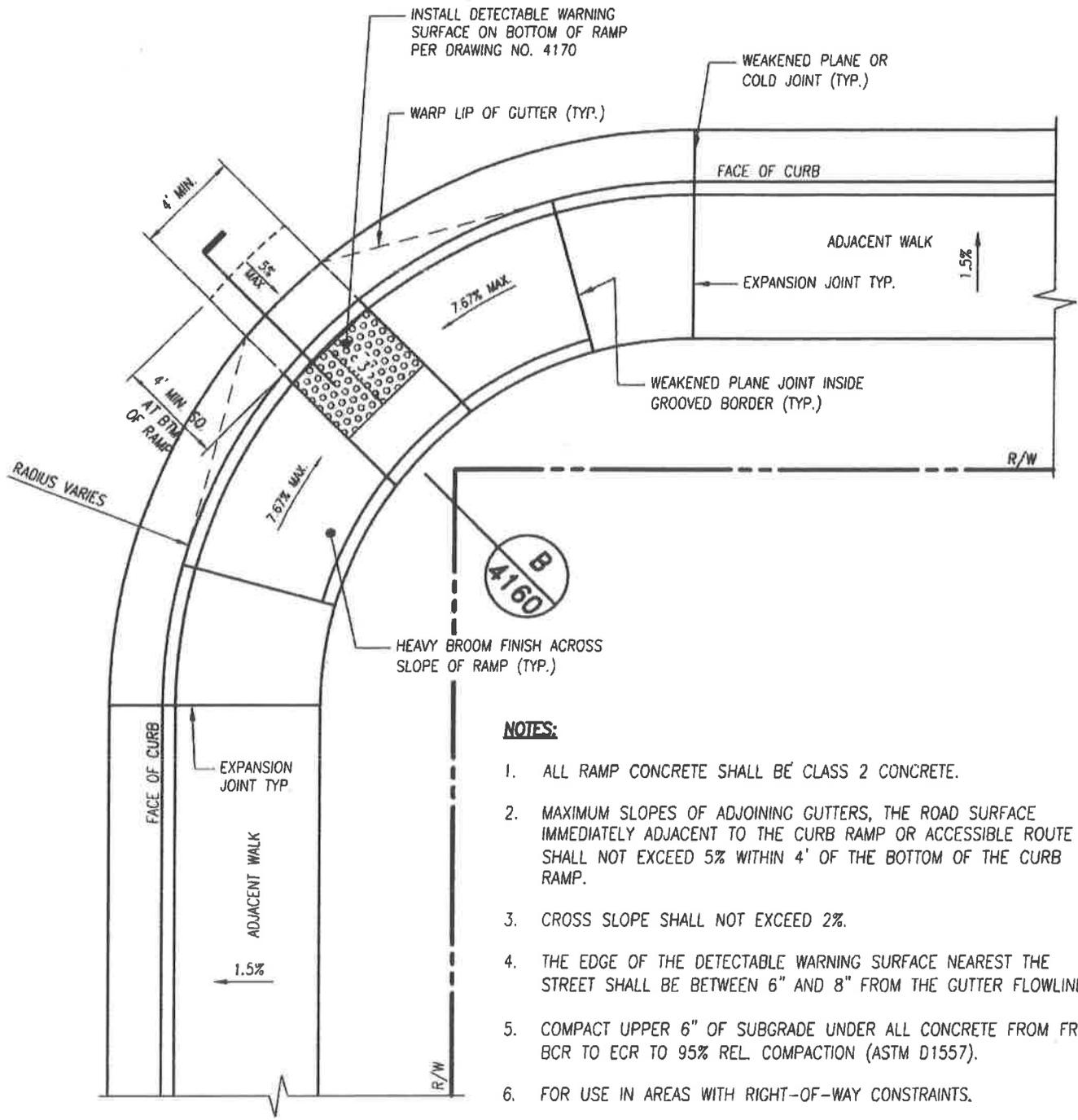
Approved By: _____
Date 8/17/16 City Engineer



NOTES:

1. ALL RAMP CONCRETE SHALL BE CLASS 2 CONCRETE.
2. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 5% WITHIN 4' OF THE BOTTOM OF THE CURB RAMP.
3. CROSS SLOPES SHALL NOT EXCEED 2%.
4. FOR SECTION AT RAMP SEE DWG. NO. 4150.
5. SHALL BE USED WHERE ARTERIALS INTERSECT OTHER ARTERIALS (MINOR AND MAJOR).
6. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
7. COMPACT UPPER 6" OF SUBGRADE UNDER ALL CONCRETE FROM BCR TO ECR TO 95% REL. COMPACTION (ASTM D1557).
8. FLOWLINE AT CURB RETURN SHALL SLOPE NOT LESS THAN 0.64% OR GREATER THAN 1.5%
9. RAMP SHALL BE SEPARATE POUR FROM CURB AND GUTTER (NOT MONOLITHIC POUR).

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			35' RADIUS CURB RETURN WITH ACCESSIBLE RAMPS	DRAWING NO.:
Approved By: _____ Date: 8/17/16			City Engineer	



NOTES:

1. ALL RAMP CONCRETE SHALL BE CLASS 2 CONCRETE.
2. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 5% WITHIN 4' OF THE BOTTOM OF THE CURB RAMP.
3. CROSS SLOPE SHALL NOT EXCEED 2%.
4. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
5. COMPACT UPPER 6" OF SUBGRADE UNDER ALL CONCRETE FROM FROM BCR TO ECR TO 95% REL COMPACTION (ASTM D1557).
6. FOR USE IN AREAS WITH RIGHT-OF-WAY CONSTRAINTS.
7. FLOWLINE AT CURB RETURN SHALL SLOPE NOT LESS THAN 0.64% OR GREATER THAN 1.5%
8. RAMP SHALL BE SEPARATE POUR FROM CURB AND GUTTER (NOT MONOLITHIC POUR).

REVISIONS	DATE

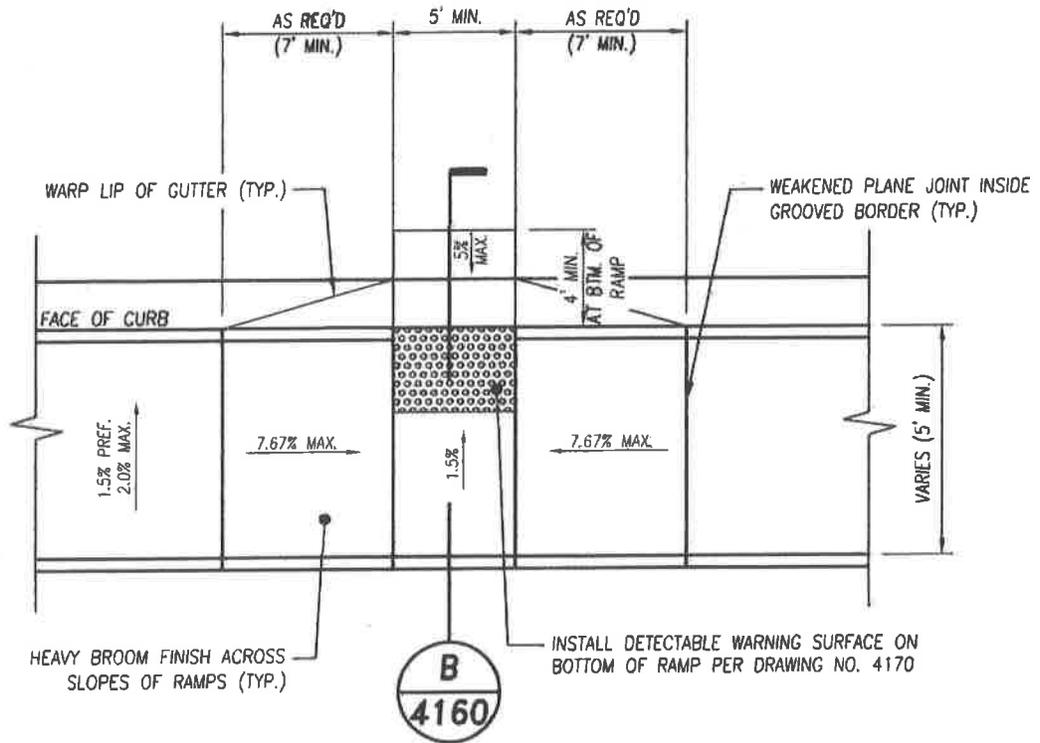


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

**PARALLEL ACCESSIBLE RAMP
AT CURB RETURN**

DRAWING NO. **4140**

Approved By _____
Date: 8/17/16 City Engineer

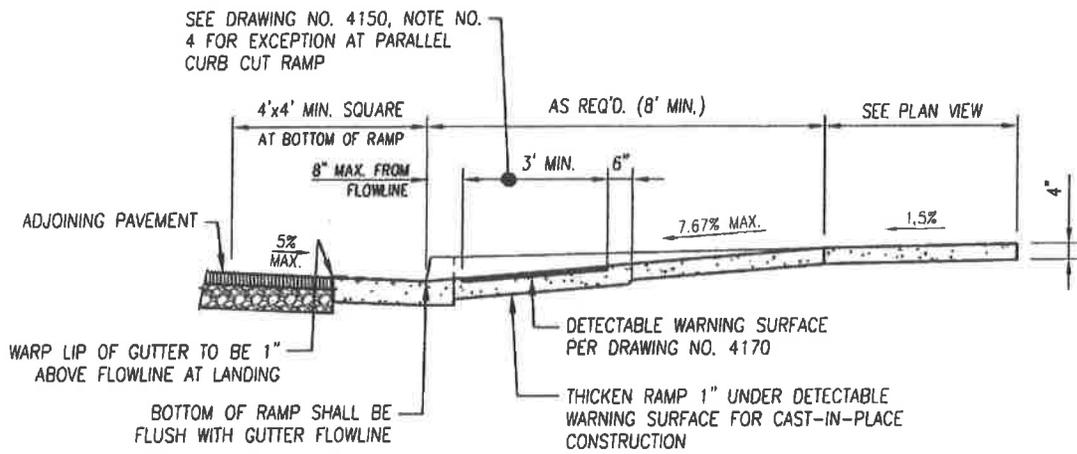


PLAN VIEW

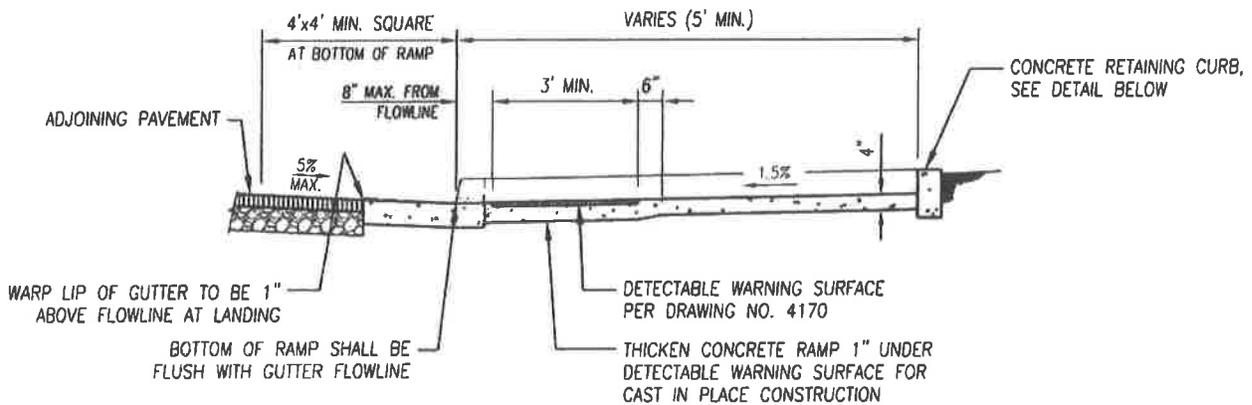
NOTES:

1. ALL RAMP CONCRETE SHALL BE CLASS 2 CONCRETE.
2. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 5% WITHIN 4' OF THE BOTTOM OF THE CURB RAMP.
3. CROSS SLOPES SHALL NOT EXCEED 2%.
4. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE ADJACENT TO THE FLOWLINE.
5. COMPACT UPPER 6" OF SUBGRADE UNDER RAMP TO 95% REL. COMPACTION (ASTM D1557).
6. FOR USE IN AREAS WITH CROSSING WHERE NO CURB RETURN EXISTS.
7. NO MONOLITHIC POUR WITH GUTTER.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			PARALLEL ACCESSIBLE RAMP	
			Approved By: _____ Date: 8/17/16	DRAWING NO: 4150
			City Engineer	



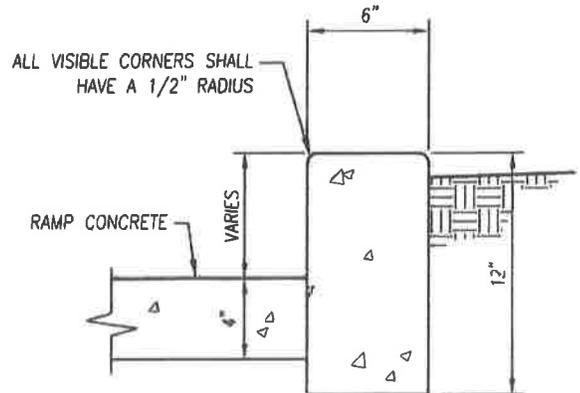
SECTION A



SECTION B

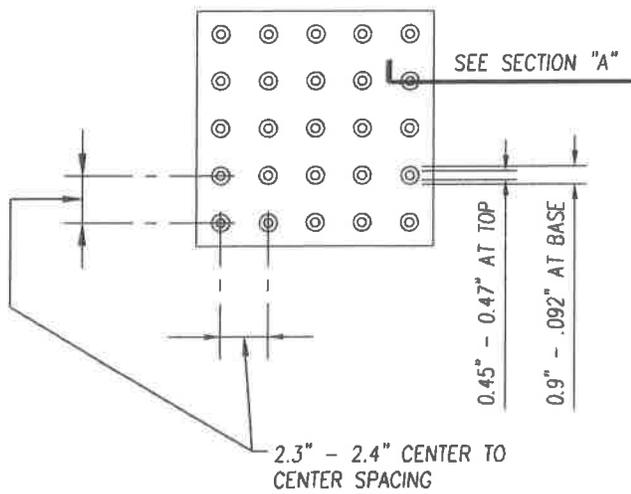
NOTES:

1. ALL RAMP CONCRETE SHALL BE CLASS 2 CONCRETE.
2. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 5% WITHIN 4' OF THE BOTTOM OF THE CURB RAMP.
3. CROSS SLOPES SHALL NOT EXCEED 2%.
4. SHALL BE USED WHERE ARTERIALS INTERSECT OTHER ARTERIALS (MINOR AND MAJOR).
5. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
6. COMPACT UPPER 6" OF SUBGRADE UNDER RAMP TO 95% REL. COMPACTION (ASTM D1557).
7. AT ARTERIAL-ARTERIAL INTERSECTIONS THE THICKNESS OF THE SLOPED RAMPS SHALL BE 6".

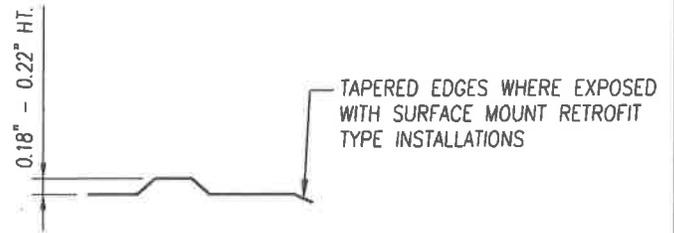


RETAINING CURB

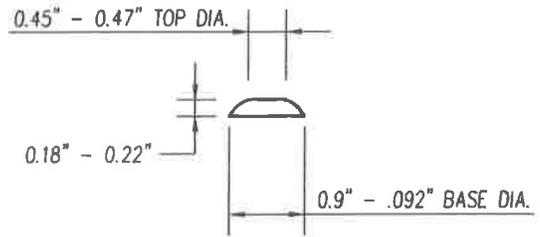
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			ACCESSIBLE RAMP SECTIONS	DRAWING NO.
			Approved By: _____	4160
			Date: 8/17/16 City Engineer	



TRUNCATED DOME PANEL



SECTION "A"

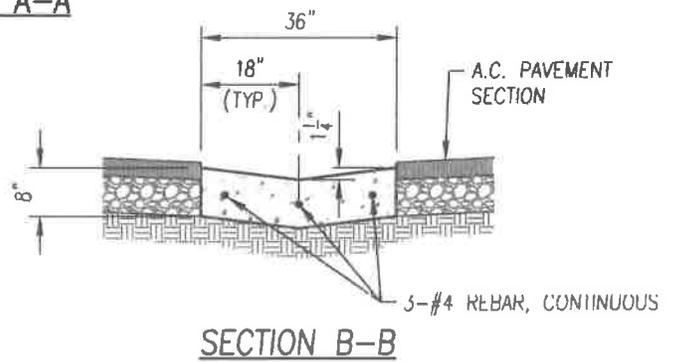
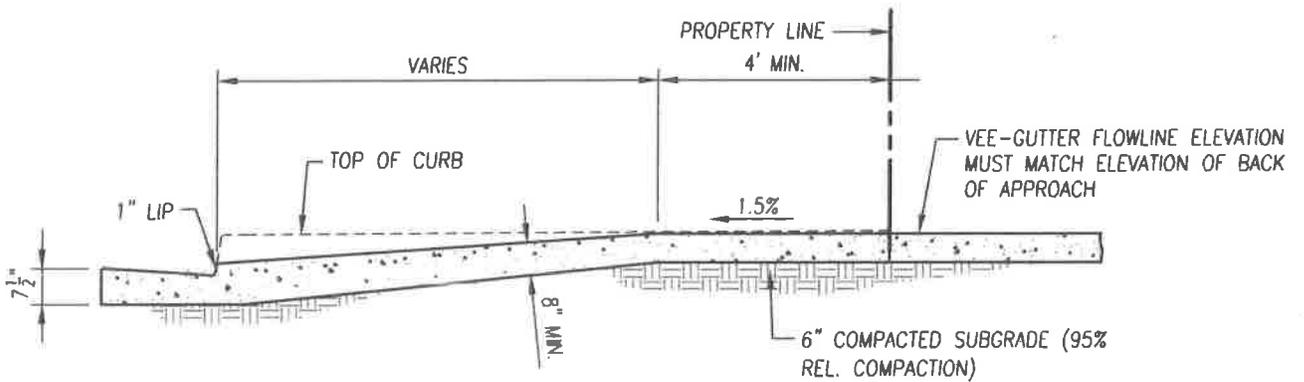
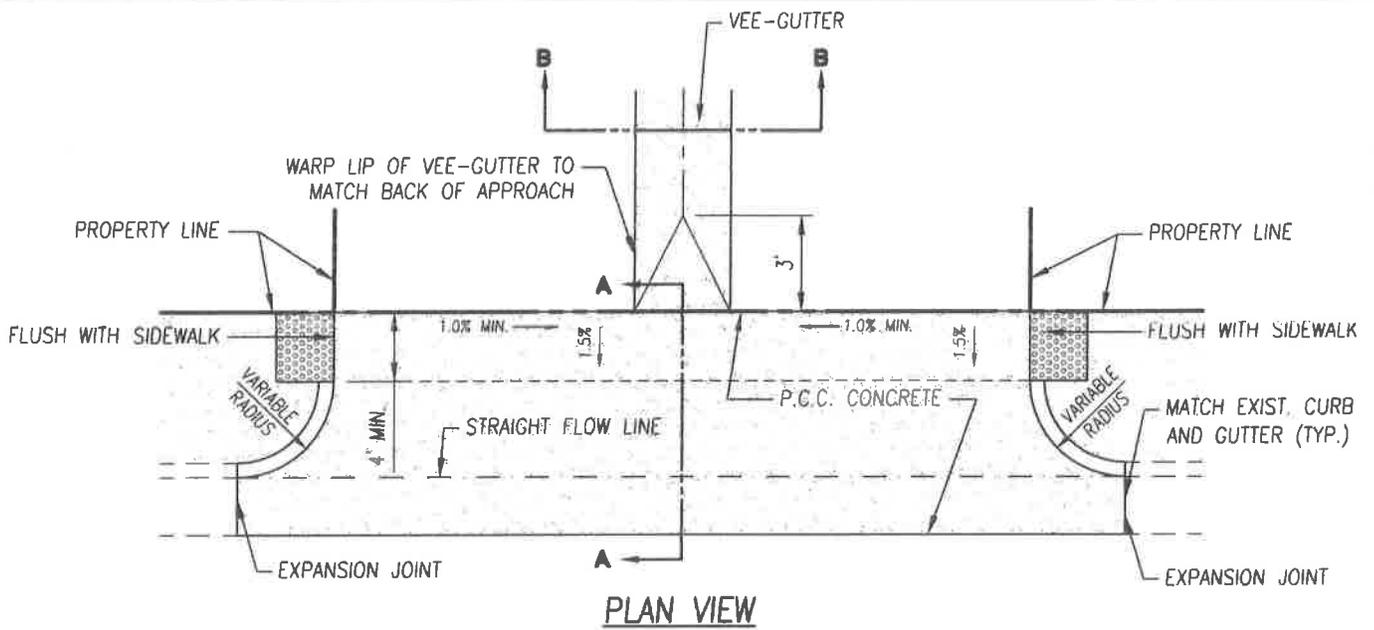


RAISED TRUNCATED DOME

NOTES:

1. DETECTABLE WARNING TACTILE PANELS SHALL BE "FEDERAL YELLOW" COLOR AND SHALL BE AN INTEGRALLY COLORED POLYMER CONCRETE, POLYMER CEMENT MATERIAL, OR FLEXIBLE CEMENT
2. SEE PLAN FOR WIDTH OF DETECTABLE WARNING SURFACE. WARNING SURFACE SHALL BE 3 FEET DEEP IN THE DIRECTION OF TRAVEL.
3. WHERE NEW CONCRETE AND RAMPS ARE BEING INSTALLED, DETECTABLE WARNING PANELS SHALL BE SET IN WET CONCRETE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, EDGES OF THE PANELS SHALL BE FLUSH WITH THE ADJACENT CONCRETE SURFACE.
4. ON EXISTING SURFACES, RETROFIT TYPE PANELS SHALL BE GLUED AND/OR BOLTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. BOTTOM OF PANELS SHALL BE FLUSH AGAINST THE ADJACENT CONCRETE SURFACE.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			DETECTABLE WARNING SURFACE	DRAWING NO.:
				4170
			Approved By: _____	City Engineer
			Date: 1/1/16	I OF 1



NOTES:

1. THE UPPER 6" OF SUBGRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION (ASTM D1557).
2. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
3. CURB AND GUTTER SECTIONS SHALL CONFORM TO CITY OF TULARE STANDARD CURB & GUTTER.

REVISIONS	DATE



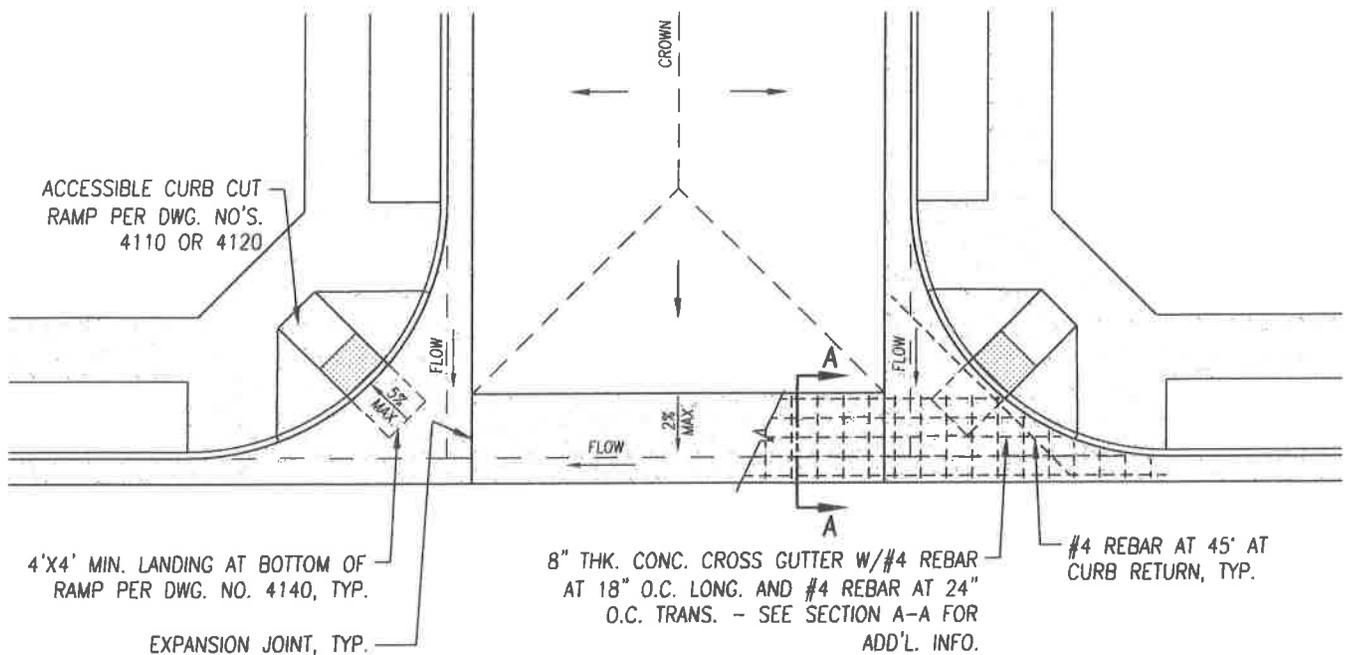
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

**ALLEY CROSS GUTTER
AND VEE-GUTTER**

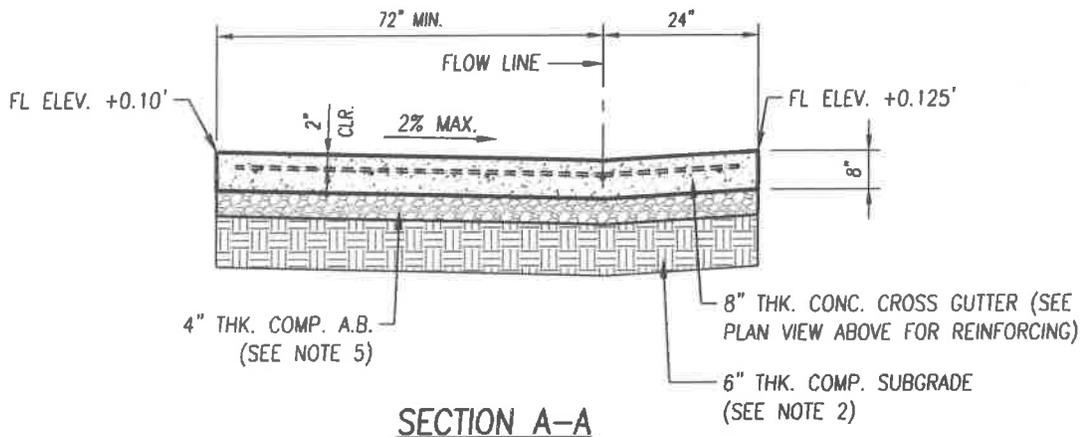
DRAWING NO.
4210

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



PLAN VIEW



SECTION A-A

NOTE:

1. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
2. SUBGRADE SHALL BE THOROUGHLY WATERED AND ROLLED OR TAMPED TO 95% RELATIVE COMPACTION.
3. WIDER CROSS GUTTER MAY BE REQUIRED.
4. THE VALLEY GUTTER SHALL HAVE A MINIMUM SLOPE OF .0030 FT/FT. IN THE DIRECTION OF FLOW.
5. BASE SHALL BE 4 INCHES CLASS 2 AGGREGATE BASE, TO 95% RELATIVE COMPACTION PER ASTM D1557.
6. CROSS GUTTER SHALL BE SEPARATE POUR FROM RAMPS.

REVISIONS	DATE



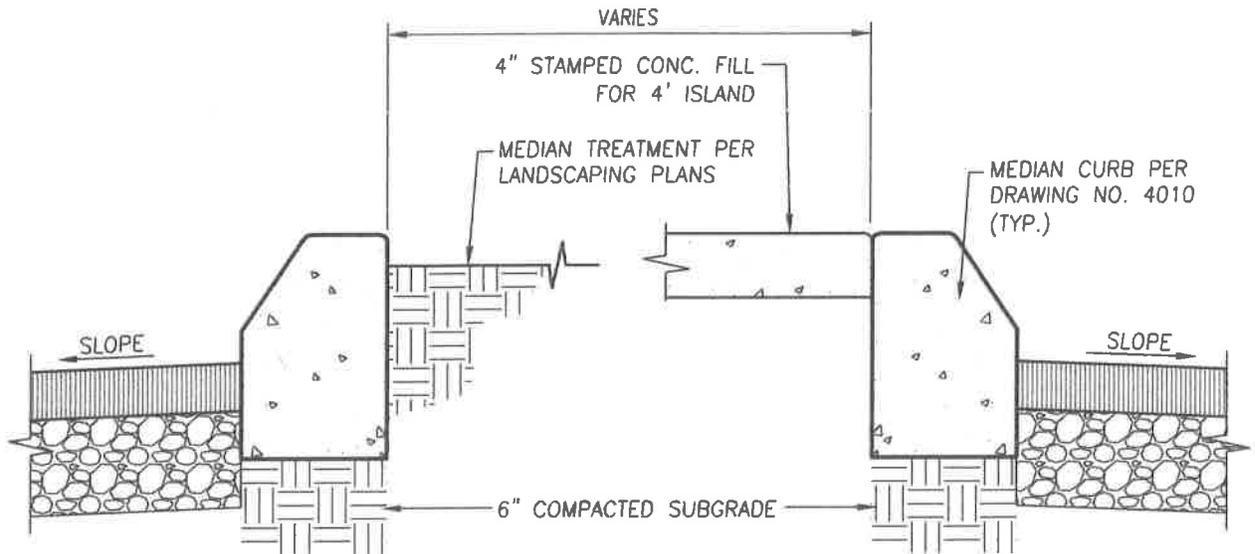
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

STREET CROSS GUTTER

DRAWING NO.:
4220

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



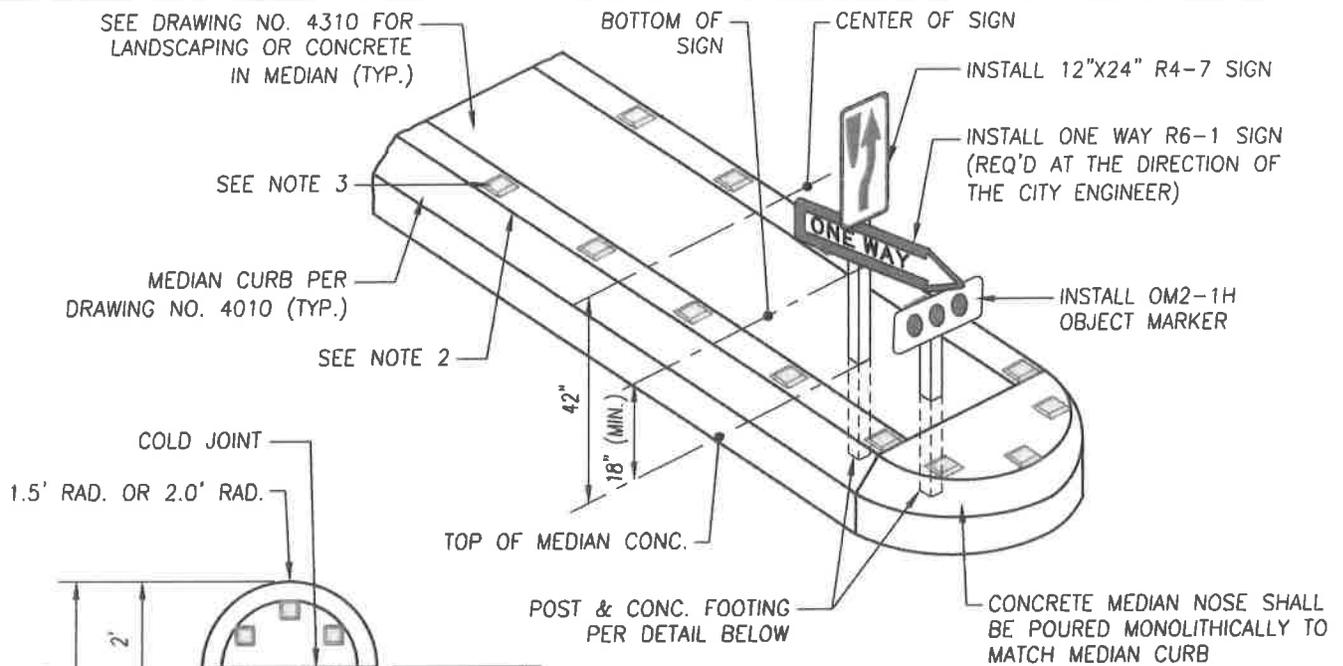
NOTES:

1. CONCRETE IN MEDIAN ISLAND SHALL RECEIVE A SOFT BROOM FINISH.
2. PLACE EXPANSION JOINTS AT BEGINNING AND ENDS OF CURVES AND EVERY 15 FEET.
3. USE APPROVED PIGMENTED SEALING COMPOUND FOR CURING.
4. MEDIAN ISLAND CONCRETE SHALL BE CLASS 2. MEDIAN CURB CONCRETE SHALL BE PER DRAWING NO. 4010.
5. THE COLOR AND PATTERN OF THE MEDIAN CONCRETE SHALL BE AS PER THE DIRECTION OF THE CITY ENGINEER.

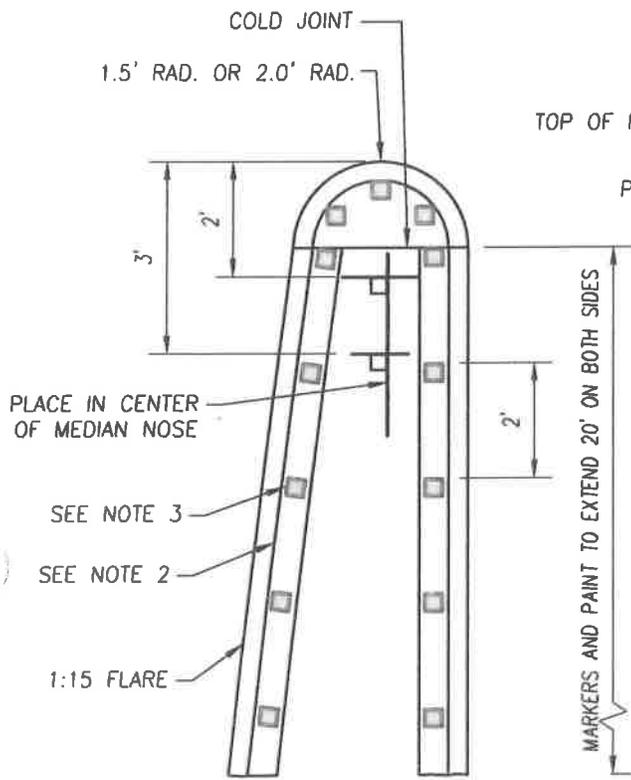
REVISIONS	DATE



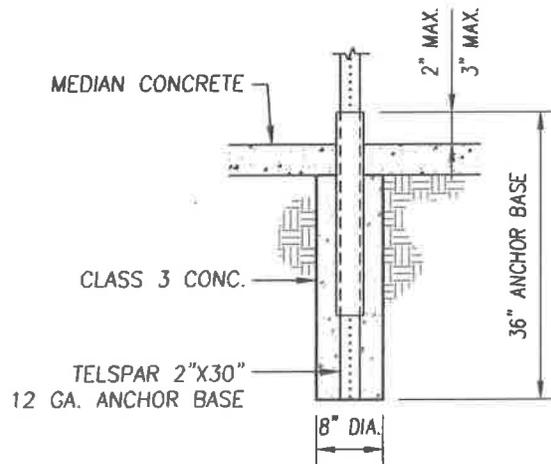
CITY OF TULARE PUBLIC IMPROVEMENT STANDARD MEDIAN ISLAND		DRAWING NO. 4310
Approved By: _____ Date: 1/1/16		City Engineer 1 OF 1



ISOMETRIC VIEW



PLAN VIEW



FOOTING DETAIL

NOTES:

1. MEDIAN ISLAND CONCRETE SHALL BE PER DRAWING NO. 4310. MEDIAN CURB CONCRETE SHALL BE PER DRAWING NO. 4010.
2. THE TOP AND FACE OF THE CURB SHALL BE PAINTED WITH YELLOW WATERBORNE PAINT. APPLY GLASS BEADS FOR RETROREFLECTIVITY IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATION SECTION 84-3.
3. INSTALL TYPE G OR TYPE D RAISED PAVEMENT MARKERS PER CALTRANS STANDARD SPECIFICATION SECTION 85-102C. RAISED PAVEMENT MARKERS SHALL BE ATTACHED TO THE TOP OF THE CURB USING ADHESIVES PER CALTRANS STANDARD SPECIFICATION SECTIONS 85-1.02D AND 85-1.02E.
4. SIGN POSTS SHALL BE 12 GAUGE TELSPAR SQUARE TUBING (1 3/4") WITH 3/16" PRE-PUNCHED HOLES.
5. COLD JOINTS SHALL BE PLACED AT 15' INTERVALS ALONG MEDIAN CURBING.

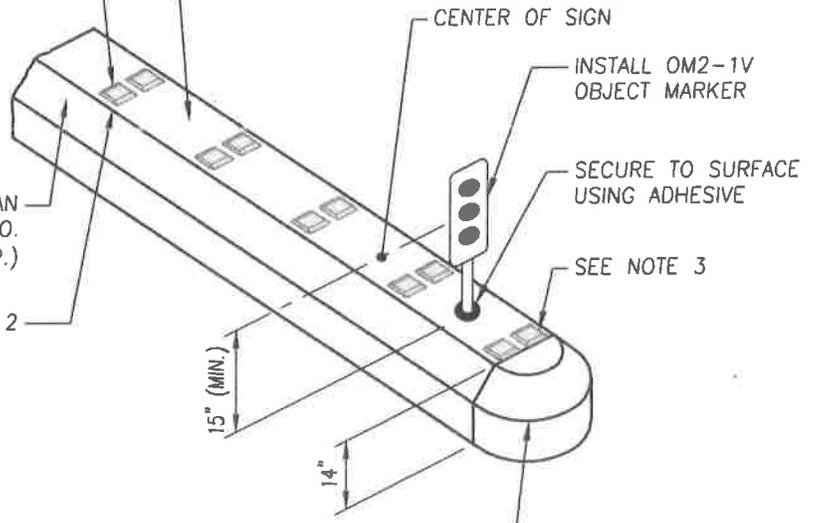
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD 3' OR 4' MEDIAN NOSE	DRAWING NO.:
				4315
			Approved By:	
			Date: 1/1/16	City Engineer
				1 OF 1

1' MEDIAN CURB TO BE POURED MONOLITHICALLY 2' WIDE MEDIAN MAY BE POURED MONOLITHICALLY AT CONTRACTOR'S OPTION

SEE NOTE 3

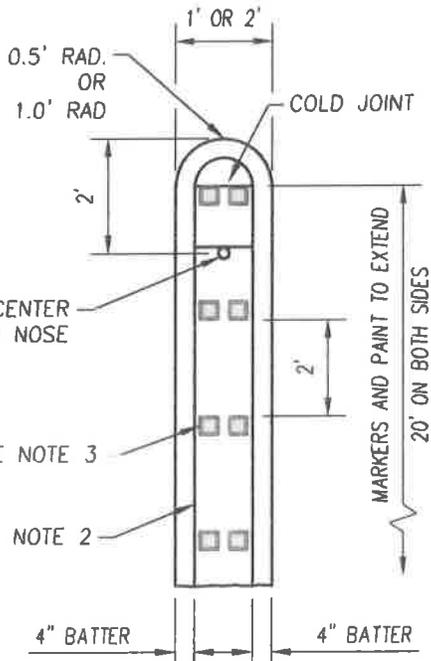
BATTER ON FACE OF MEDIAN SHALL MATCH DRAWING NO. 4010 MEDIAN CURB (TYP.)

SEE NOTE 2



CONCRETE NOSE SHALL BE 14" IN THICKNESS AND SHALL BE POURED MONOLITHICALLY TO MATCH MEDIAN CURB

ISOMETRIC VIEW



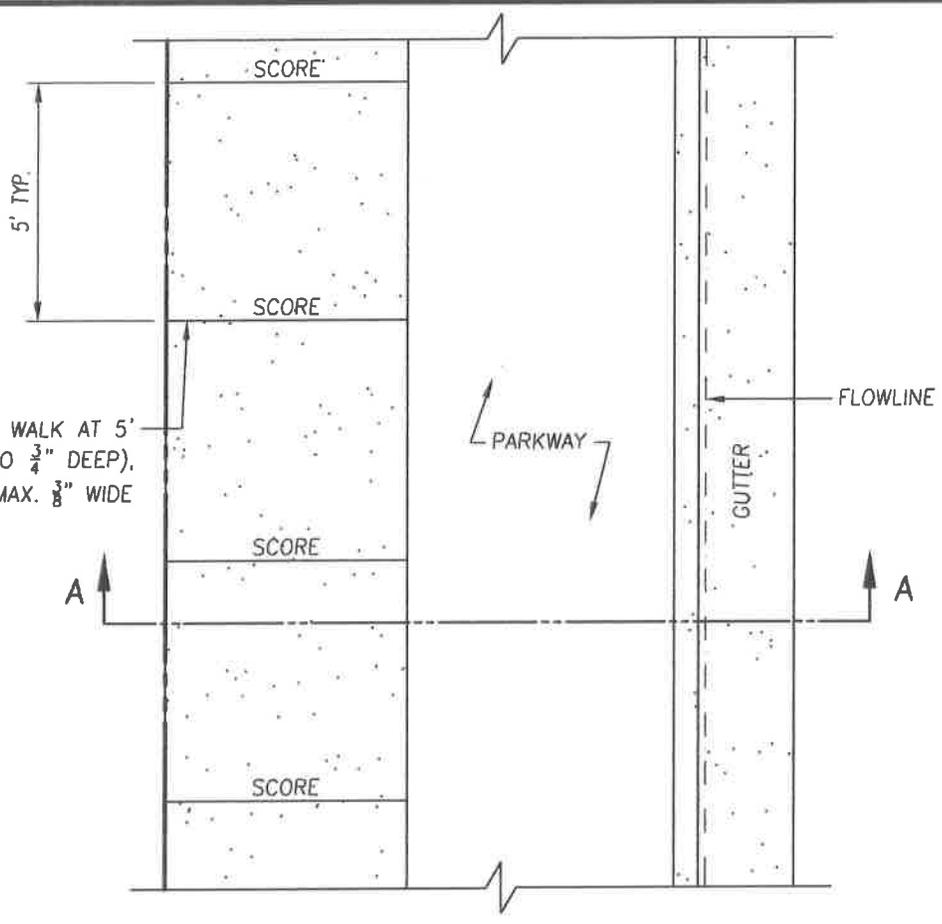
PLAN VIEW

NOTES:

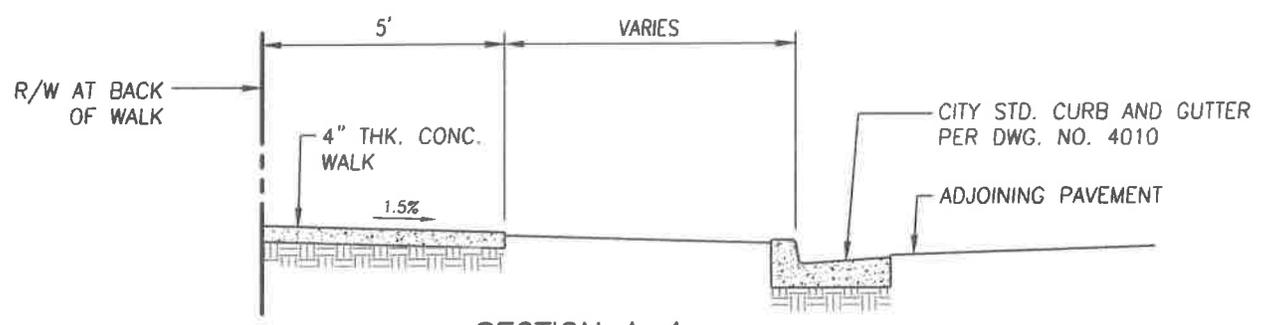
1. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
2. THE TOP AND FACE OF THE CURB SHALL BE PAINTED WITH YELLOW WATERBORNE PAINT. APPLY GLASS BEADS FOR RETROREFLECTIVITY IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATION SECTION 84-3.
3. INSTALL TYPE G OR TYPE D RAISED PAVEMENT MARKERS PER CALTRANS STANDARD SPECIFICATION SECTION 85-102C. RAISED PAVEMENT MARKERS SHALL BE ATTACHED TO THE TOP OF THE CURB USING ADHESIVES PER CALTRANS STANDARD SPECIFICATION SECTIONS 85-1.02D AND 85-1.02E.
4. COLD JOINTS SHALL BE PLACED AT 15' INTERVALS ALONG MEDIAN CURBING.

REVISIONS	DATE		<p align="center">CITY OF TULARE PUBLIC IMPROVEMENT STANDARD</p> <p align="center">1' OR 2' MEDIAN NOSE</p>	DRAWING NO.
				4316
			Approved By: _____	1 OF 1
			Date: 1/1/16 City Engineer	

SCORE CONC. WALK AT 5'
O.C. MAX. ($\frac{1}{2}$ " TO $\frac{3}{4}$ " DEEP),
MAX. $\frac{3}{8}$ " WIDE



PLAN VIEW

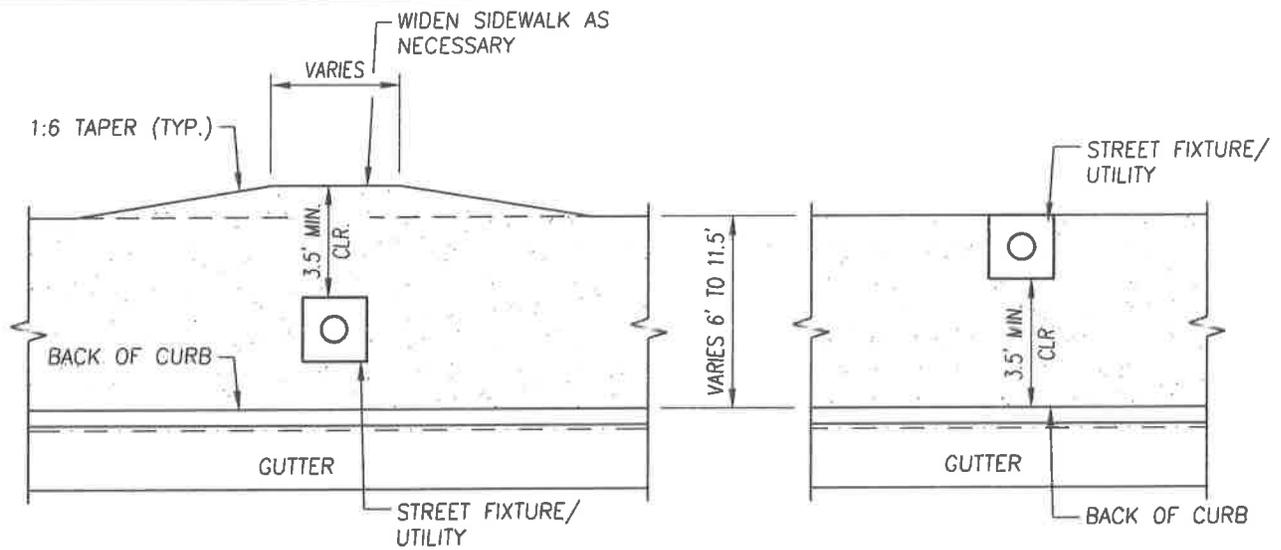


SECTION A-A

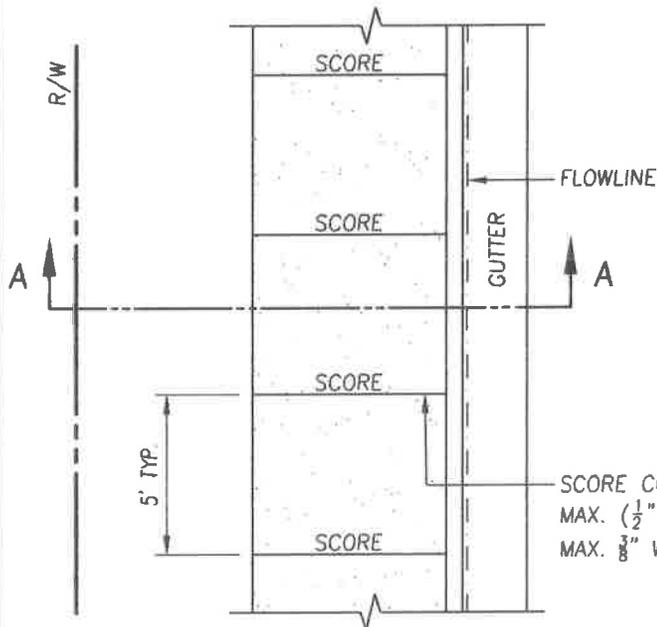
NOTES:

1. SIDEWALK SHALL BE CLASS 3 CONCRETE.
2. SIDEWALK SHALL BE WIDENED AT STREET FIXTURE LOCATIONS, AS NECESSARY PROVIDING A MINIMUM CLEARANCE SIMILAR TO DRAWING NO. 4420, "PLAN VIEW WITH STREET FIXTURE", OR AS APPROVED BY CITY ENGINEER.
3. SCORED JOINTS IN SIDEWALKS SHALL COINCIDE WITH JOINTS IN CURB AND GUTTER WHERE POSSIBLE.
4. COMPACT UPPER 6" OF SUBGRADE UNDER SIDEWALK TO 90% REL. COMPACTION (ASTM D1557).

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD SIDEWALK - RESIDENTIAL WITH PARKWAY	DRAWING NO.:
			Approved By: _____	4410
			Date: 1/1/16	City Engineer
				1 OF 1



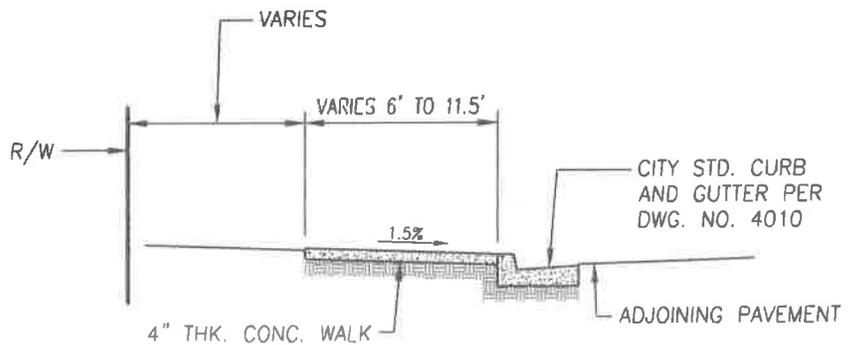
PLAN VIEW WITH STREET FIXTURE



PLAN VIEW

NOTES:

1. SIDEWALK SHALL BE CLASS 3 CONCRETE.
2. SIDEWALK SHALL BE WIDENED AT STREET FIXTURE OR UTILITY STRUCTURE LOCATIONS PROVIDING A MINIMUM CLEARANCE SHOWN ON PLAN VIEW, OR AS APPROVED BY CITY ENGINEER.
3. SCORED JOINTS IN SIDEWALKS SHALL COINCIDE WITH JOINTS IN CURB AND GUTTER WHERE POSSIBLE. COMPACTION TESTING AND APPROVAL REQUIRED PRIOR TO POUR.
4. COMPACT UPPER 6" OF SUBGRADE UNDER SIDEWALK TO 90% REL. COMPACTION (ASTM D1557).



SECTION A-A

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
SIDEWALK - INDUSTRIAL/COMMERCIAL
ADJACENT TO CURB

DRAWING NO.:

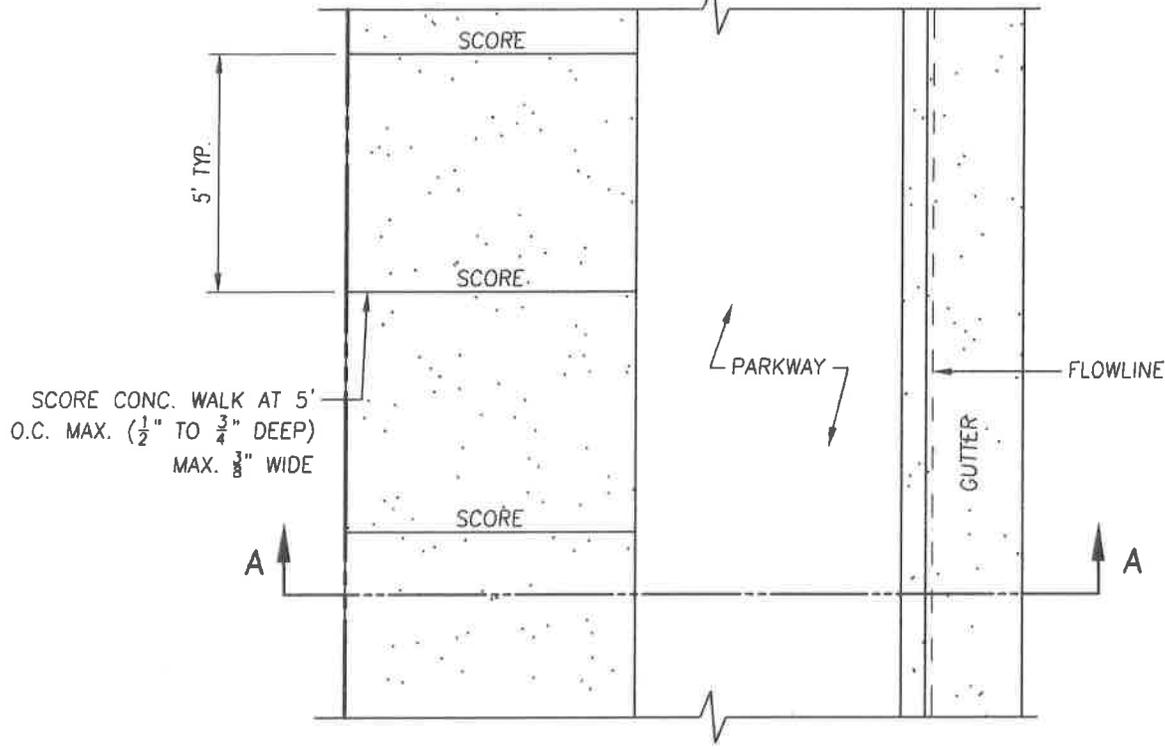
4420

Approved By: _____

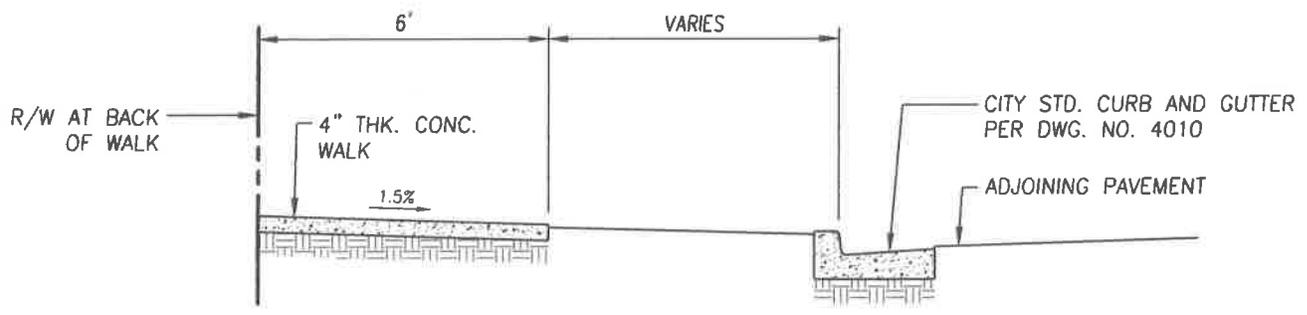
Date: 1/1/16

City Engineer

1 OF 1



PLAN VIEW



SECTION A-A

NOTES:

1. SIDEWALK SHALL BE CLASS 3 CONCRETE.
2. SIDEWALK SHALL BE WIDENED AT STREET FIXTURE AND UTILITY STRUCTURE LOCATIONS AS NECESSARY, PROVIDING A MINIMUM CLEARANCE SIMILAR TO DRAWING NO. 4420, "PLAN VIEW WITH STREET FIXTURE", OR AS APPROVED BY CITY ENGINEER.
3. SCORED JOINTS IN SIDEWALKS SHALL COINCIDE WITH JOINTS IN CURB AND GUTTER WHERE POSSIBLE. COMPACTION TESTING AND APPROVAL REQUIRED PRIOR TO POUR.
4. COMPACT UPPER 6" OF SUBGRADE UNDER SIDEWALK TO 90% REL. COMPACTION (ASTM D1557).

REVISIONS	DATE



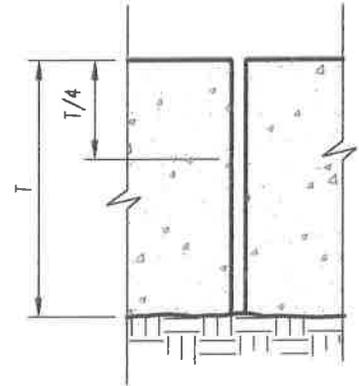
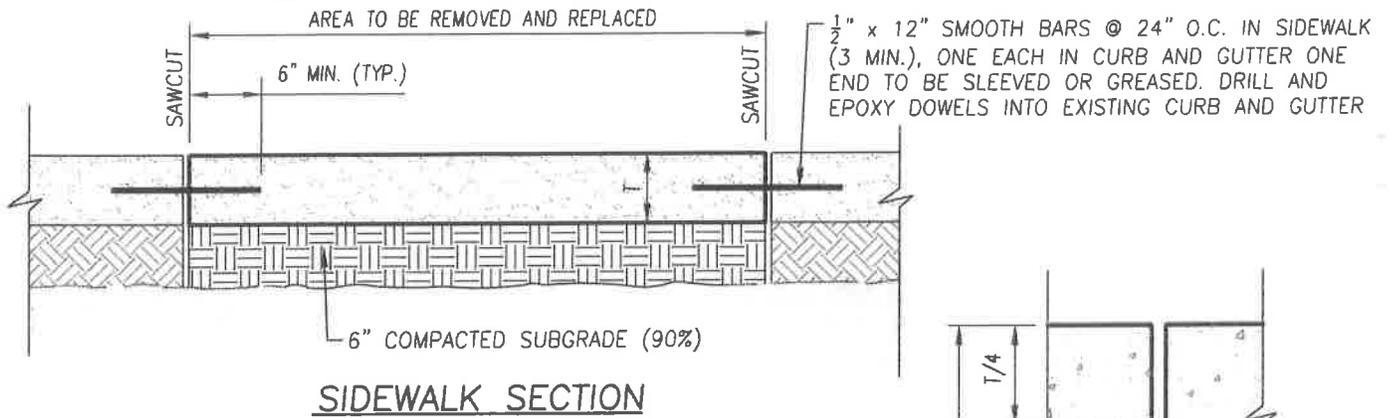
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

SIDEWALK - INDUSTRIAL/COMMERCIAL WITH PARKWAY

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:
4430

1 OF 1



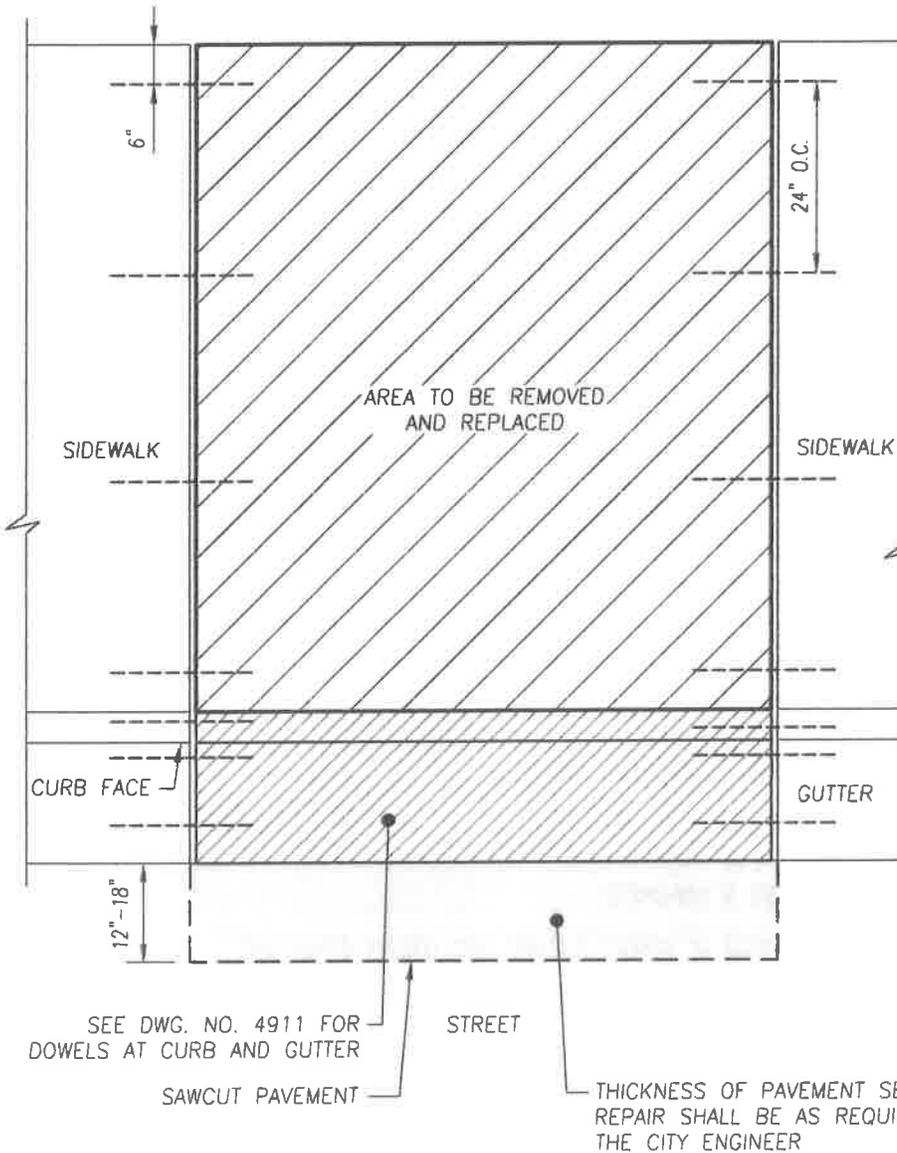
ALL CUTS TO BE MADE WITH WITH AN ABRASIVE-TYPE CUTTING WHEEL.

REMAINING EDGE TO BE SMOOTH AND TRUE WITH NO SHATTER. DEPTH OF CUT= $T/4$, $1\frac{1}{2}$ " MIN.

CUT DETAIL

NOTES:

1. COMPLETE SECTION OF CURB SHALL BE REMOVED AS REQUIRED BY THE CITY ENGINEER.
2. EXTENTS OF SIDEWALK REMOVAL AND RESTORATION SHALL BE AS DETERMINED BY THE CITY ENGINEER.
3. SAWCUTS SHALL BE AT SIDEWALK SCORE LINES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER
4. COMPACT UPPER 6" OF SUBGRADE UNDER SIDEWALK TO 90% REL. COMPACTION (ASTM D1557). COMPACTION TEST AND APPROVAL REQUIRED BEFORE POUR.
5. ALL CONCRETE SHALL BE CLASS 2.



PLAN VIEW OF CURB, GUTTER & SIDEWALK

REVISIONS	DATE

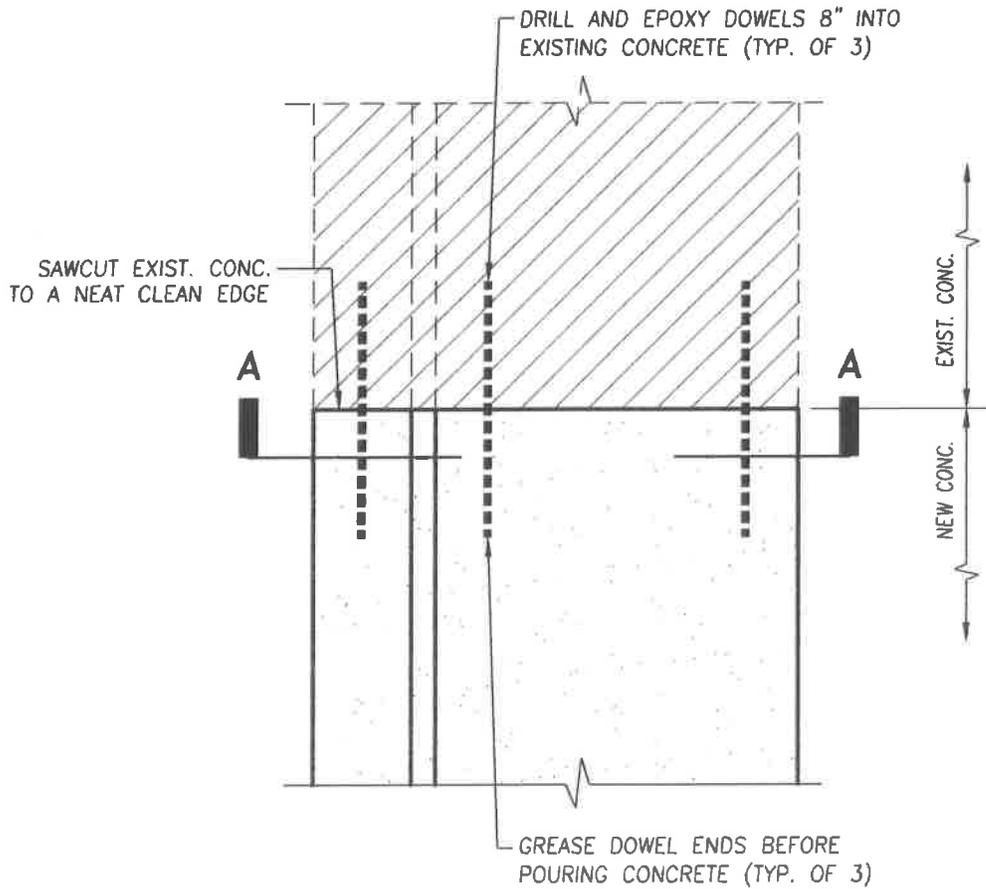
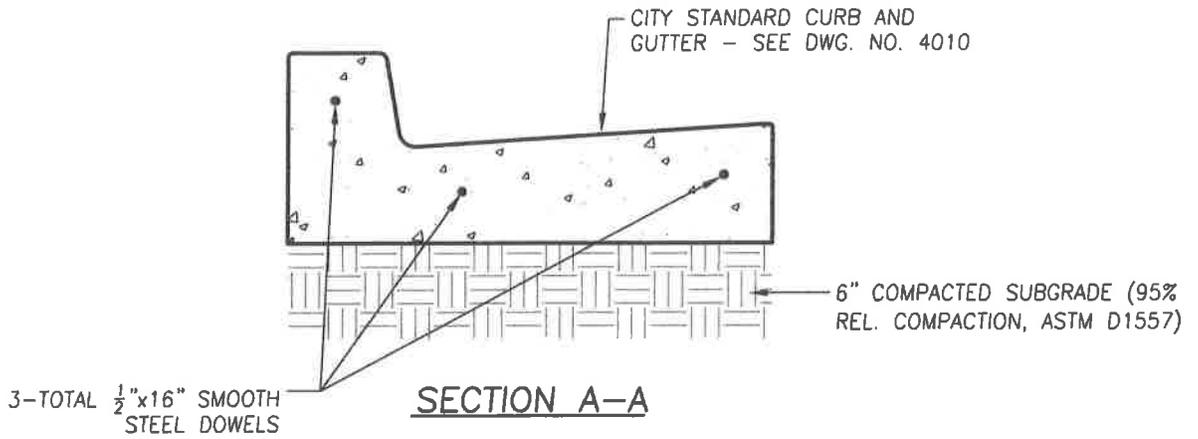


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
SIDEWALK REPAIR

DRAWING NO. **4910**

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



PLAN VIEW AT CURB AND GUTTER

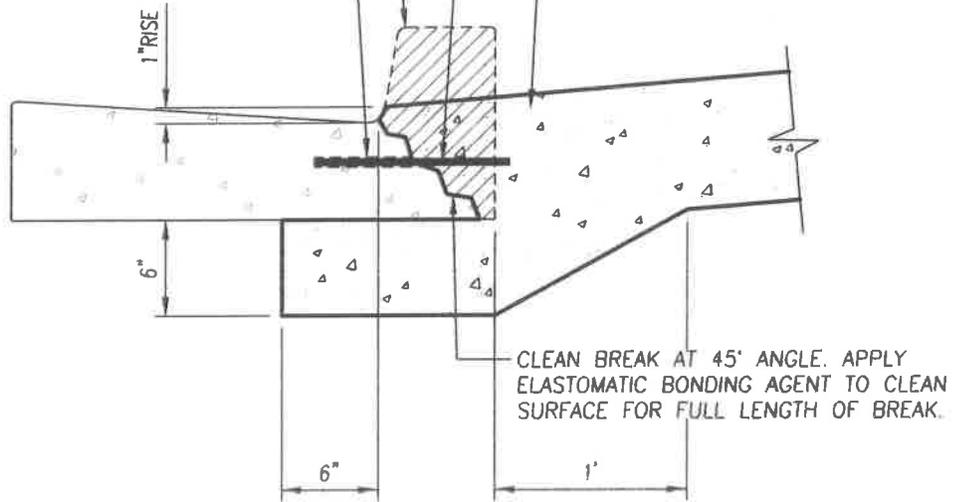
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD CURB AND GUTTER REPAIR	DRAWING NO.:
				4911
			Approved By: _____	1 OF 1
			Date: 1/1/16	
			City Engineer	

REMOVE EXIST. CURB ALONG
ENTIRE WIDTH OF NEW DRIVE
APPROACH

DRILL $\frac{1}{2}$ " \varnothing x 6" HOLE
AND DRIVE DOWEL

$\frac{1}{2}$ "x12" SMOOTH STEEL
DOWELS AT 24" O.C. (MAX.)

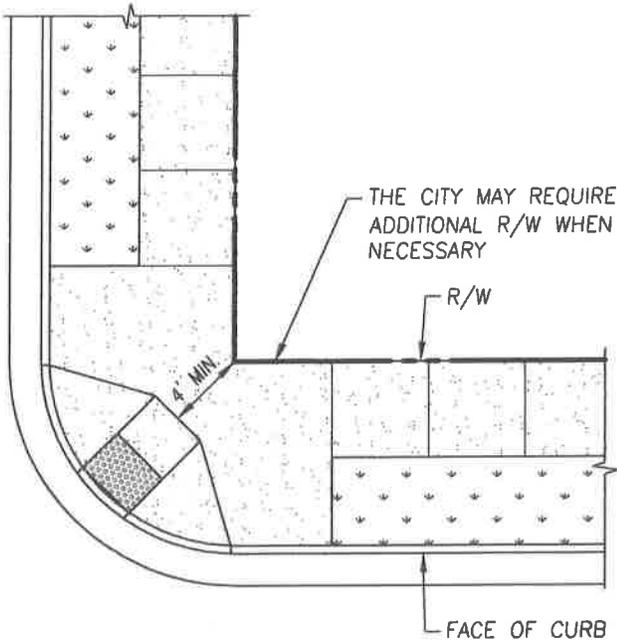
NEW CONC. DRIVE APPROACH



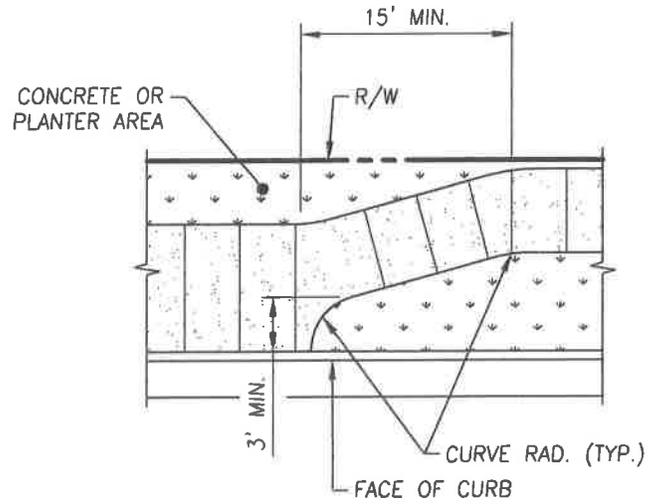
CLEAN BREAK AT 45° ANGLE. APPLY
ELASTOMATIC BONDING AGENT TO CLEAN
SURFACE FOR FULL LENGTH OF BREAK.

NOTE:
THIS DETAIL REQUIRES PRIOR
APPROVAL OF CITY ENGINEER.

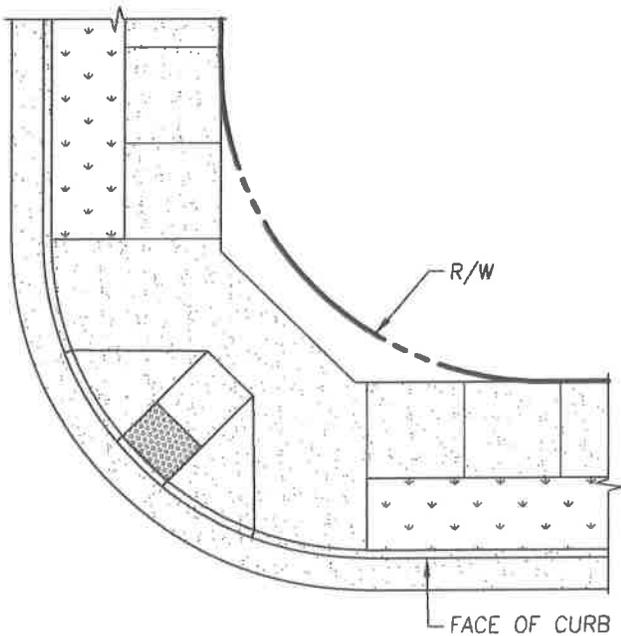
REVISIONS	DATE	<p style="text-align: center;">CITY OF TULARE PUBLIC IMPROVEMENT STANDARD</p>		
				



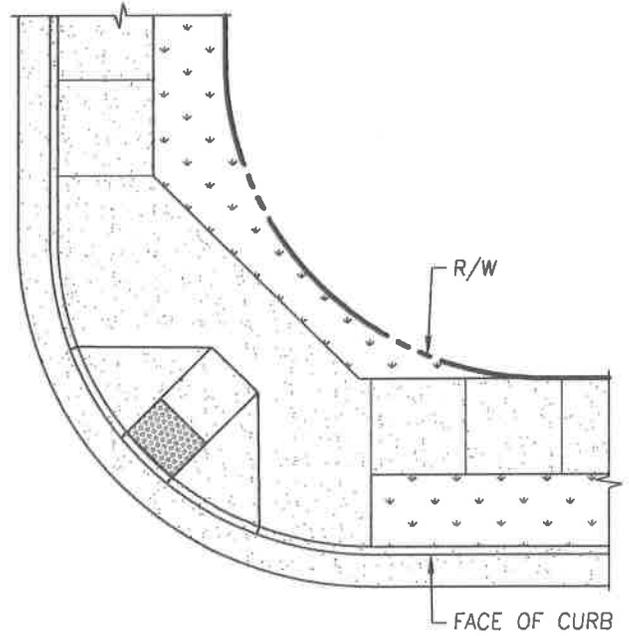
SIDE INTERSECTION FOR CURB RETURNS WITH 8' TO 15' RADIUS



COMMERCIAL TO RESIDENTIAL SIDEWALK TRANSITION



SIDEWALK INTERSECTION FOR CURB RETURNS WITH 16' TO 30' RADIUS



INTERSECTION SIDEWALK TRANSITION

NOTES:

1. SEE DRAWING NO.S 4110-4170 FOR ADDITIONAL INFORMATION REGARDING CURB CUT RAMPS.
2. THE DESIGN ENGINEER SHALL SPECIFY APPLICABLE CURVE RADII ON THE PLANS.

REVISIONS	DATE



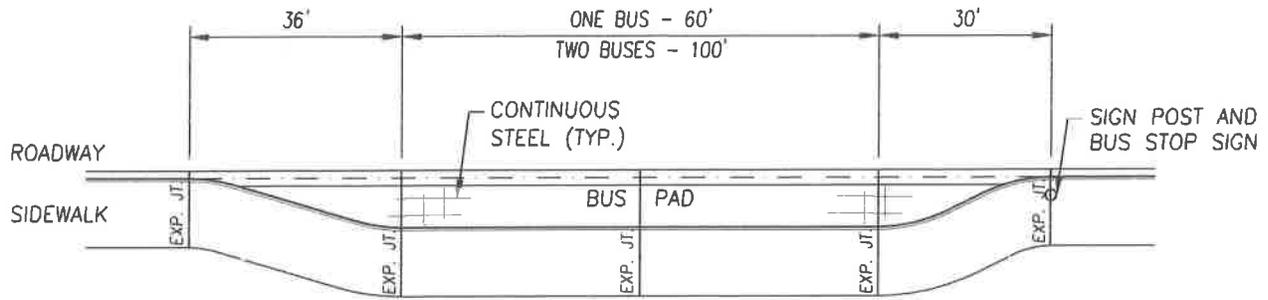
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

SIDEWALK TRANSITIONS AND INTERSECTIONS

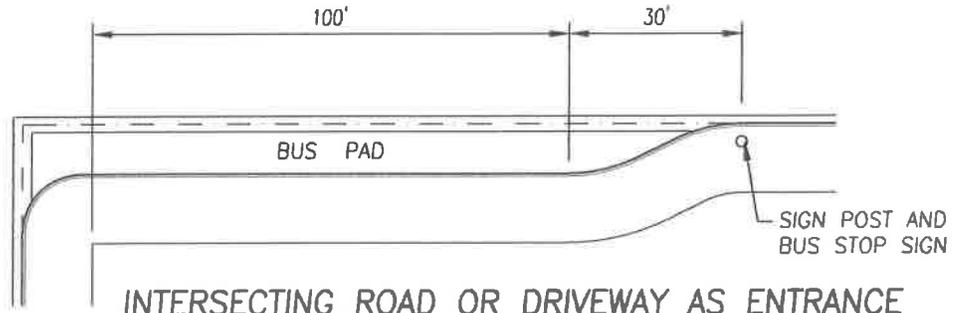
DRAWING NO.:
4913

Approved By: _____
Date: 1/1/16 City Engineer

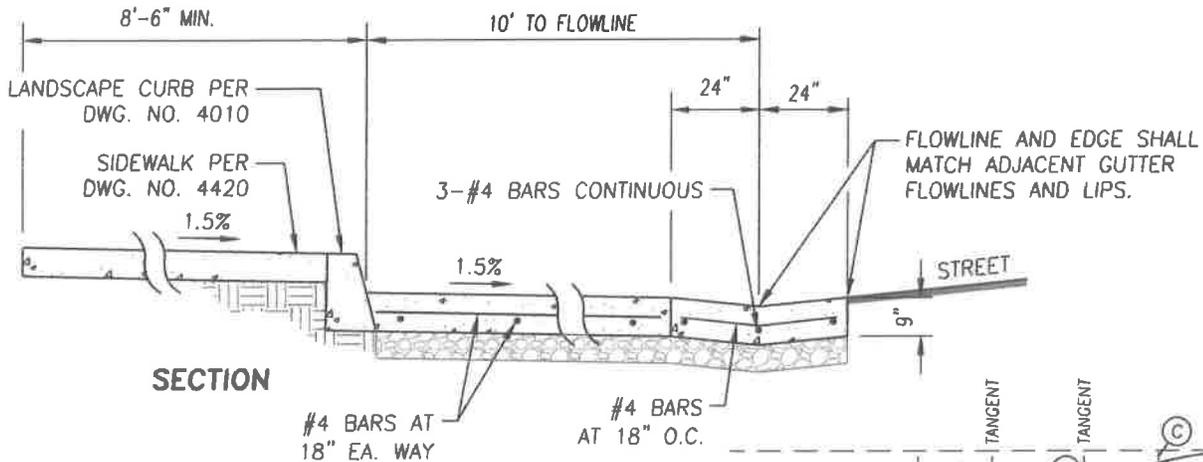
I OF 1



STANDARD BUS TURNOUT



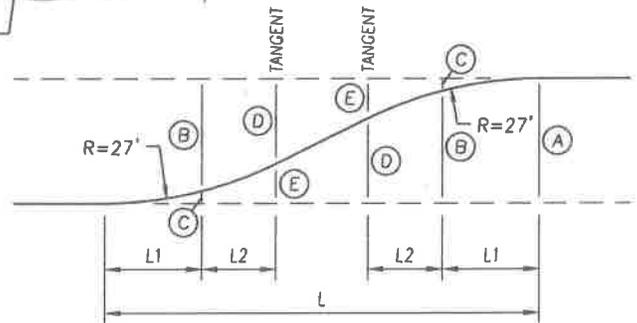
INTERSECTING ROAD OR DRIVEWAY AS ENTRANCE



SECTION

NOTES:

- BUS PAD AND VEE-GUTTER SHALL BE 9" THICK CLASS 2 CONCRETE OVER 4" CLASS 2 AGGREGATE BASE OVER MIN. 6" COMPACTED SUBGRADE (95% REL. COMPACTION). REINFORCE AS SHOWN.
- SEE DRAWING NO.S 4010 & 4420 FOR CURB, GUTTER AND SIDEWALK.
- SEE DRAWING NO. 4910 FOR SAWCUTTING EXISTING PCC.
- SEE DRAWING NO. 7225 FOR SIGN POST.
- SCORE AT 10' INTERVALS.



L	L1	L2	A	B	C	D	E
36	4.25	4.00	8.50	8.20	0.30	7.30	1.20
30	6.33	5.87	8.50	7.80	0.70	5.65	2.85

REVERSE TAPER - GEOMETRICS

REVISIONS	DATE



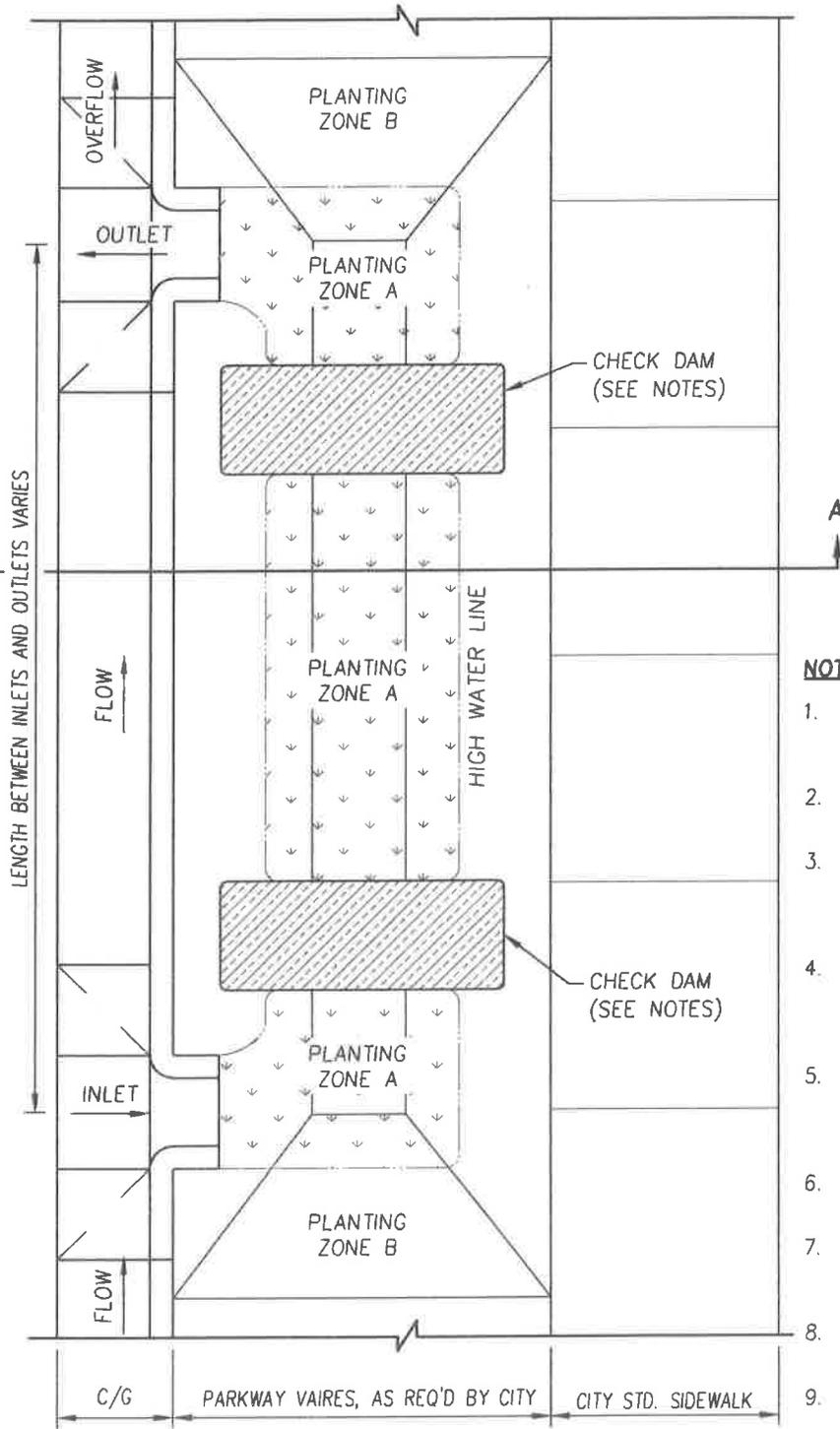
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
BUS TURNOUT

DRAWING NO.
4920

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1

PUBLIC STREET



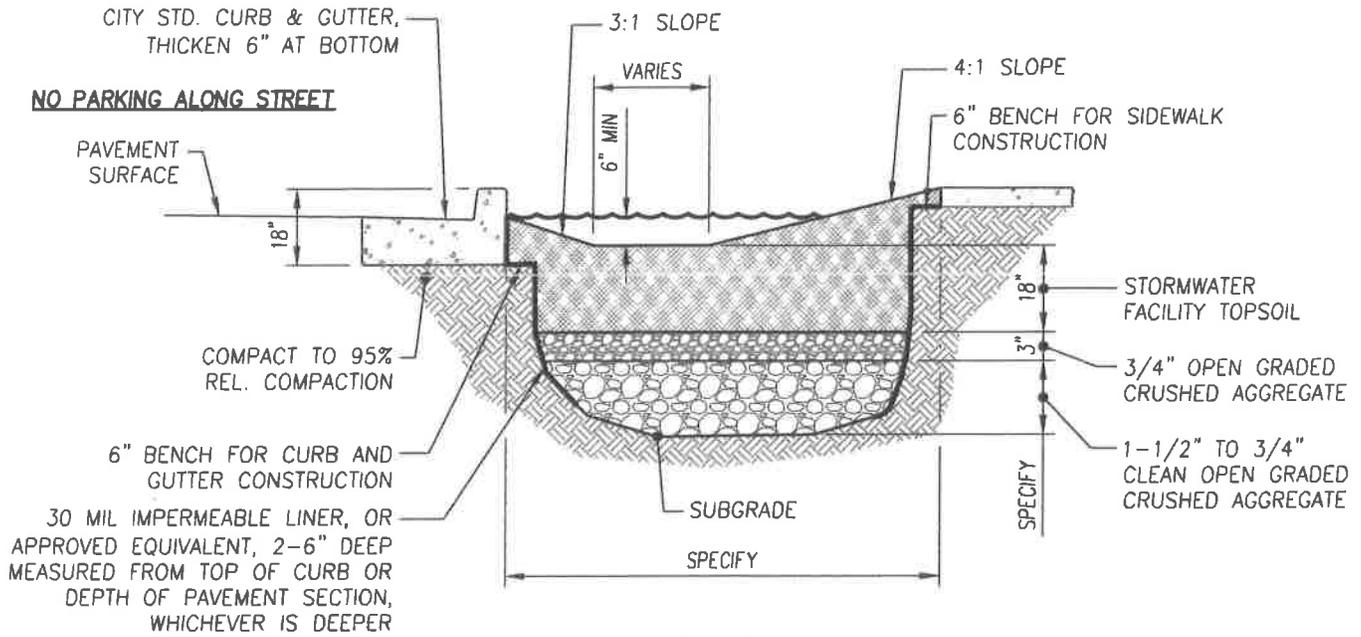
NOTES:

1. AREA AND DEPTH OF FACILITY ARE BASED UPON ENGINEERING CALCULATIONS AND RIGHT-OF-WAY CONSTRAINTS.
2. LONGITUDINAL SLOPE OF SWALE SHALL MATCH SLOPE OF CURB AND GUTTER
3. INCLUDE BEGINNING AND ENDING STATIONS FOR EACH FACILITY. PROVIDE STATIONS AND ELEVATIONS AT EVERY INLET, OUTLET, AND CHECK DAM.
4. SIDEWALK ELEVATION MUST BE SET ABOVE INLET AND OUTLET ELEVATIONS TO ALLOW OVERFLOW TO DRAIN TO STREET BEFORE SIDEWALK.
5. THE DESIGNER SHALL MAKE SPECIAL DESIGN CONSIDERATIONS FOR WATER LATERALS, SEWER LATERALS, FIRE HYDRANTS, STREET LIGHTS AND OTHER UTILITY BOXES.
6. UTILITY LINES MAY NEED TO BE SLEEVED OR RELOCATED.
7. LANDSCAPE AND PLANTING SHALL BE APPROVED BY THE CITY OF TULARE PARKS DIVISION.
8. CHECK DAMS MAY BE REQUIRED TO MAXIMIZE STORAGE VOLUME.
9. SEE DRAWING NO. 5011 FOR CROSS SECTION OF SWALE.
10. SEE DRAWING NO.S 5015 & 5016 FOR INLET AND OUTLET DETAILS.

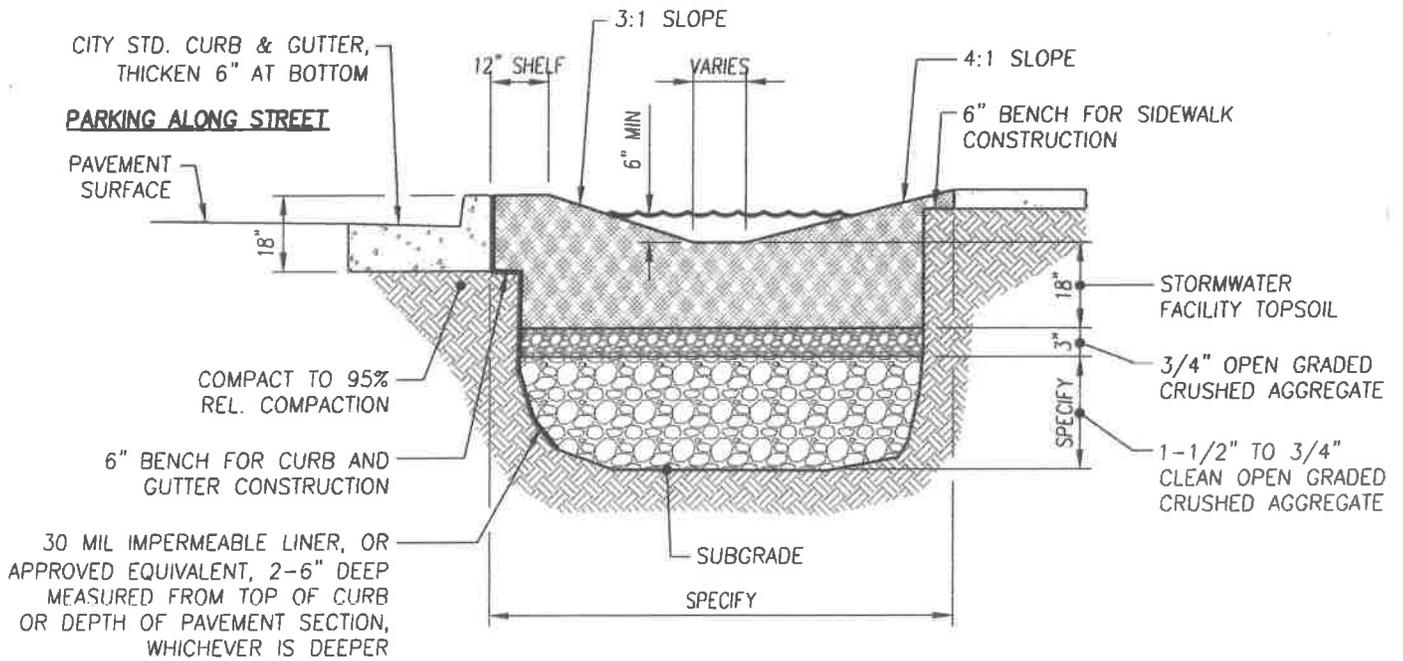
REVISIONS	DATE



CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
PARKWAY SWALE	DRAWING NO.:
Approved By: _____ Date: 1/1/16	<div style="font-size: 2em; font-weight: bold;">5010</div>
City Engineer	1 OF 2



SECTION A-A



SECTION A-A

NOTES:

1. STORMWATER FACILITY TOPSOIL SHALL CONSIST OF LOAMY SOIL, SAND AND COMPOST THAT IS 30% TO 40% COMPOST BY VOLUME.
2. SEE CURB & GUTTER AND SIDEWALK DETAILS FOR CONCRETE REQUIREMENTS.

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

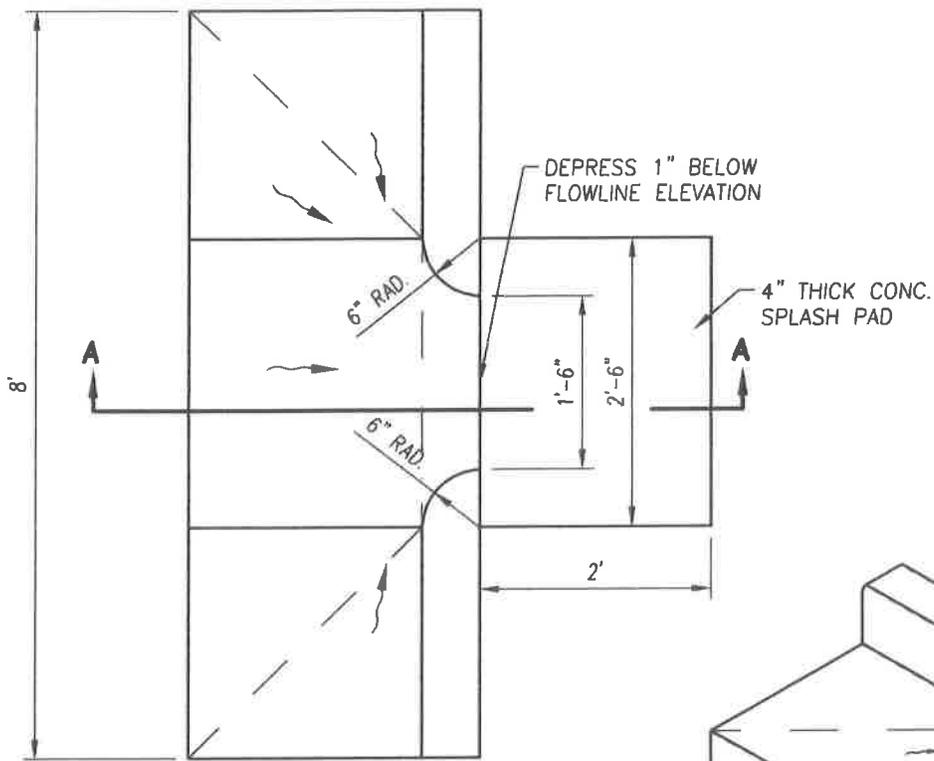
SWALE SECTIONS

DRAWING NO.:

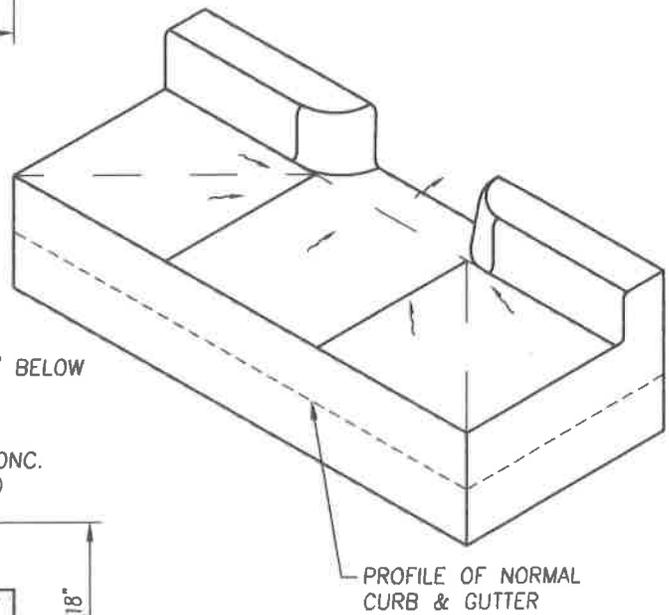
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Approved By: _____
Date: 1/1/16 City Engineer

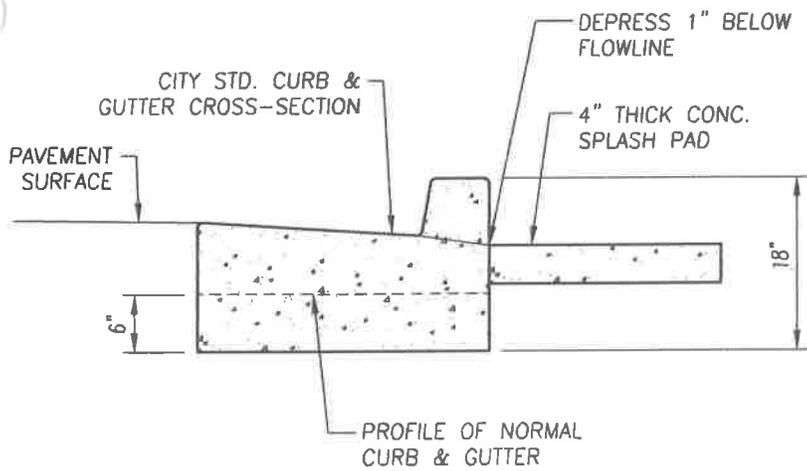
2 OF 2



PLAN VIEW



ISOMETRIC VIEW



SECTION A-A

NOTES:

1. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
2. SEE DRAWING NO. 4010 FOR STANDARD CURB & GUTTER CROSS-SECTION AND DIMENSIONS.

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
CONCRETE INLETS/OUTLETS AT
PARKWAY SWALES

DRAWING NO.:

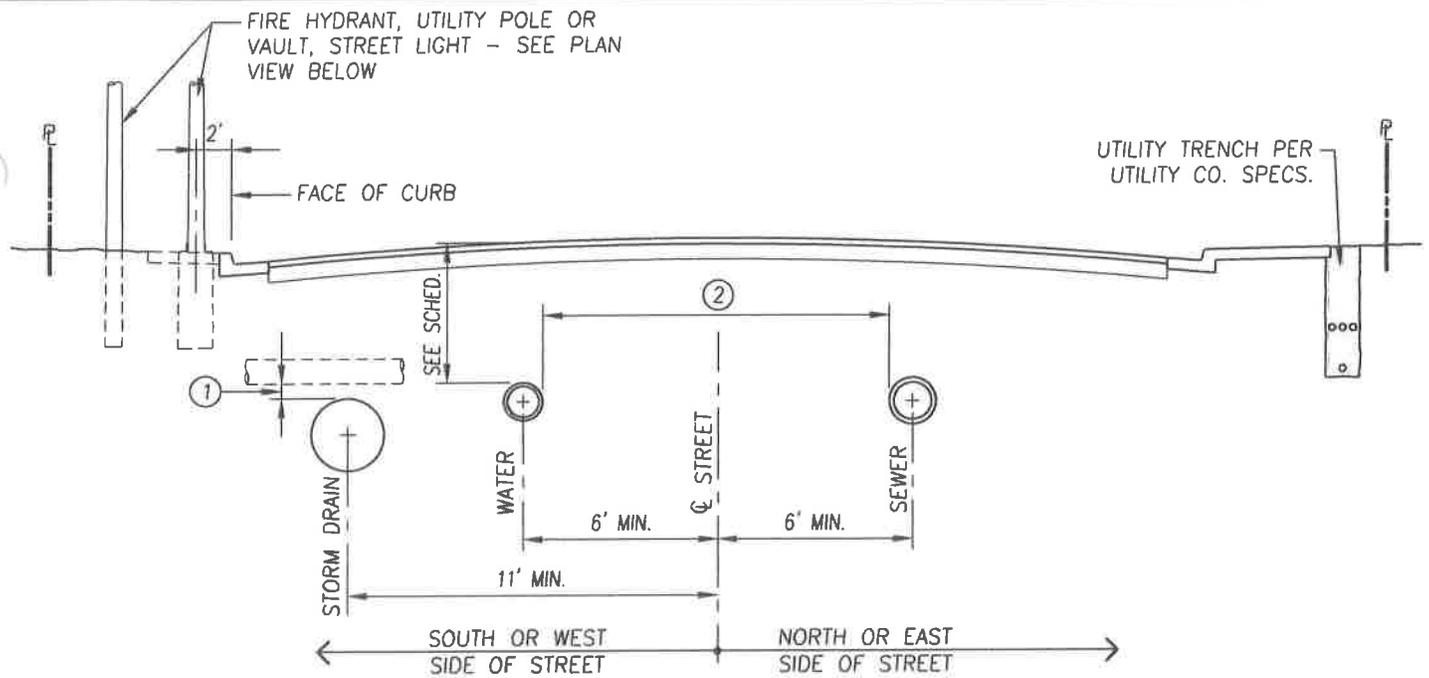
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Date: 1/1/16

City Engineer

1 OF 1

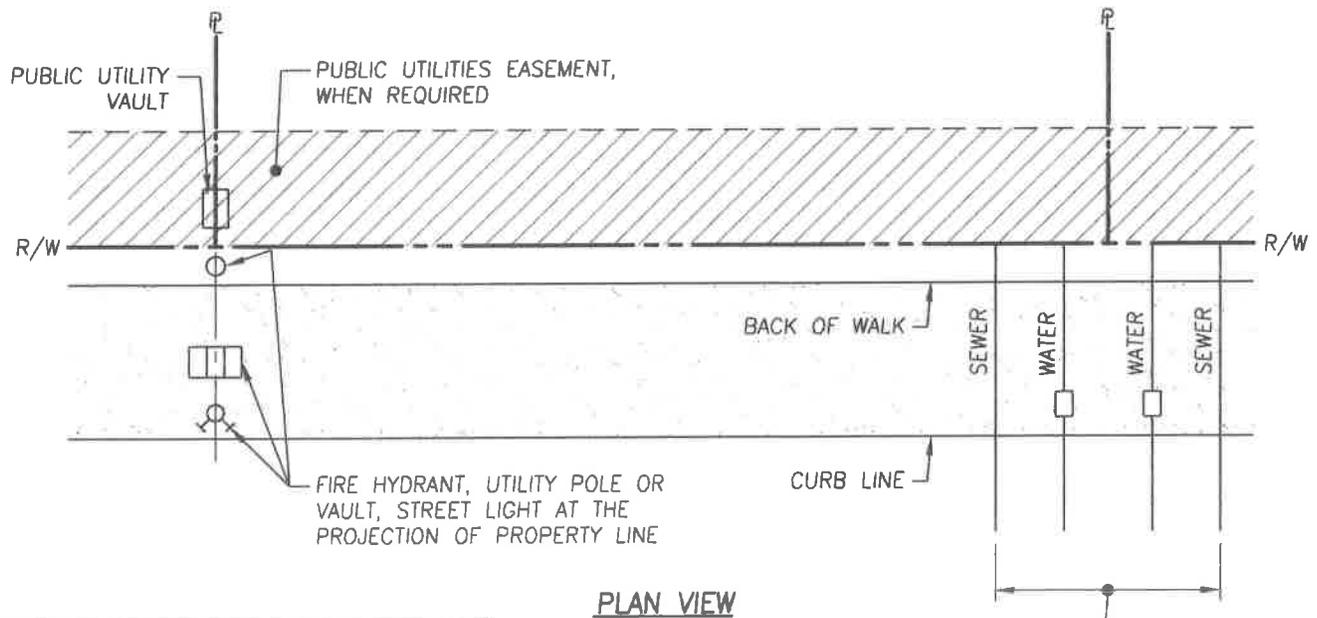


NOTES:

1. MINIMUM VERTICAL SEPARATION AT ALL UTILITY CROSSINGS SHALL BE 6" CLEAR, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. SEE DRAWING NO.S 6110 AND 6140.

WATER MAIN - DEPTH SCHEDULE

SIZE OF MAIN (INCHES)	MIN. COVER BELOW FIN. GRADE (FEET)	MIN. COVER BELOW SUBGRADE (FEET)
6	3.5 OR	2.5 (WHICHEVER IS DEEPER)
8	4.0 OR	3.0 (WHICHEVER IS DEEPER)
10	4.0 OR	3.0 (WHICHEVER IS DEEPER)
12	4.0 OR	3.0 (WHICHEVER IS DEEPER)



PLAN VIEW

SEE DESIGN GUIDELINES FOR PLACEMENT OF SEWER LATERALS AND WATER LATERALS

NOTE:
STAMP TOP OF CURB W/3" TO 4" TALL "S" FOR SANITARY SEWER LATERALS AND "W" FOR WATER LATERALS.

REVISIONS	DATE



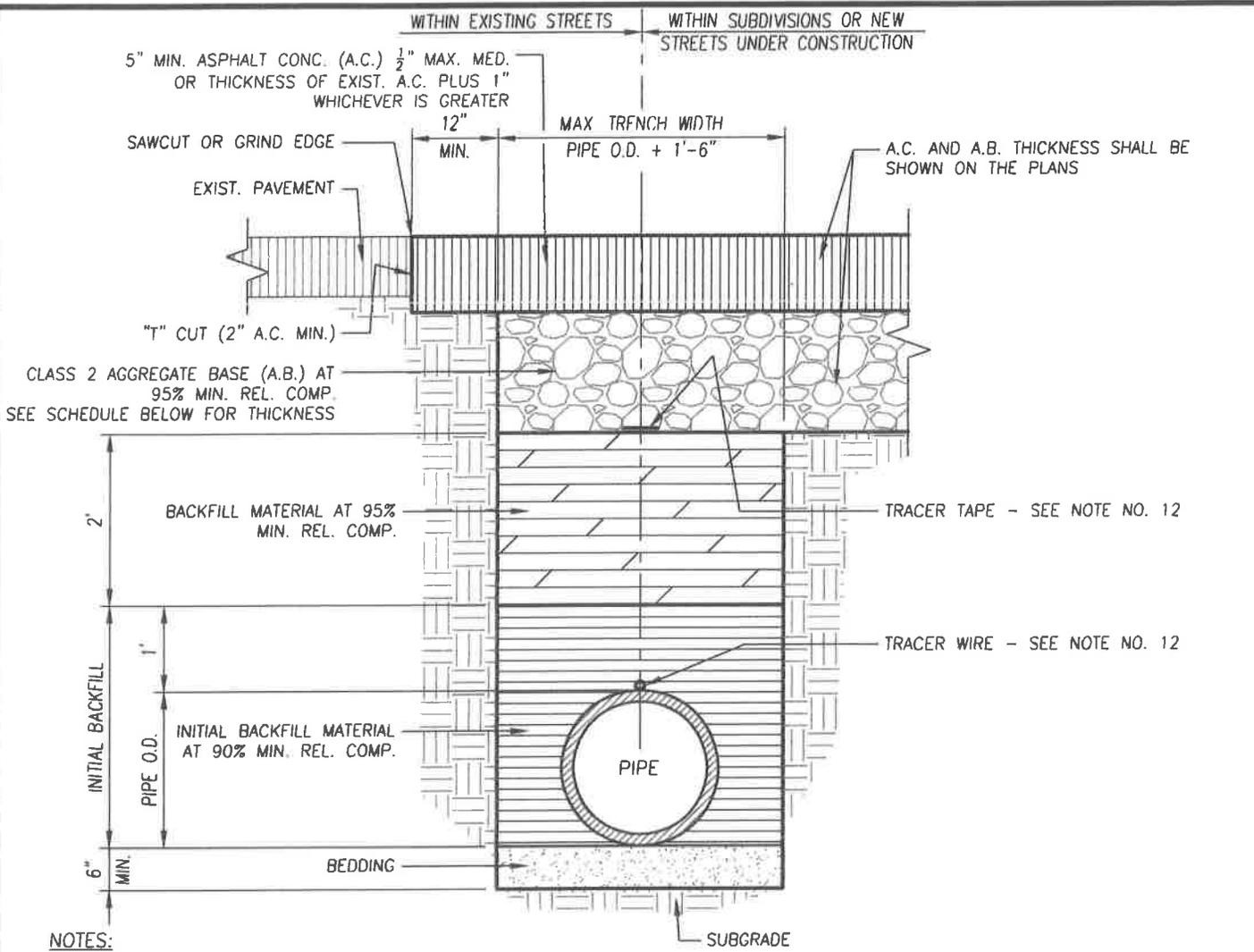
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

UTILITY LOCATIONS

DRAWING NO.:
6010

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



NOTES:

1. PREPARATION OF THE FOUNDATION TO RECEIVE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE PLACED AS REQUIRED BY THE SOILS REPORT.
2. THE BEDDING AND INITIAL BACKFILL MATERIAL SHALL CONSIST OF A MINIMUM 30% SAND EQUIVALENT.
3. INITIAL BACKFILL FOR AREA AROUND THE PIPE AND 12" ABOVE THE TOP OF THE PIPE SHALL BE HAND-COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
4. HYDRO-HAMMERS SHALL NOT BE USED.
5. BACKFILL MATERIAL SHALL BE PLACED IN 6" MAX. LIFTS OF PROPERLY MOISTENED AND COMPACTED MATERIAL.
6. EXISTING PAVEMENT SURFACING SHALL BE CUT ("T" CUT) AS SHOWN AFTER TRENCH IS BACKFILLED AND AGGREGATE BASE MATERIAL IS IN PLACE AND COMPACTED AS REQUIRED.
7. ASPHALTIC PAINT BINDER, "TACK COAT", SHALL BE APPLIED TO ALL ADJACENT VERTICAL CONTACT SURFACES OF EXISTING PAVEMENT AND CONCRETE IMMEDIATELY PRIOR TO TRENCH PAVING. THE AREA MUST BE CLEANED BEFORE THE TACK COAT IS APPLIED.
8. AFTER TRENCH PAVING HAS BEEN COMPLETED APPLY A SEAL COAT TO ALL TRENCH EDGES WHICH ABUT EXISTING PAVEMENT AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.
9. IN AREAS OF NO PAVEMENT, OR PHASED SUBDIVISIONS, OR WHERE NO A.C. PAVEMENT AND AGGREGATE BASE IS REQUIRED, THE BACKFILLED MATERIAL SHALL BE COMPACTED TO 92% MINIMUM RELATIVE COMPACTION.
10. PLACE AND MAINTAIN 2" MIN. TEMPORARY A.C. COLD MIX IN TRENCH IMMEDIATELY AFTER BACKFILL AND PRIOR TO OPENING UP TO TRAFFIC.
11. CLASS 2 AGGREGATE BASE MIN. THICKNESS SHALL BE:

STATE HIGHWAYS.....	AS DIRECTED BY CALTRANS
ALLEYS.....	4"
LOCAL STREETS.....	6"
COLLECTOR STREETS.....	8"
MAJOR ARTERIALS.....	10"
12. NON-METALLIC SEWERLINES SHALL BE INSTALLED WITH A MAGNETIC TRACER TAPE AS SHOWN ABOVE. ALL WATERLINES AND SEWER FORCE MAINS SHALL BE INSTALLED WITH 10-GA. INSULATED SOLID COPPER TRACER WIRE, SECURED TO THE CENTER OF THE TOP OF THE PIPE WITH TAPE AT 5' INTERVALS. ADJACENT TO EA. MANHOLE AND LIFT STATION, A TU-G05 UTILITY WELL SHALL BE INSTALL PER DRAWING NO. 6030 FOR ACCESS TO FORCE MAIN TRACER WIRE. TRACER WIRE TO BE INSTALLED PER DRAWING NO. 6325 WIRE SHALL BE CONTINUOUS AND TESTED FOR CONTINUITY. WIRE TO SERVICES, FIRE LINES, ETC. SHALL BE JOINED TO WIRE ON MAIN. ALL JOINTS IN WIRE TO BE SOLDERED AND WRAPPED WITH ELECTRICAL TAPE.

REVISIONS	DATE



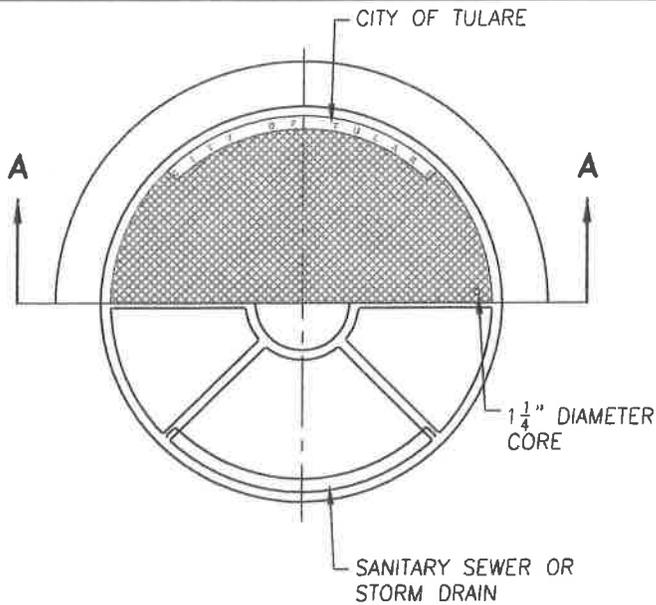
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

TRENCH BACKFILL / PATCH PAVING

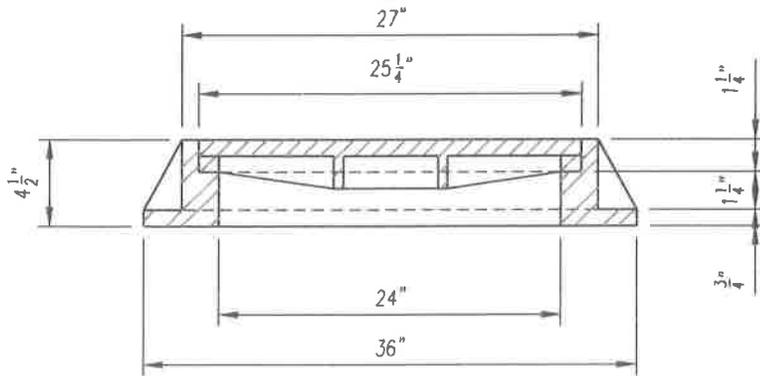
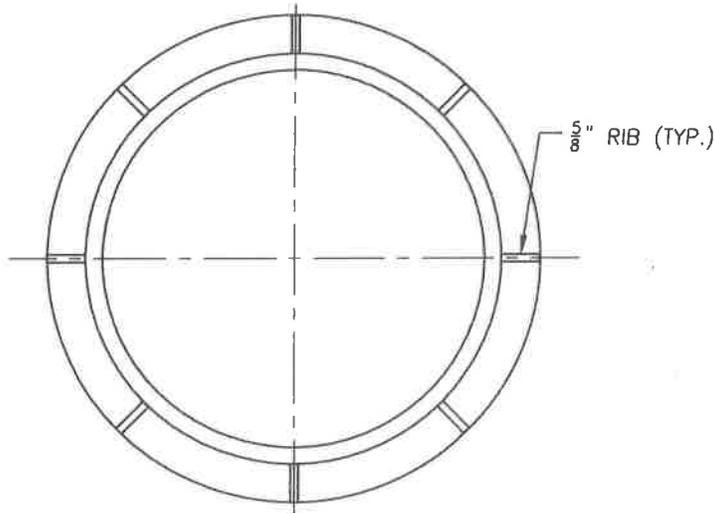
DRAWING NO. **6020**

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



**COVER
FRAME**



SECTION A-A

MANHOLE COVER:

1. MANHOLE FRAME AND COVER SHALL HAVE A 24" CLEAR OPENING AND A SEALED BLIND PICKHOLE (SOUTH BAY FOUNDRY 1000 OR APPROVED EQUAL). THE COVER SHALL BE LETTERED "SANITARY SEWER" OR "STORM DRAIN" AS REQUIRED. THE INSIDE OF THE FRAME SHALL BE GROUTED WITH NON-SHRINK GROUT.
2. MATERIALS AND DESIGN SHALL BE SUITABLE FOR H-20 LOADING.
3. EXISTING PAVEMENT SHALL BE CUT UNIFORMLY.
4. UPON COMPLETION OF MANHOLE, ANY DEBRIS AT BOTTOM OF MANHOLE SHALL BE REMOVED TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR.

ADJUSTMENT TO GRADE:

ADJUST TO GRADE PER CITY STANDARDS AND DWG. NO. 6030

COLLAR:

COLLAR SHALL BE CONSTRUCTED PER DRAWING NO. 6030

REVISIONS

DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

**STANDARD MANHOLE FRAME
AND COVER**

DRAWING NO.:

6025

Approved By: _____

Date: 1/1/16

City Engineer

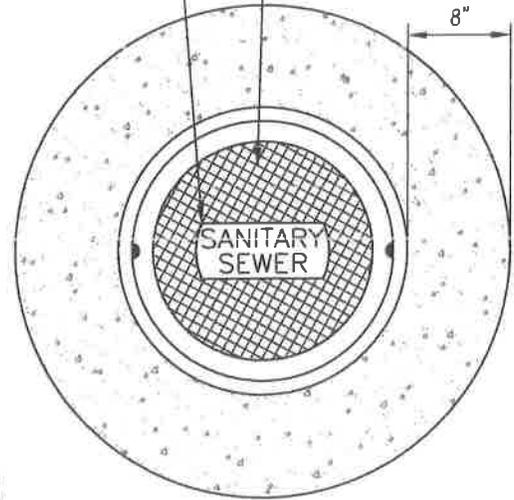
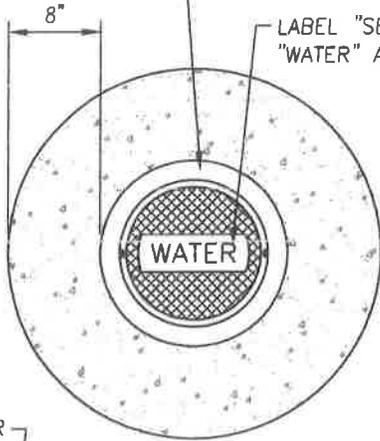
1 OF 1

TYLER UNION TU-G05

LABEL "SANITARY SEWER"
OR "STORM SEWER" AS
APPLICABLE

MANHOLE FRAME AND
COVER PER DWG. NO. 6025

LABEL "SEWER" OR
"WATER" AS APPLICABLE

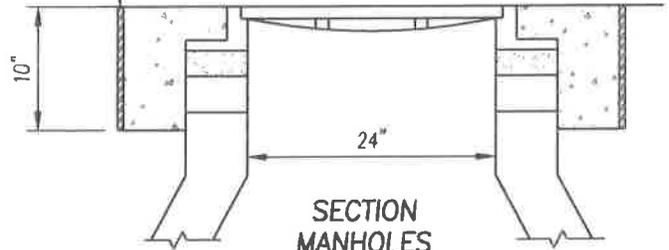
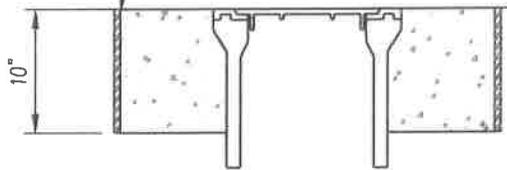


COLD JOINT OR
TIN FORM

COLD JOINT OR
TIN FORM

PLAN

PLAN



SECTION
VALVE BOX

SECTION
MANHOLES

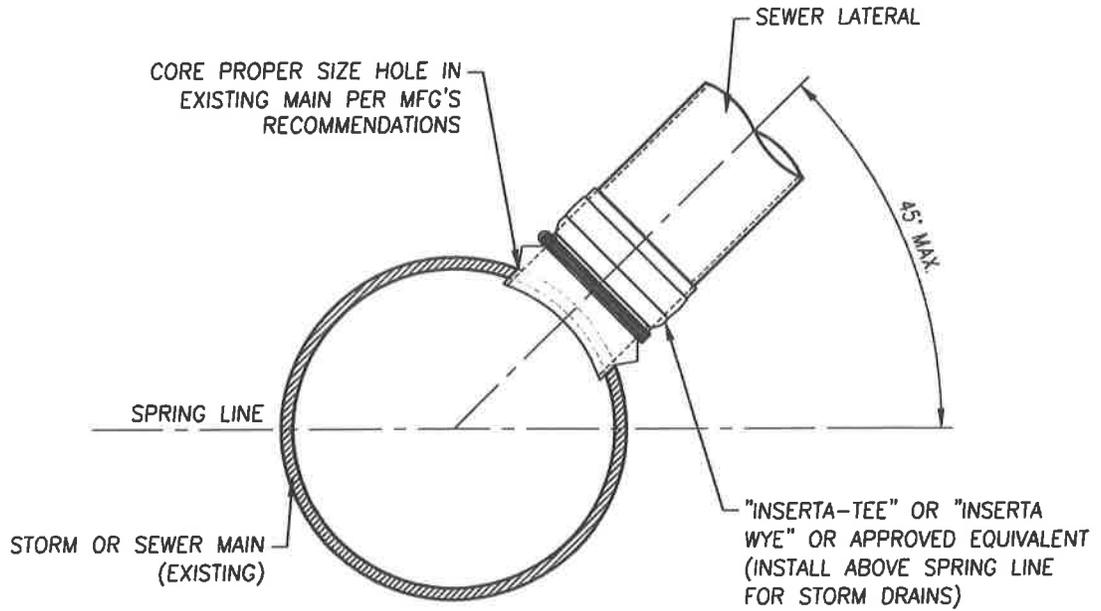
WATER VALVE AND SEWER CLEANOUT

STORM DRAIN AND
SANITARY SEWER

NOTES:

1. COMPLETELY REMOVE EXISTING CONCRETE COLLAR (IF APPLICABLE) PRIOR TO PLACING NEW CONCRETE COLLAR. THE DIAMETER OF THE NEW COLLAR SHALL BE EQUAL TO THE EXISTING COLLAR OR THE MINIMUM DIAMETER SPECIFIED IN THE ABOVE DETAIL, WHICHEVER IS LARGER.
2. CONCRETE SHALL BE CLASS 2 CONCRETE, TROWELED TO STREET GRADE, AND ALLOWED TO CURE FOR 48 HOURS PRIOR TO ANY TRAFFIC USE.
3. ALL UTILITY COVERS TO BE RAISED SHALL BE REPLACED, IF NEEDED, TO CONFORM TO COVERS SPECIFIED ABOVE. COVERS SHALL BE IMPRINTED WITH THE APPROPRIATE UTILITY NAME.
4. DEPTH AND RADIUS DIMENSIONS SHOWN APPLY TO SIMILAR COVERS THAT ARE NOT SHOWN.
5. COLLARS CONSTRUCTED IN P.C.C. STREETS SHALL BE CIRCULAR IN SHAPE AND SHALL BE SEPARATED FROM THE ADJACENT P.C.C. STREET BY EITHER A COLD JOINT OR A TIN FORM.
6. THE TOTAL HEIGHT GRADE RINGS SHALL NOT EXCEED 18" NOR BE LESS THAN 6". GRADE RINGS AND MANHOLE FRAME SHALL BE SEALED AT EVERY JOINT WITH BUTYL RUBBER (CONSEAL CS-102 OR EQUAL). WHEN PROPER GRADE CANNOT BE ACHIEVED WITH STANDARD GRADE RINGS, THE MANHOLE FRAME SHALL BE SUSPENDED IN POSITION OVER THE LAST GRADE RING, THE INSIDE OF THE FRAME AND SHAFT SHALL BE FORMED WITH TUBE OR MONOFORM SYSTEM, AND THE CONCRETE COLLAR SHALL BE Poured TO PROVIDE THE JOINT BETWEEN THE MANHOLE FRAME AND THE GRADE RING STACK. INSIDE OF RINGS SHALL BE GROUTED WITH NON-SHRINK GROUT TO OBTAIN A SMOOTH SURFACE FREE FROM GAPS, HOLES AND SHARP EDGES. 2" CLEARANCE APPLIES TO THE LOW SIDE OF THE FRAME. CLEARANCE MAY BE GREATER ON THE HIGH SIDE AS DICTATED BY THE STREET GRADES AND AS DIRECTED BY THE CITY ENGINEER. USE 6" CONCRETE REDUCING RINGS IN CASES WHERE EXISTING MANHOLE OPENING MUST BE REDUCED TO ACCOMMODATE THE NEW FRAME AND COVER.
7. WHEN A ROADWAY IS OVERLAID WITH ASPHALT CONCRETE, THE CONTRACTOR MAY USE EXTENSION RINGS TO ADJUST UTILITY COVERS TO THE NEW SURFACE ELEVATION. WHEN EXTENSION RINGS ARE USED TO ADJUST GRADE, A PREFORMED THERMOPLASTIC RING SHALL BE APPLIED AROUND THE PERIMETER OF THE CONCRETE. EXTENSION RING SHALL BE COMPATIBLE WITH THE EXISTING COVER. THERMOPLASTIC RING WIDTH SHALL BE A MINIMUM OF 6 INCHES.

REVISIONS	DATE		<p align="center">CITY OF TULARE PUBLIC IMPROVEMENT STANDARD</p> <p align="center">UTILITY COVER - GRADE ADJUSTMENT AND P.C.C. COLLAR</p>	DRAWING NO.
				6030
				Approved By: _____
				Date: 1/1/16
				City Engineer



STORM DRAIN OR SEWER CONNECTION

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD		DRAWING NO.:
			SEWER AND STORM DRAIN CONNECTION TO EXISTING MAIN		6035
			Approved By: _____		
			Date: 1/1/16 City Engineer		1 OF 1

CRITERIA FOR THE SEPARATION OF WATER MAINS AND SANITARY SEWERS

A. PUBLIC HEALTH CONSIDERATIONS

SANITARY SEWERS MAY LEAK AND SATURATE THE SURROUNDING SOIL WITH SEWAGE. THIS IS CAUSED PRIMARILY BY STRUCTURAL FAILURE OF THE SEWER LINE, IMPROPERLY CONSTRUCTED JOINTS, AND SUBSIDENCE OR UPHEAVAL OF THE SOIL ENCASING THE CONDUIT. A SERIOUS PUBLIC HEALTH HAZARD EXISTS WHEN THE WATER MAINS ARE DEPRESSURIZED AND NO PRESSURE OR NEGATIVE PRESSURES OCCUR. THE HAZARD IS FURTHER COMPOUNDED WHEN, IN THE COURSE OF INSTALLING OR REPAIRING A WATER MAIN, EXISTING SEWER LINES ARE BROKEN. SEWAGE SPILLS INTO THE EXCAVATION AND, HENCE, ENTERS INTO THE WATER MAIN ITSELF. ADDITIONALLY, IF A WATER MAIN FAILS IN CLOSE PROXIMITY TO A SEWER LINE, THE RESULTANT FAILURE MAY DISTURB THE BEDDING OF THE SEWER LINE AND CAUSE IT TO FAIL. IN THE EVENT OF AN EARTHQUAKE OR MAN-MADE DISASTER, SIMULTANEOUS FAILURE OF BOTH CONDUITS MAY OCCUR.

THE WATER SUPPLIER IS RESPONSIBLE FOR THE QUALITY OF THE WATER DELIVERED TO CONSUMERS AND MUST TAKE ALL PRACTICAL STEPS TO MINIMIZE THE HAZARD OF SEWAGE CONTAMINATION TO THE PUBLIC WATER SUPPLY. PROTECTION OF THE QUALITY OF THE WATER IN THE PUBLIC WATER SYSTEM IS BEST ACHIEVED BY THE BARRIER PROVIDED BY THE PHYSICAL SEPARATION OF THE WATER MAINS AND SEWER LINES.

THIS DOCUMENT SETS FORTH THE CONSTRUCTION CRITERIA FOR THE INSTALLATION OF WATER MAINS AND SEWER LINES TO PREVENT CONTAMINATION OF THE PUBLIC WATER SUPPLIES FROM NEARBY SANITARY SEWERS.

B. BASIC SEPARATION STANDARDS

THE "CALIFORNIA WATERWORKS STANDARDS" SETS FORTH THE MINIMUM SEPARATION REQUIREMENTS FOR WATER MAINS AND SEWER LINES. THESE STANDARDS, CONTAINED IN SECTION 64630, TITLE 22, CALIFORNIA ADMINISTRATIVE CODE, SPECIFY:

- (a) (1) PARALLEL CONSTRUCTION: THE HORIZONTAL DISTANCE BETWEEN PRESSURE WATER MAINS AND SEWER LINES SHALL BE AT LEAST 10 FEET.
- (1) PERPENDICULAR CONSTRUCTION (CROSSING): PRESSURE WATER MAINS SHALL BE AT LEAST 12 INCHES ABOVE SANITARY SEWER LINES WHERE THESE LINES MUST CROSS.
- (b) SEPARATION DISTANCES SPECIFIED IN (a) SHALL BE MEASURED FROM THE NEAREST EDGES OF THE FACILITIES.
- (c) COMMON TRENCH: WATER MAINS AND SEWER LINES MUST NOT BE INSTALLED IN THE SAME TRENCH.

WHEN WATER MAINS AND SANITARY SEWERS ARE NOT ADEQUATELY SEPARATED, THE POTENTIAL FOR CONTAMINATION OF THE WATER SUPPLY INCREASES. THEREFORE, WHEN ADEQUATE PHYSICAL SEPARATION CANNOT BE ATTAINED, AN INCREASE IN THE FACTOR OF SAFETY SHALL BE PROVIDED, AS DIRECTED BY THE CITY ENGINEER, BY INCREASING THE STRUCTURAL INTEGRITY OF BOTH THE PIPE MATERIALS, JOINTS AND BACKFILL MATERIALS OR ENCASEMENT.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	DRAWING NO.
			WATER - SEWER SEPARATION CRITERIA TEXT	6110
			Approved By: _____	1 OF 4
			Date: 1/1/16	
			City Engineer	

C. EXCEPTIONS TO BASIC SEPARATION STANDARDS

LOCAL CONDITIONS, SUCH AS AVAILABLE SPACE, LIMITED SLOPE, EXISTING STRUCTURES, ETC., MAY CREATE A SITUATION WHERE THERE IS NO ALTERNATIVE BUT TO INSTALL WATER MAINS OR SEWER LINES AT A DISTANCE LESS THAN THAT REQUIRED BY THE BASIC SEPARATION STANDARDS. IN SUCH CASES, ALTERNATIVE CONSTRUCTION CRITERIA AS SPECIFIED IN SECTION E SHALL BE FOLLOWED, SUBJECT TO THE SPECIAL PROVISIONS IN SECTION D.

D. SPECIAL PROVISIONS

1. THE BASIC SEPARATION STANDARDS ARE APPLICABLE UNDER NORMAL CONDITIONS FOR SEWAGE COLLECTION LINES AND WATER DISTRIBUTION MAINS. MORE STRINGENT REQUIREMENTS MAY BE NECESSARY IF CONDITIONS SUCH AS HIGH GROUNDWATER EXIST.
2. SEWER LINES SHALL NOT BE INSTALLED WITHIN 26 FEET HORIZONTALLY OF A LOW HEAD (5 PSI OR LESS PRESSURE) WATER MAIN.
3. NEW WATER MAINS AND SEWERS SHALL BE PRESSURE TESTED WHERE THE CONDUITS ARE LOCATED 10 FEET APART OR LESS.
4. IN THE INSTALLATION OF WATER MAINS OR SEWER LINES, MEASURES SHOULD BE TAKEN TO PREVENT OR MINIMIZE DISTURBANCES OF THE EXISTING LINE. DISTURBANCE OF THE SUPPORTING BASE OF THIS LINE COULD EVENTUALLY RESULT IN FAILURE OF THIS EXISTING PIPELINE.
5. SPECIAL CONSIDERATION SHALL BE GIVEN TO THE SELECTION OF PIPE MATERIALS IF CORROSIVE CONDITIONS ARE LIKELY TO EXIST. THESE CONDITIONS MAY BE DUE TO SOIL TYPE AND/OR THE NATURE OF THE FLUID CONVEYED IN THE CONDUIT, SUCH AS A SEPTIC SEWAGE WHICH PRODUCES CORROSIVE HYDROGEN SULFIDE.
6. SEWER FORCE MAINS
 - a. SEWER FORCE MAINS SHALL NOT BE INSTALLED WITHIN 10 FEET (HORIZONTALLY) OF A WATER MAIN.
 - b. WHEN A SEWER FORCE MAIN MUST CROSS A WATER LINE, THE CROSSING SHOULD BE AS CLOSE AS PRACTICAL TO THE PERPENDICULAR. THE SEWER FORCE MAIN SHOULD BE AT LEAST 12 INCHES BELOW THE WATER LINE.
 - c. WHEN A NEW SEWER FORCE MAIN CROSSES UNDER AN EXISTING WATER MAIN, ALL PORTIONS OF THE SEWER FORCE MAIN WITHIN 10 FEET (HORIZONTALLY) OF THE WATER MAIN SHALL BE ENCLOSED IN A CONTINUOUS SLEEVE.
 - d. WHEN A NEW WATER MAIN CROSSES OVER AN EXISTING SEWER FORCE MAIN, THE WATER MAIN SHALL BE CONSTRUCTED OF PIPE MATERIALS WITH A MINIMUM RATED WORKING PRESSURE OF 235 PSI OR EQUIVALENT PRESSURE RATING.

REVISIONS	DATE		<p align="center">CITY OF TULARE PUBLIC IMPROVEMENT STANDARD</p>	DRAWING NO.:
				<p align="center">WATER - SEWER SEPARATION CRITERIA TEXT</p>
			Approved By: _____ Date: 1/1/16 City Engineer	2 OF 4

E. ALTERNATIVE CRITERIA FOR CONSTRUCTION

THE CONSTRUCTION CRITERIA FOR SEWER LINES OR WATER MAINS WHERE THE BASIC SEPARATION STANDARDS CANNOT BE ATTAINED ARE SHOWN IN FIGURES 1 AND 2, DRAWING NO. 6120. THERE ARE TWO SITUATIONS ENCOUNTERED:

CASE 1 -- NEW SEWER LINE - NEW OR EXISTING WATER MAIN.

CASE 2 -- NEW WATER MAIN -- EXISTING SEWER LINE.

FOR CASE 1, THE ALTERNATE CONSTRUCTION CRITERIA APPLY TO THE SEWER LINE.

FOR CASE 2, THE ALTERNATE CONSTRUCTION CRITERIA MAY APPLY TO EITHER OR BOTH THE WATER MAIN AND SEWER LINE.

THE CONSTRUCTION CRITERIA SHOULD APPLY TO THE HOUSE LATERALS THAT CROSS ABOVE A PRESSURE WATER MAIN BUT NOT TO THOSE HOUSE LATERALS THAT CROSS BELOW A PRESSURE WATER MAIN.

F. CONSIDERATION OF RECYCLED WATER

1. RECYCLED WATER MAINS SHALL BE TREATED AS SEWER MAINS WHEN CONSIDERING THEIR SEPARATION FROM POTABLE WATER.
2. RECYCLED WATER MAINS SHALL BE TREATED AS POTABLE WATER MAINS WHEN CONSIDERING THEIR SEPARATION FROM SEWERS.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD		
			WATER - SEWER SEPARATION CRITERIA TEXT		DRAWING NO.:
			Approved By: _____ Date: 1/1/16		6110
			City Engineer		3 OF 4

**CASE 1
NEW SEWER MAIN BEING INSTALLED**
(SEE FIGURE 1, DRAWING NO. 6120)

ZONE	SPECIAL CONSTRUCTION REQUIRED FOR SEWER
A	SEWER LINES PARALLEL TO WATER MAINS SHALL NOT BE PERMITTED IN THIS ZONE WITHOUT APPROVAL FROM THE CITY ENGINEER.
B	A SEWER LINE PLACED <u>PARALLEL</u> TO A WATER LINE SHALL BE CONSTRUCTED OF: 1. PLASTIC SEWER PIPE WITH RUBBER RING JOINTS (PER ASTM D3034) OR EQUIVALENT. 2. DUCTILE IRON PIPE WITH COMPRESSION JOINTS.
C	A SEWER LINE <u>CROSSING</u> A WATER MAIN SHALL BE CONSTRUCTED OF: 1. DUCTILE IRON PIPE WITH HOT DIP BITUMINOUS COATING AND MECHANICAL JOINTS. 2. A CONTINUOUS SECTION OF CLASS 305 (DR 14 PER AWWA C900) PLASTIC PIPE OR EQUIVALENT, CENTERED OVER THE PIPE BEING CROSSED. 3. ANY SEWER PIPE WITHIN A CONTINUOUS SLEEVE.
D	A SEWER LINE <u>CROSSING</u> A WATER MAIN SHALL BE CONSTRUCTED OF: 1. A CONTINUOUS SECTION OF DUCTILE IRON PIPE WITH HOT DIP BITUMINOUS COATING. 2. A CONTINUOUS SECTION OF CLASS 305 (DR 14 PER AWWA C900) PLASTIC PIPE OR EQUIVALENT, CENTERED OVER THE PIPE BEING CROSSED. 3. ANY SEWER PIPE WITHIN A CONTINUOUS SLEEVE.

**CASE 2
NEW WATER MAIN BEING INSTALLED**
(SEE FIGURE 2, DRAWING NO. 6120)

ZONE	SPECIAL CONSTRUCTION REQUIRED FOR WATER
A	NO WATER MAINS PARALLEL TO SEWERS SHALL BE CONSTRUCTED WITHOUT APPROVAL FROM THE CITY ENGINEER.
B	IF THE SEWER <u>PARALLELING</u> THE WATER MAIN DOES NOT MEET THE CASE 1, ZONE B REQUIREMENTS, THE WATER MAIN SHALL BE CONSTRUCTED OF: 1. DUCTILE IRON PIPE WITH HOT DIP BITUMINOUS COATING. 2. CLASS 305 PRESSURE RATED PLASTIC WATER PIPE (DR 14 PER AWWA C900) OR EQUIVALENT.
C	IF THE SEWER <u>CROSSING</u> THE WATER MAIN DOES NOT MEET THE CASE 1, ZONE C REQUIREMENTS, THE WATER MAIN SHALL HAVE NO JOINTS WITHIN 10' EACH WAY OF CROSSING. 1. DUCTILE IRON PIPE WITH HOT DIP BITUMINOUS COATING. 2. CLASS 305 PRESSURE RATED PLASTIC WATER PIPE (DR 14 PER AWWA C900) OR EQUIVALENT.
D	IF THE SEWER <u>CROSSING</u> THE WATER MAIN DOES NOT MEET THE CASE 1, ZONE D REQUIREMENTS, THE WATER MAIN SHALL HAVE NO JOINTS WITHIN 4 FEET FROM EITHER SIDE OF THE SEWER AND SHALL BE CONSTRUCTED OF: 1. DUCTILE IRON PIPE WITH HOT DIP BITUMINOUS COATING. 2. CLASS 305 PRESSURE RATED PLASTIC WATER PIPE (DR 14 PER AWWA C900) OR EQUIVALENT.

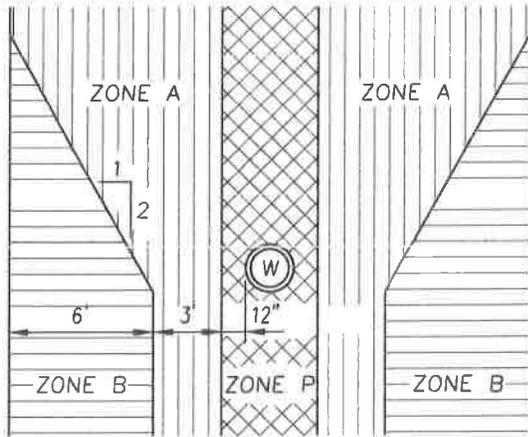
NOTES:

- FOR CASE 1, ZONE C, THE SANITARY SEWER SHALL HAVE NO JOINTS WITHIN 10 FEET OF EITHER SIDE OF THE WATER MAIN.
- ALL MAINS AND LATERALS SHALL HAVE TRACER WIRE PER DRAWING NO. 6020.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD WATER - SEWER SEPARATION CRITERIA TEXT	DRAWING NO.:
				6110
			Approved By: _____	4 OF 4
			Date: 1/1/16 City Engineer	

CRITERIA FOR THE SEPARATION OF WATER MAINS AND SANITARY SEWERS

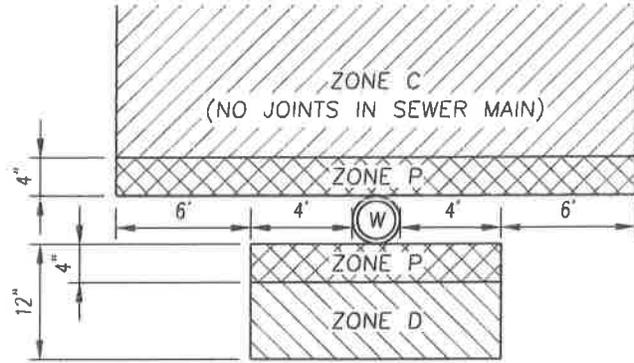
REFER TO DRAWING NO. 6110 FOR SEPARATION CRITERIA TEXT



PARALLEL

NEW SEWER MAIN

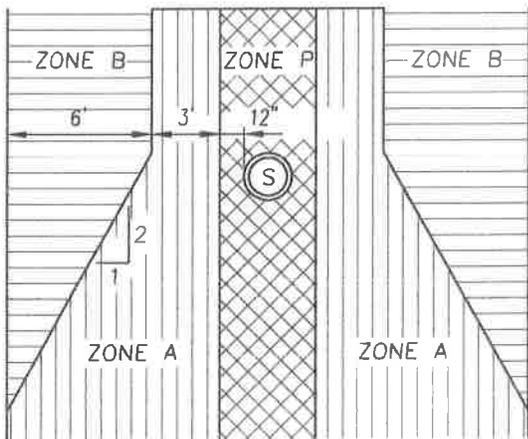
FIGURE 1



CASE 1

CROSSING

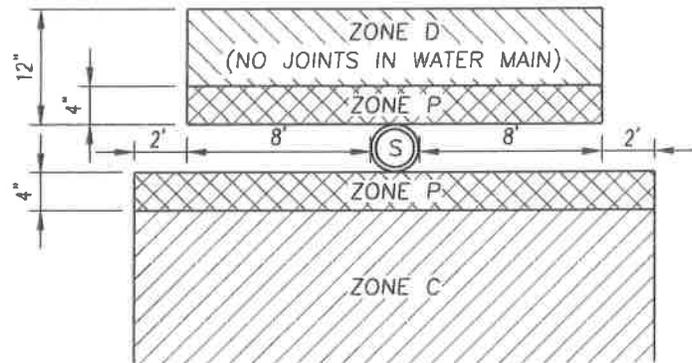
ZONE P IS A PROHIBITED ZONE,
SECTION 64630(E)(2) CALIFORNIA
ADMINISTRATIVE CODE, TITLE 22.



PARALLEL

NEW WATER MAIN

FIGURE 2



CASE 2

CROSSING

NOTES AND DEFINITIONS

1. COMPRESSION JOINT - A PUSH-ON JOINT THAT SEALS BY MEANS OF THE COMPRESSION OF A RUBBER RING OR GASKET BETWEEN THE PIPE AND A BELL OR COUPLING.
2. DIMENSIONS ARE FROM THE OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER LINE OR MANHOLE.
3. FUSED JOINT - THE JOINING OF SECTIONS OF PIPE USING THERMAL OR CHEMICAL BONDING PROCESSES.
4. HOUSE LATERAL - A SEWER LINE CONNECTING THE BUILDING DRAIN AND THE SANITARY SEWER MAIN LINE IN THE STREET.
5. LOW HEAD WATER MAIN ANY WATER MAIN WHICH HAS A PRESSURE OF 5 PSI OR LESS AT ANY TIME AT ANY POINT IN THE MAIN.
6. MECHANICAL JOINT - BOLTED JOINT
7. RATED WORKING WATER PRESSURE OR PRESSURE CLASS - A PIPE CLASSIFICATION SYSTEM BASED UPON INTERNAL WORKING PRESSURE OF THE FLUID IN THE PIPE, TYPE OF PIPE MATERIAL, AND THE THICKNESS OF THE PIPE WALL.
8. SLEEVE - A PROTECTIVE TUBE OF STEEL WITH A WALL THICKNESS OF NOT LESS THAN 1/4" INTO WHICH A PIPE IS INSERTED.
9. WATER SUPPLIER - ANY PERSON OR ENTICTY WHO OWNS OR OPERATES A PUBLIC WATER SYSTEM.

REVISIONS

DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

WATER - SEWER SEPARATION
CRITERIA DETAILS

DRAWING NO.:

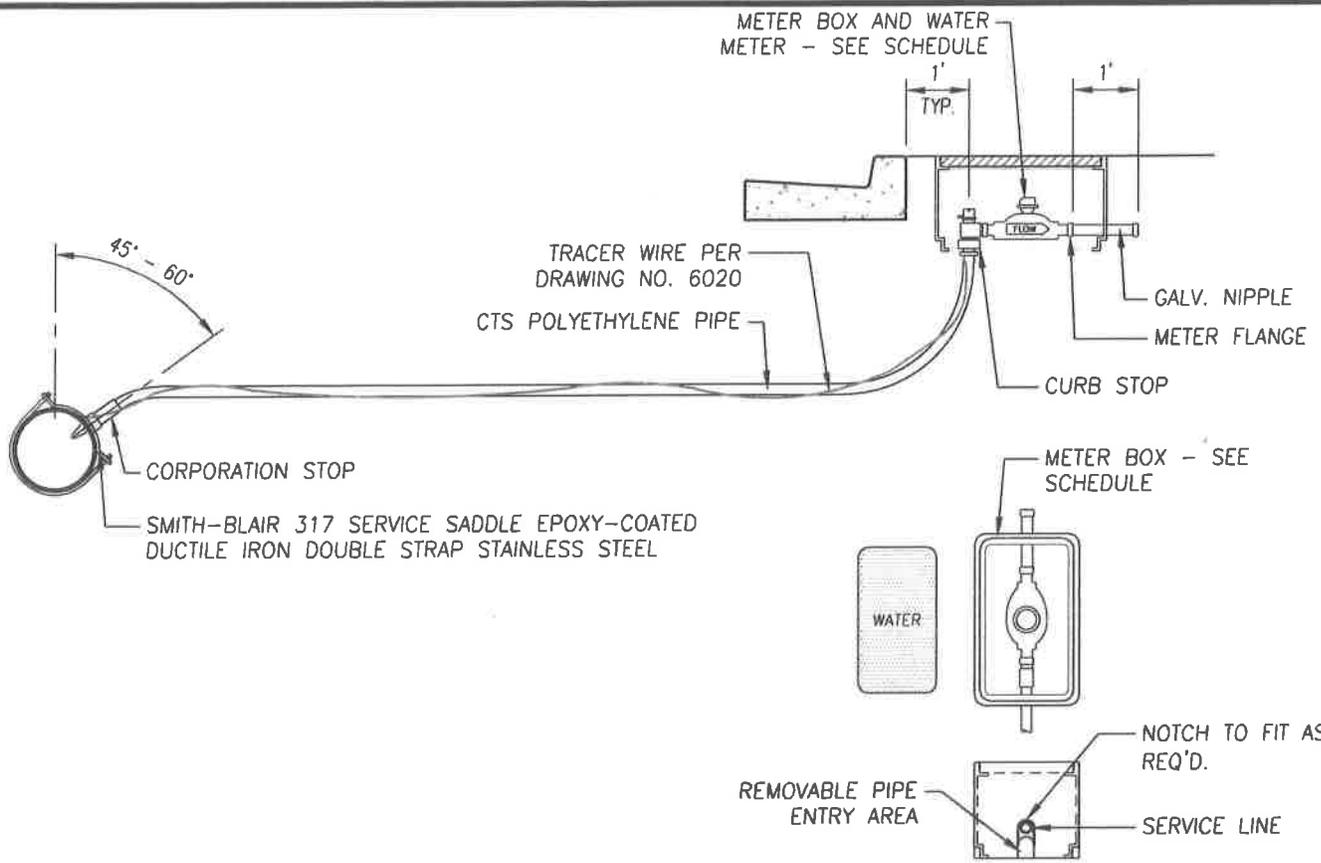
6120

Approved By: _____

Date: 1/17/16

City Engineer

1 OF 1



WATER SERVICE SCHEDULE

WATER METER BOX AND LID SCHEDULE - "OLD CASTLE PRECAST" (SUPPLIER)

SERVICE PIPING	WATER METER: "MASTER METER"	3G REGISTER: "MASTER METER"	"CARSON" METER BOX	"CARSON" LID
3/4"	3/4" x 7 1/2" - PART NO. B13-A31-A01-010A-1 3/4" x 9" - PART NO. B14-A31-A01-010A-1	3G DS USG UC83	SERVICE PIPING SIZES: 3/4"-1" ITEM #: SP-CB13242500 DESCRIPTION: 1324-12 NEW TULARE METER BOX GREY	SERVICE PIPING SIZES: 3/4"-1" ITEM #: SP-CB13244208 DESCRIPTION: 1324 NEW POLYMER LID FOR TULARE
1"	1" x 10 3/4" - PART NO. B16-A31-A01-0101A-1	3G DS USG UC83	SERVICE PIPING SIZES: 1 1/2"-2" ITEM #: SP-CB17302500 DESCRIPTION: CB1730-12 NEW TULARE BOX GREY	SERVICE PIPING SIZES: 1 1/2"-2" ITEM #: SP-CB17304239 DESCRIPTION: 1730 NEW POLYMER LID FOR TULARE
1 1/2"	1 1/2" - PART NO. M21-A00-A01-0101A-1	3G DS USG UC83		
2"	2" - PART NO. M23-A00-A01-0101A-1	3G DS USG UC83		

NOTES:

- SERVICE PIPING SHALL BE POLYETHYLENE PIPE.
- ALL FITTINGS SHALL BE SIZED ACCORDINGLY WITH SERVICE PIPING AND WATER METER.
- CORPORATION STOPS, ANGLE METER STOPS AND METER FLANGES SHALL BE AS SHOWN OR APPROVED EQUAL.
- PROVIDE STAINLESS STEEL TUBULAR INSERT STIFFENER AT THE POINT OF CONNECTION OF WATER MAIN AND POLYETHYLENE SERVICE PIPING.
- WATER METER SHALL BE A COLD WATER DISPLACEMENT (SIZED ACCORDINGLY WITH SERVICE PIPING) TYPE METER READING IN U.S. GALLONS, CONFORMING TO A.W.W.A. MASTER METER 3G.
- PROVIDE TRAFFIC RATED METER BOX AND LID IF LOCATED WITHIN DRIVE APPROACH.

REVISIONS	DATE



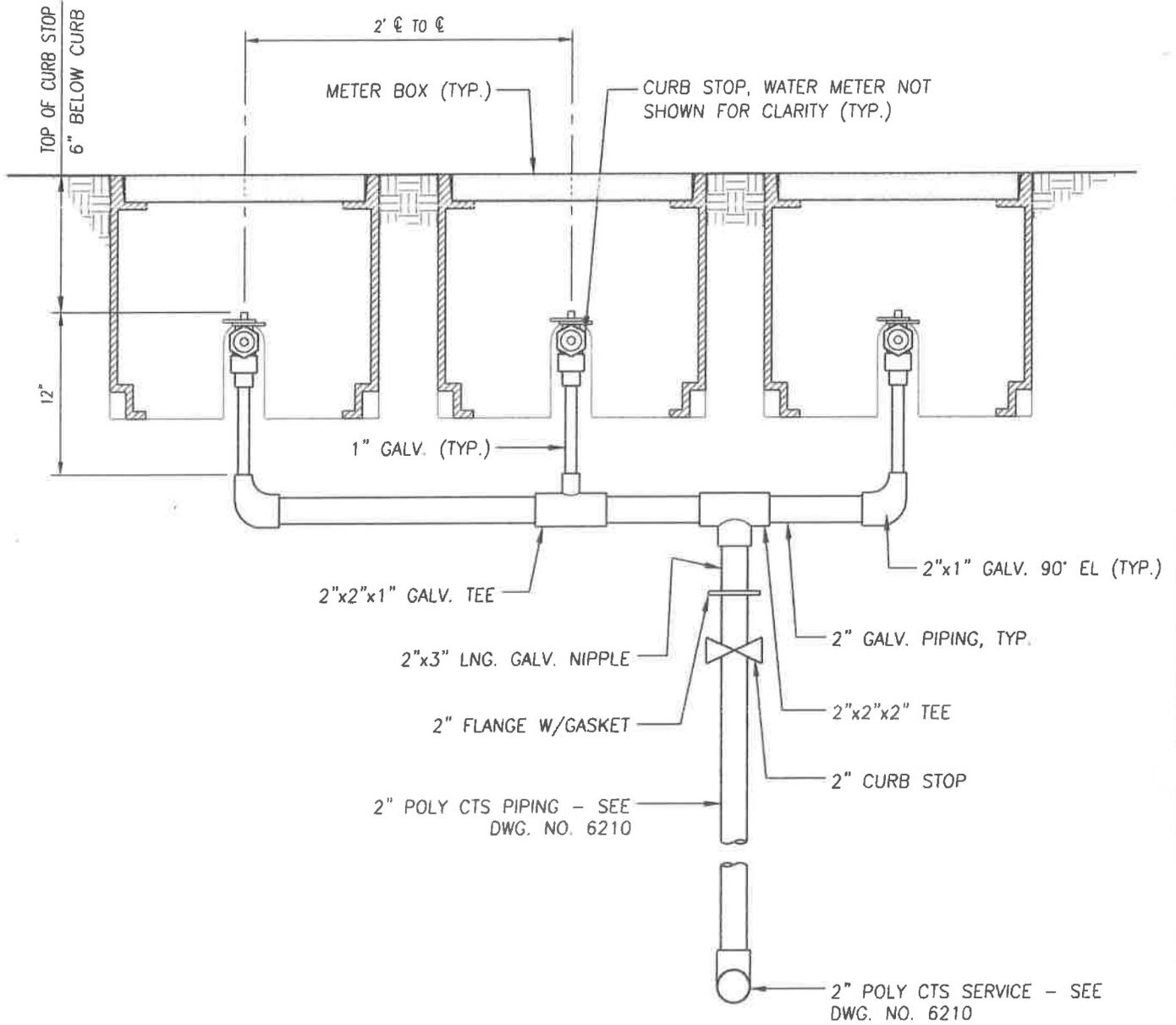
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

METERED WATER SERVICES 3/4" TO 2" DRAWING NO.:

6210

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



ELEVATION VIEW

NOTE:

1. SEE DRAWING NO. 6210 FOR CONNECTION TO WATER MAIN.

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

**MANIFOLD - MULTIPLE
WATER SERVICES**

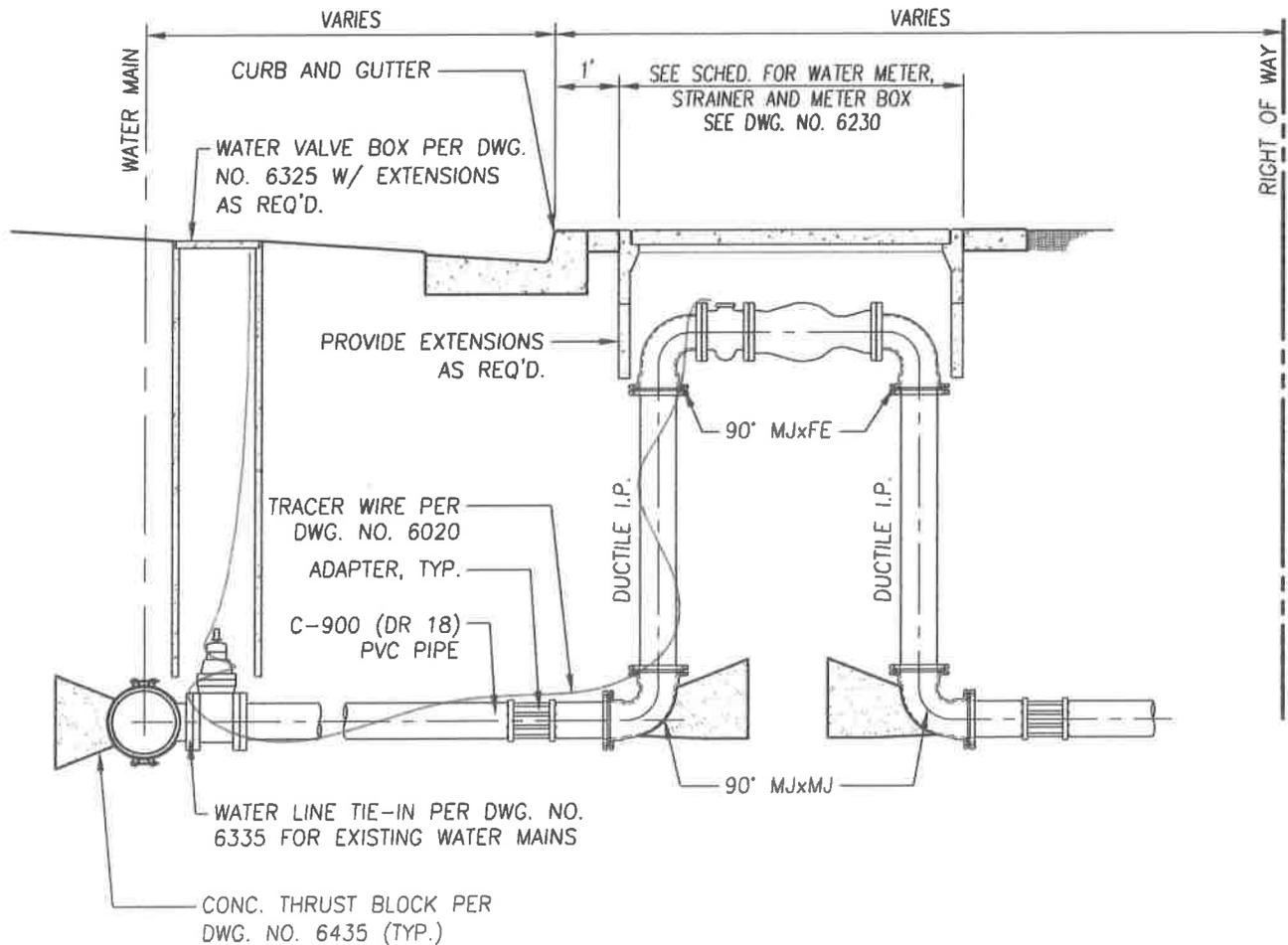
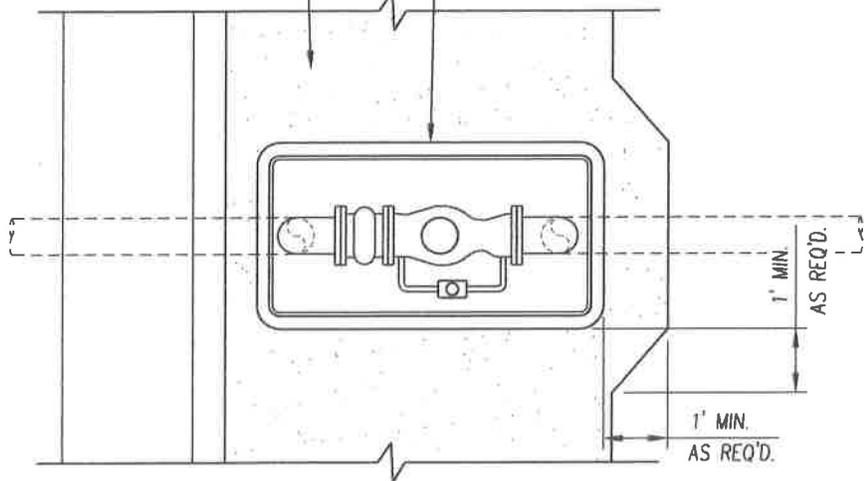
DRAWING NO.:
6215

Approved By _____
Date: 1/1/16 City Engineer

1 OF 1

CITY STD. CONC. WALK (WHERE OCCURS) WIDEN CONC. WALK AS SHOWN AT METER BOX

WATER METER BOX PER SCHED. SEE DWG. NO. 6230 (LID NOT SHOWN FOR CLARITY)



NOTE: SEE DWG. NO. 6230 FOR WATER METER SCHED. AND NOTES

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

**DUAL BODY COMPOUND
METERED SERVICE, 3" TO 6"**

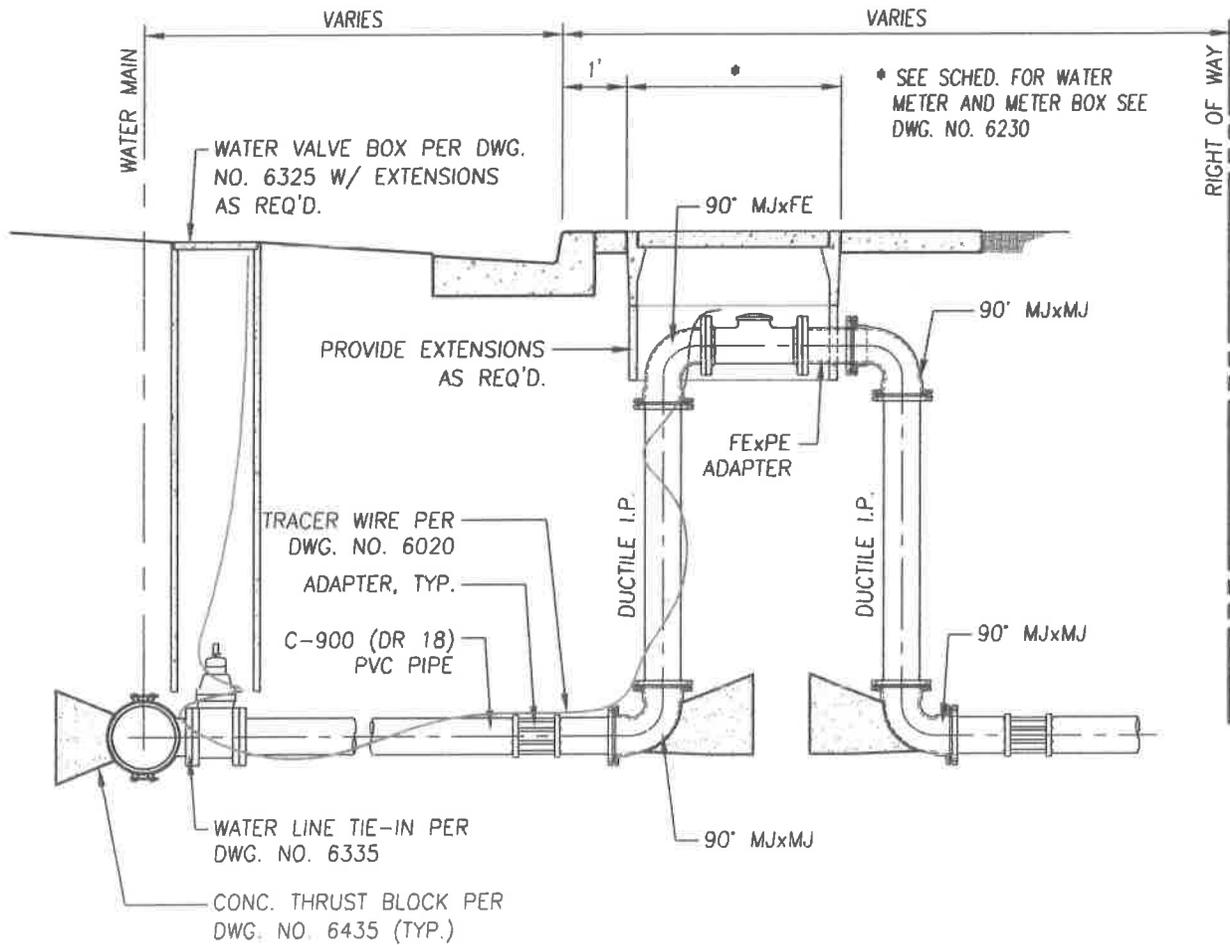
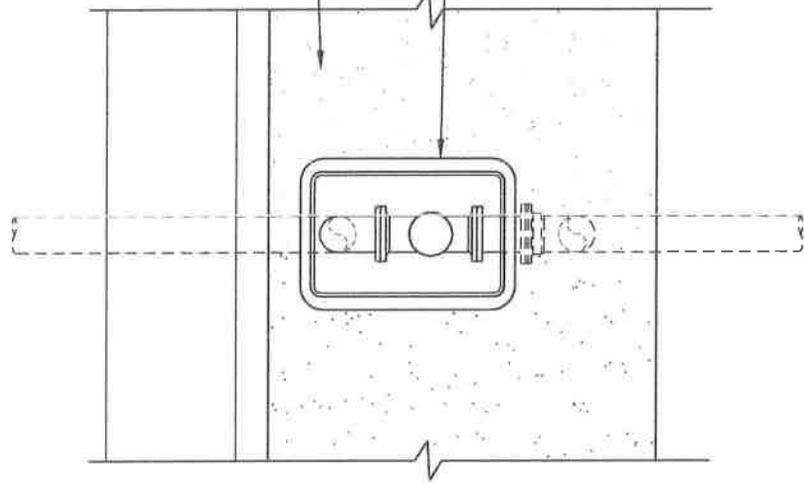
DRAWING NO.:
6220

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1

CITY STD. CONC. WALK
(WHERE OCCURS)

WATER METER BOX PER SCHED. SEE DWG.
NO. 6230 (LID NOT SHOWN FOR CLARITY)



* SEE SCHED. FOR WATER
METER AND METER BOX SEE
DWG. NO. 6230

NOTE: SEE DWG. NO. 6230 FOR WATER METER SCHED. AND NOTES

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

OCTAVE METERED SERVICE,
3" TO 6"

DRAWING NO.:

6225

Approved By: _____
Date: 1/11/16 City Engineer

1 OF 1

WATER SERVICE SCHEDULE (DUAL BODY COMPOUND)

SERVICE PIPING	WATER METER ASSEMBLY - "MASTER METER"	METER BOX - "OLD CASTLE PRECAST"
3"	D32-A2-A02-0101A-1 3G USG, INTERPRETER/HIGH SIDE REGISTER, 3G DS LOW SIDE REGISTER, WITH STRAINER	CHRISTY B40 W/B40D REINFORCED CONC. LID
4"	D33-A2-A02-0101A-1 3G USG, INTERPRETER/HIGH SIDE REGISTER, 3G DS LOW SIDE REGISTER, WITH STRAINER	CHRISTY B48 W/B48D2 REINFORCED CONC. LID
6"	D34-A2-A02-0101A-1 3G USG, INTERPRETER/HIGH SIDE REGISTER, 3G DS LOW SIDE REGISTER, WITH STRAINER	CHRISTY B52 W/B52D3 REINFORCED CONC. LID

WATER SERVICE SCHEDULE (OCTAVE)

SERVICE PIPING	WATER METER - "MASTER METER"	METER BOX - "OLD CASTLE PRECAST"
3"	0303-EL-A09 MM OCTAVE METER	CARSON MSBCF1730-18XL W/17304359 LID
4"	0304-E1-A09 MM OCTAVE METER	CHRISTY B40 W/B40D REINFORCED CONC. LID
6"	306-E1-A09 MM OCTAVE METER	CHRISTY B40 W/B40D REINFORCED CONC. LID

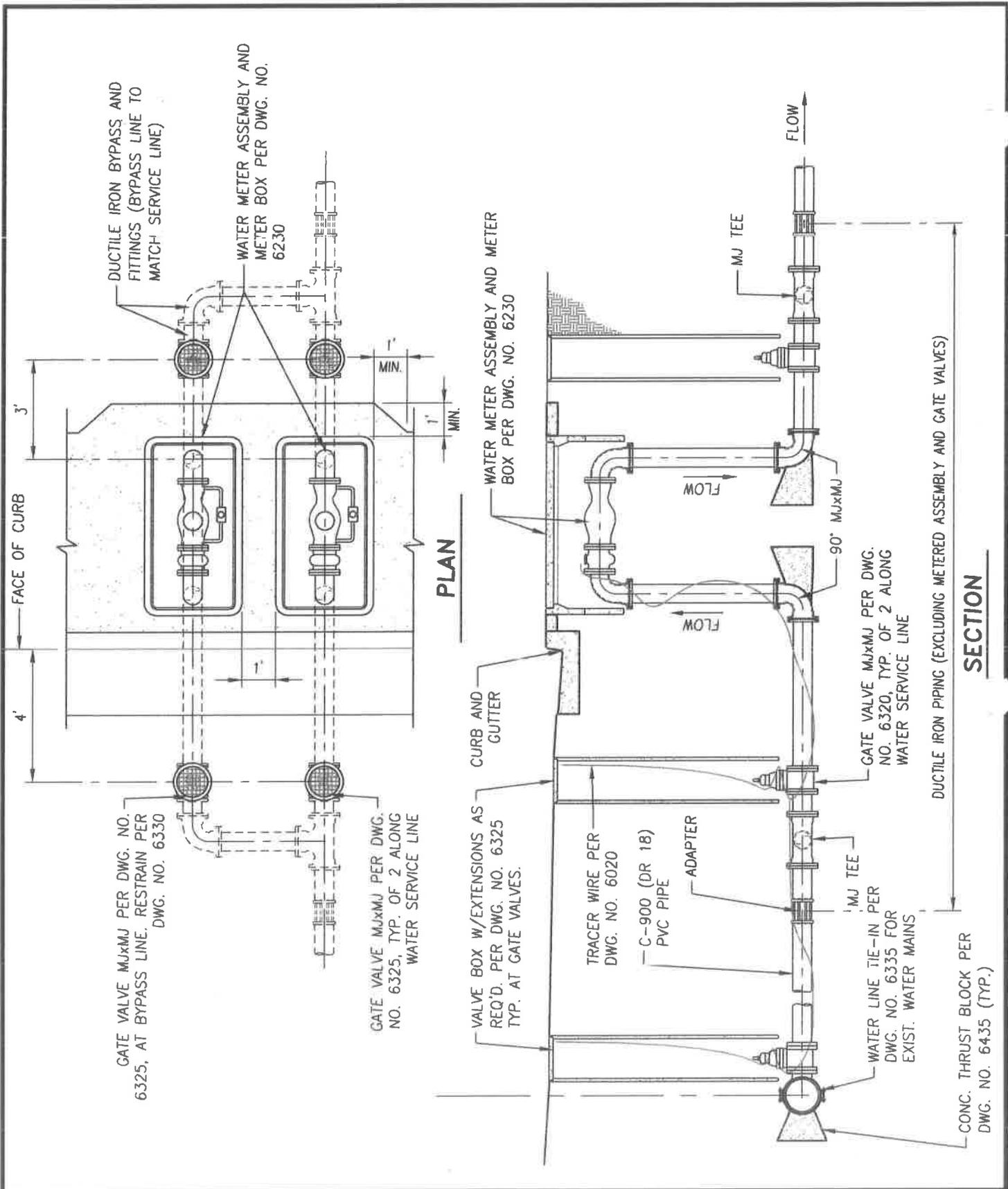
NOTES:

1. ALL FITTINGS SHALL BE SIZE ACCORDINGLY WITH SERVICE PIPING AND WATER METER.
2. WATER METER SHALL BE A COLD WATER DISPLACEMENT (SIZED ACCORDINGLY WITH SERVICE PIPING) TYPE METER READING IN U.S. GALLONS, CONFORMING TO A.W.W.A. MASTER METER 3G.
3. REINFORCED CONCRETE LIDS SHALL BE PRE-CAST AND LABELED "WATER".
6. PROVIDE TRAFFIC RATED METER BOX AND LID IF LOCATED WITHIN DRIVE APPROACH.

REVISIONS	DATE



<p>CITY OF TULARE PUBLIC IMPROVEMENT STANDARD</p>		<p>DRAWING NO.:</p> <p>6230</p>
<p>SERVICE METER SCHEDULE (DUAL BODY COMPOUND AND OCTAVE 3" TO 6")</p>		
<p>Approved By: _____</p>		<p>1 OF 1</p>
<p>Date: 1/1/16 City Engineer</p>		



REVISIONS	DATE



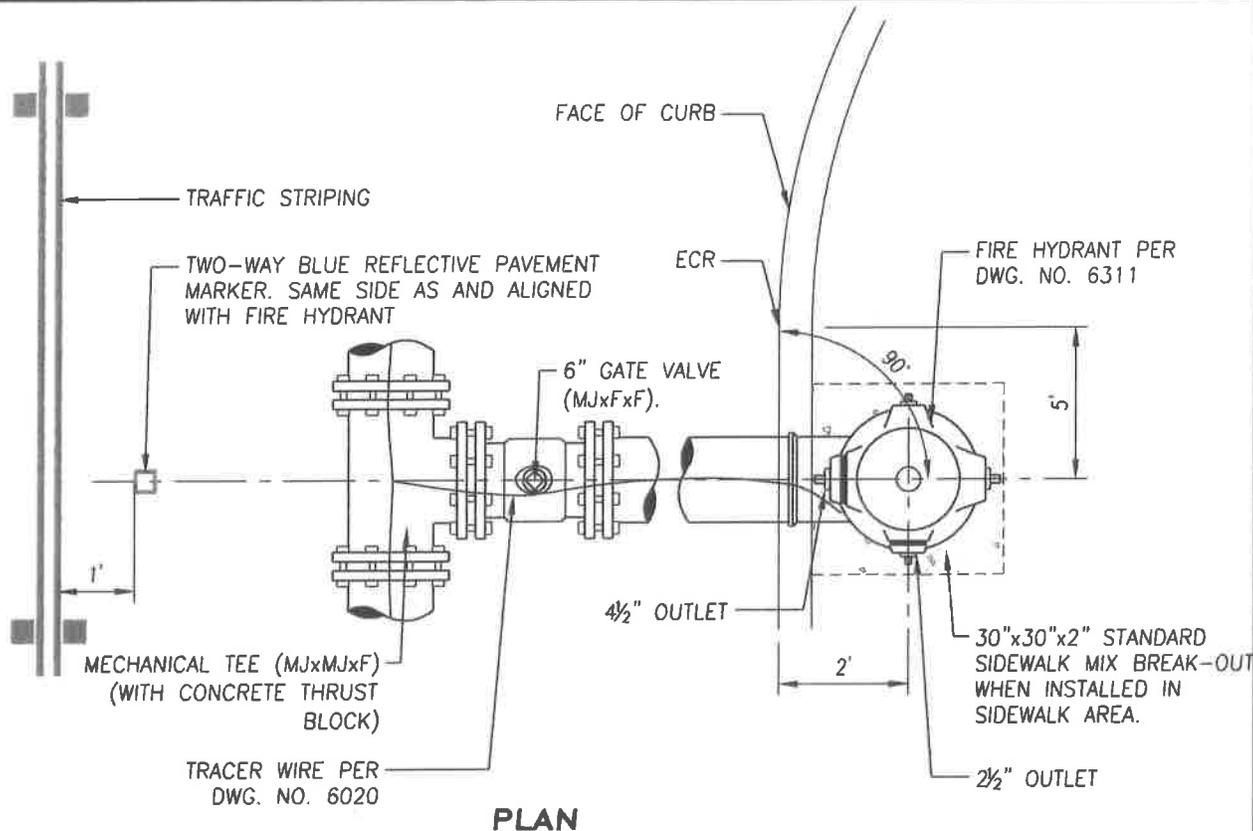
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

**3" TO 6" METERED SERVICE WITH
METERED BYPASS**

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.
6235

1 OF 1

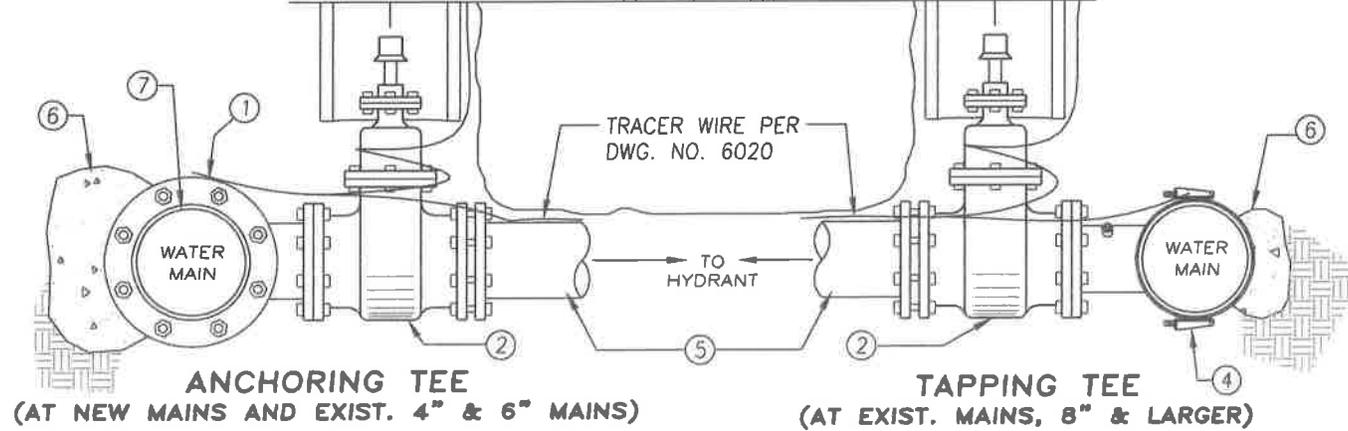
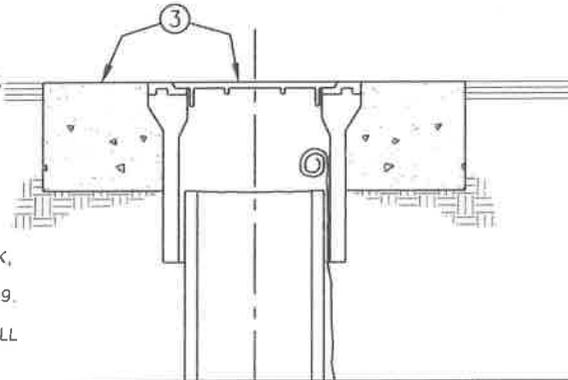


PLAN

NOTES:

- ① CUT-IN TEE—M.J. X M.J. X FLANGE AT 6" MAINS. IF REGULAR LINE RUN TEE IS USED, A SWIVEL X SOLID ADAPTER (PUP) SHALL BE USED (SEE DWG. NO. 6330).
- ② GATE VALVE, FLANGE X M.J., RESILIENT SEATED WITH FULLY-ENCAPSULATED GATE, EPOXY-COATED INSIDE & OUTSIDE, FULL-SIZE WATERWAY, OPEN TO THE LEFT, NON-RISING STEM WITH O-RING SEALS, AVK, CLOW F-6100, OR APPROVED EQUAL, AND SHALL CONFORM TO AWWA STANDARD C-509.
- ③ SEE DWG. NO. 6325 FOR VALVE, VALVE WELL & COLLAR DETAILS.

- ④ TAPPING SLEEVE - ROMAC SST-STAINLESS STEEL, OR APPROVED EQUAL. SEE DWG. NO. 6335.
- ⑤ LATERALS SHALL BE PVC (DR-18) OR DUCTILE IRON, 6 INCH MIN. DIAMETER.
- ⑥ THRUST BLOCK, CLASS 3 P.C.C., SHIELDED FROM FLANGES AND BOLTS.
- ⑦ SEE DWG. NO. 6335 FOR CUT-IN-TEE AT EXISTING 4" AND 6" MAINS.



**ANCHORING TEE
(AT NEW MAINS AND EXIST. 4" & 6" MAINS)**

**TAPPING TEE
(AT EXIST. MAINS, 8" & LARGER)**

REVISIONS	DATE



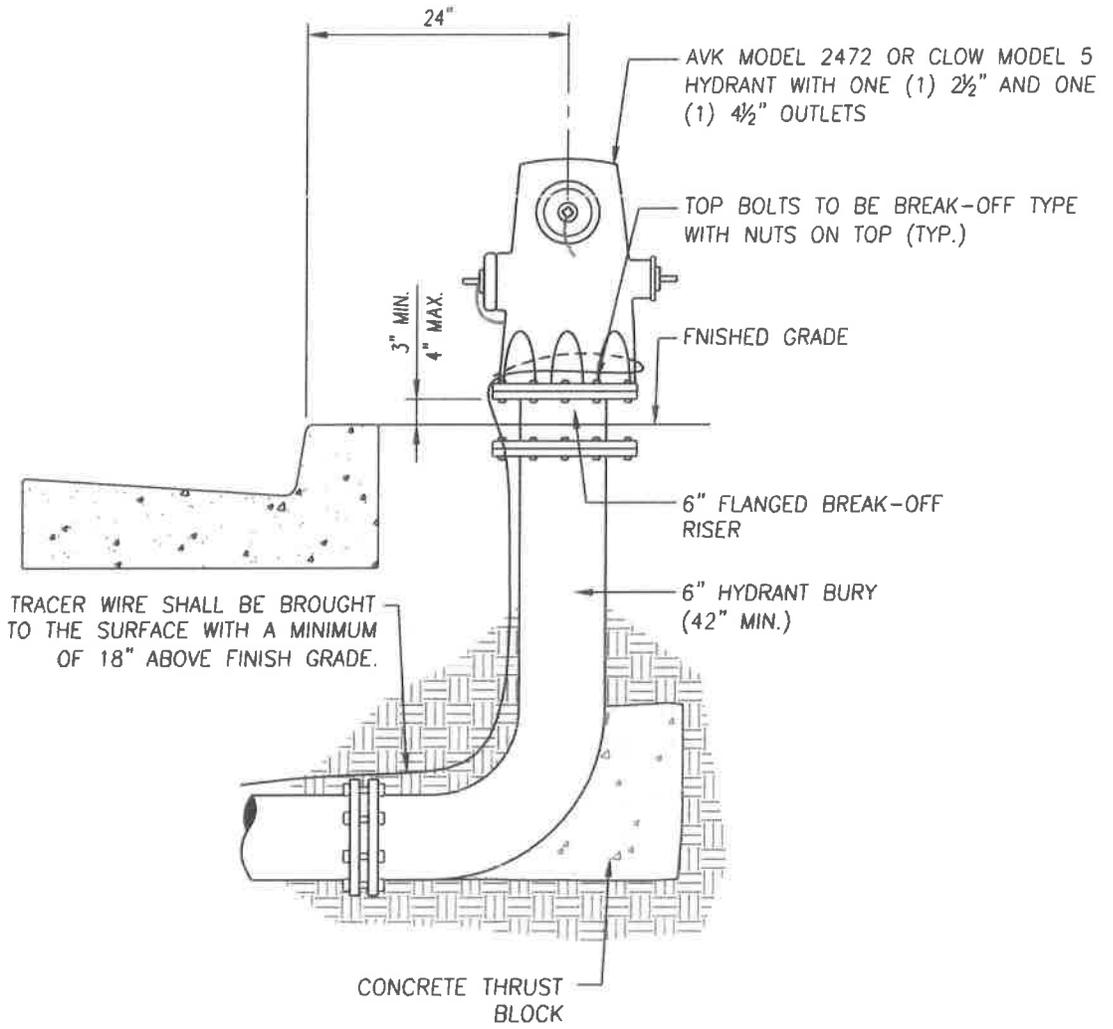
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

FIRE HYDRANT ASSEMBLY

DRAWING NO:
6310

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



NOTES

1. MATERIALS AND CONSTRUCTION PROCEDURE SHALL BE IN ACCORDANCE WITH "TECHNICAL SPECIFICATIONS NO 16, WATER MAINS."
2. COLOR SHALL BE YELLOW, ENAMEL VALSPAR SUNSET GLOW 3009-02, OR APPROVED EQUAL.
3. HYDRANT BURY SHALL BE DUCTILE IRON.
4. TRENCH AND PAVEMENT RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF TULARE, "TECHNICAL SPECIFICATIONS NO. 8, TRENCH AND PAVEMENT RESTORATION."

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">REVISIONS</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	DATE												<p>CITY OF TULARE PUBLIC IMPROVEMENT STANDARD FIRE HYDRANT</p>	<p>DRAWING NO.:</p> <p style="font-size: 24pt; font-weight: bold; text-align: center;">6315</p> <p style="text-align: right;">1 OF 1</p>
REVISIONS	DATE														
<p>Approved By: _____</p> <p>Date: 1/1/16 City Engineer</p>															

REMOVE EXISTING TEE. INSTALL WATER MAIN IN PLACE OF TEE WITH COUPLINGS TO EXISTING WATER MAIN.

ABANDON LATERAL IN PLACE (PLUG ENDS)

REMOVE EXISTING VALVE, BOX, FIRE HYDRANT AND BURY. PLUG ALL OPENINGS.

NOTES:

1. TRAFFIC PLAN REQUIRED. SUBMIT FOR APPROVAL TO ENGINEERING DEPARTMENT PRIOR TO WORK.
2. REPAIR STREET PAVING AS PER TRENCH RESTORATION DWG. NO. 6020.
3. REUSE OF REMOVED VALVE, BOX, BURY AND HYDRANT REQUIRES REVIEW AND APPROVAL OF THE WATER DEPARTMENT AND CITY ENGINEER.

INSTALL FIRE HYDRANT ASSEMBLY PER DRAWING NO. 6310

TRACER WIRE PER DWG. NO. 6020

6" C900 (DR18) WATER LATERAL

CUT-IN WATERLINE TIE-IN FOR 6" AND SMALLER MAINS. HOT-TAP TIE-IN FOR 8" AND LARGER MAINS. SEE DWG. NO.S 6310 AND 6335.

AD DETERMINED BY CITY ENGINEER

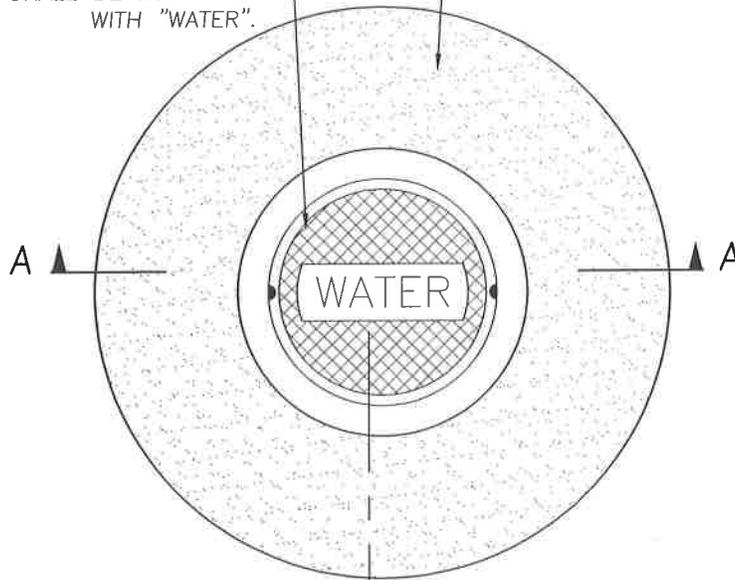
EXISTING WATER MAIN

EXISTING CURB AND GUTTER

REVISIONS	DATE	 <p style="text-align: center;">CITY OF TULARE PUBLIC IMPROVEMENT STANDARD</p>	

TRAFFIC VALVE WELL & COVER TYLER UNION TU-G05, WITH EXTENSIONS AS REQ'D. OR APPV'D EQUAL. COVER SHALL BE IMPRINTED WITH "WATER".

COLLAR SHALL BE CONSTRUCTED PER DWG. NO. 6030



18" OF TRACER WIRE ROLLED INSIDE UTILITY WELL.

CONCRETE COLLAR

10"

WATER VALVE

10" OR SMALLER MAINS:
GATE VALVE, MJXMJ, RESILIENT, SEATED WITH FULLY ENCAPSULATED GATE, EPOXY-COATED INSIDE AND OUTSIDE, FULL-SIZE WATERWAY, OPEN TO THE LEFT, NON-RISING STEM WITH O-RING SEALS, 200 PSI. WORKING PRESSURE, AND MEET AWWA C-509. AVK, CLOW F-6100 OR APPROVED EQUAL.

12" OR LARGER MAINS:
MJXMJ, BUTTERFLY VALVE, DRESSER 450, MUELLER LINE SEAL ILL, OR APPROVED EQUAL.

8" MIN. DIA. RISER, SDR 35 PVC, ONE CONTINUOUS PIECE (NO JOINTS).

TRACER WIRE PER DWG. NO. 6020

PVC WATERLINE SPIGOTS (12" AND LARGER SHALL BE BEVELED ON INSIDE FOR BUTTERFLY VALVE VANE CLEARANCE.

SECTION A-A

REVISIONS

DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
WATER VALVE AND WELL

DRAWING NO.:

6325

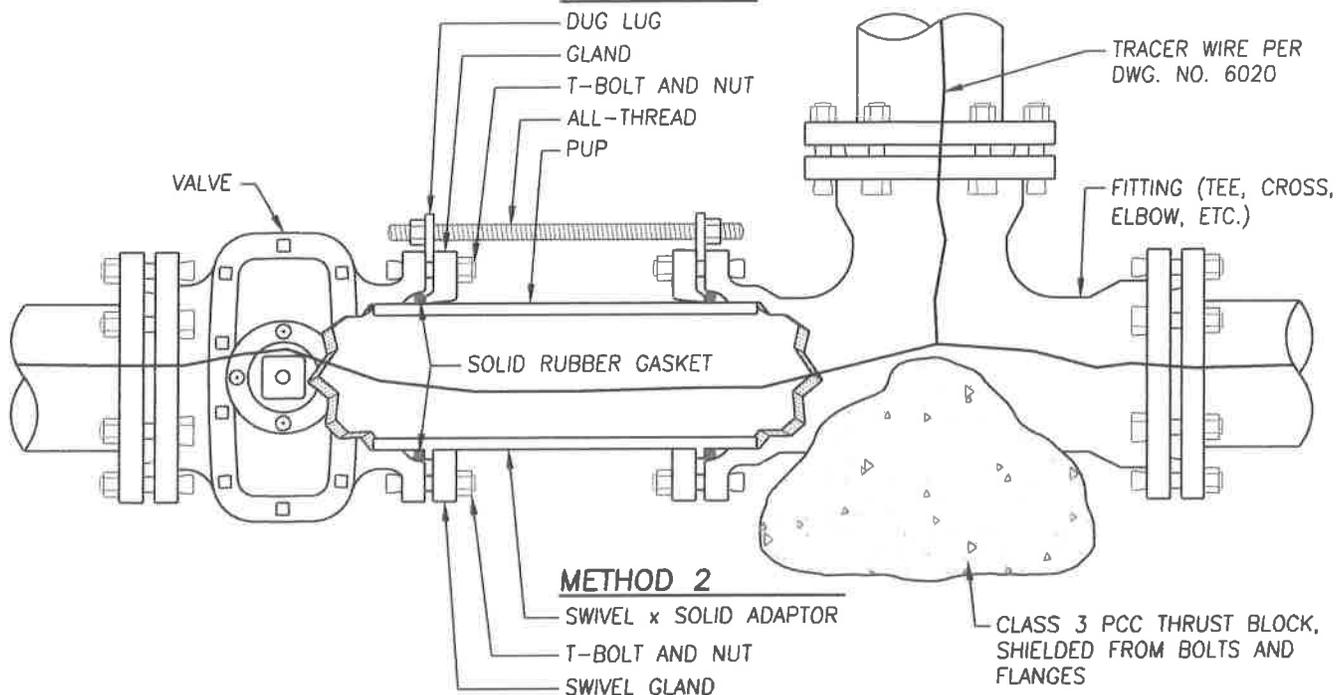
Approved By: _____

Date: 8/17/16

City Engineer

1 OF 1

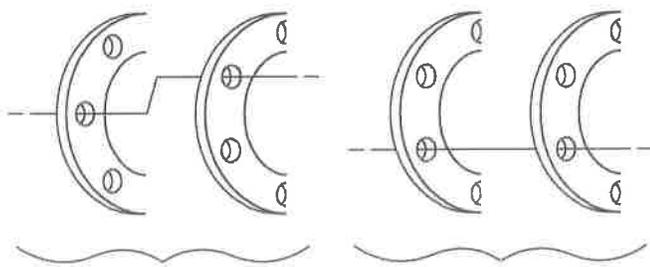
METHOD 1



METHOD 2

VALVES ADJACENT TO FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS LISTED BELOW:

- METHOD 1** - MAY BE USED ONLY WITH IN-LINE BOLT ALIGNMENT OF VALVE & FITTING. SEE CHART BELOW FOR NUMBER OF ALL THREADS. ALL-THREADS AND NUTS SHALL BE STAINLESS STEEL AND SHALL BE COATED WITH HENRY'S #204 ROOF CEMENT, OR EQUAL. THIS METHOD MAY BE USED ONLY WITH APPROVAL OF THE CITY WATER DEPARTMENT.
- METHOD 2** - MAY BE USED WITH EITHER OFFSET OR IN-LINE BOLT ALIGNMENT.
- METHOD 3** - FLANGE-TO-FLANGE BOLTED CONNECTION MAY BE USED.
- METHOD 4** - RETAINER GLANDS MAY BE USED WITH DUCTILE IRON PIPE ONLY, SUBJECT TO CITY APPROVAL. RETAINER GLANDS MAY NOT BE USED ON FIRE HYDRANT LATERALS.
- METHOD 5** - SWIVEL GLAND & INTEGRAL RETAINING LIP CONNECTIONS MAY BE USED.



OFFSET IN-LINE
BOLT HOLE ALIGNMENT

METHOD 1	
PIPE SIZE (INCHES)	NO. OF ALL-THREADS (MIN.)
4	2
6, 8, 10	4
12, 14	6
OVER 14	TO BE DETERMINED IN FIELD

REVISIONS	DATE



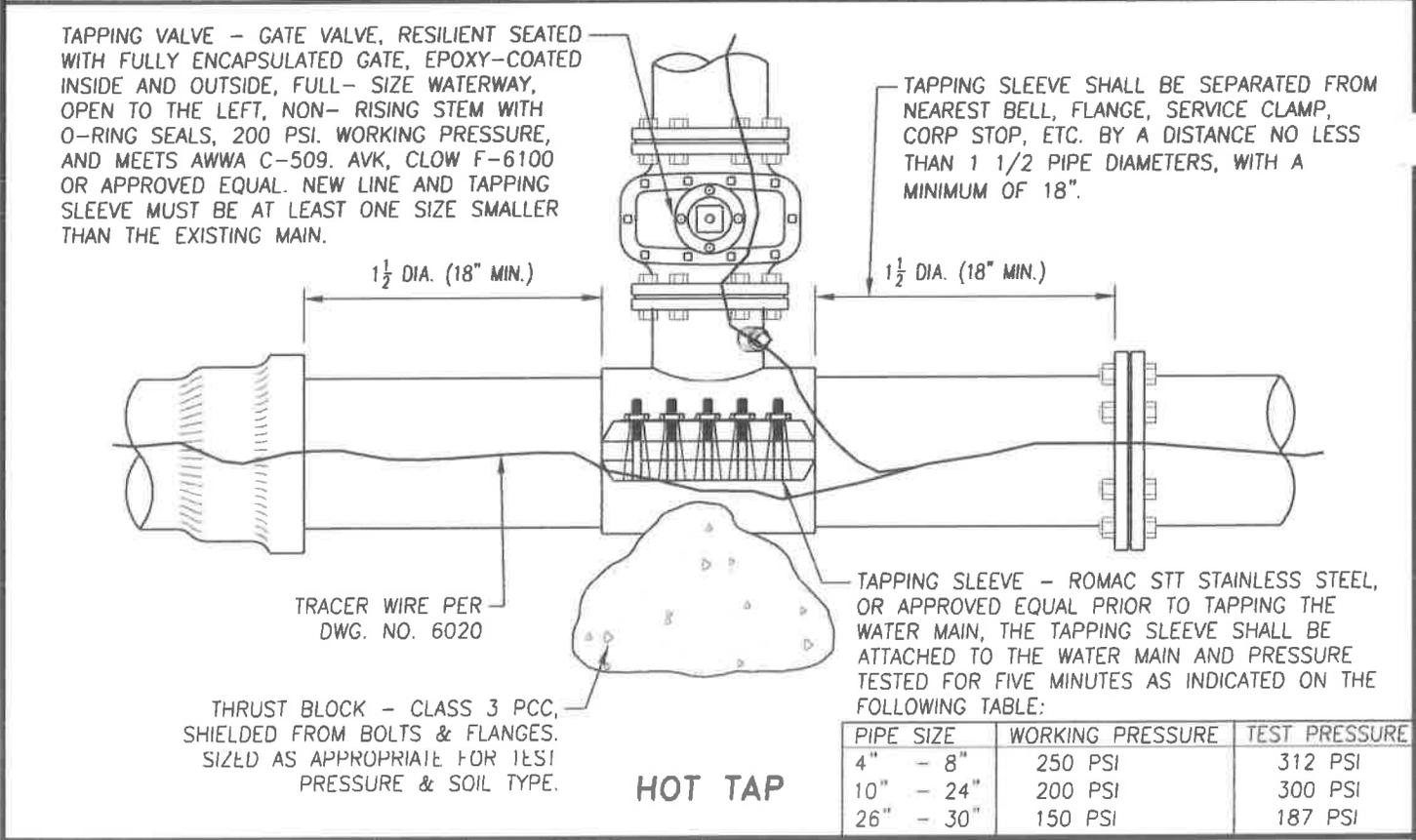
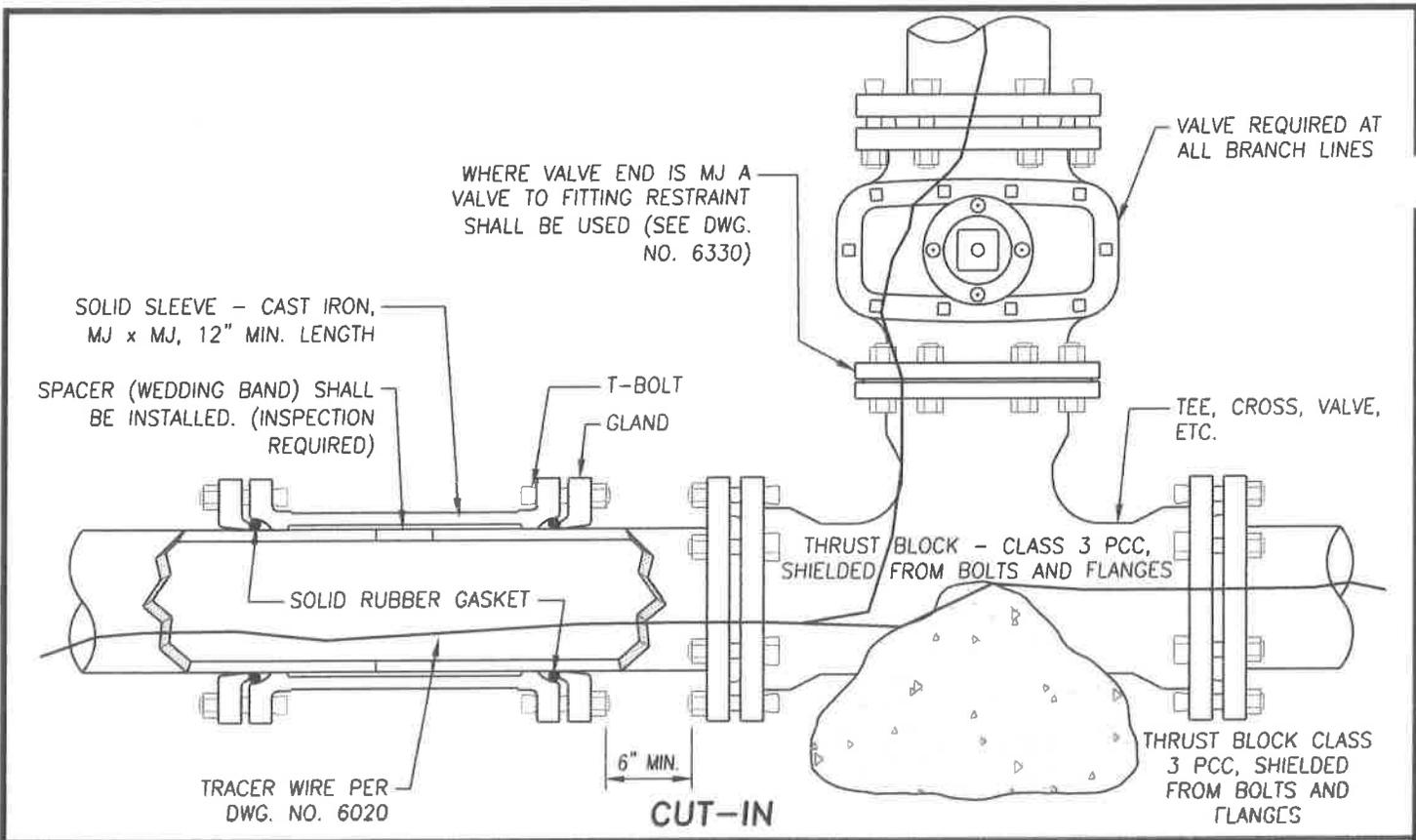
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

VALVE TO FITTING RESTRAINT

DRAWING NO.:
6330

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



PIPE SIZE	WORKING PRESSURE	TEST PRESSURE
4" - 8"	250 PSI	312 PSI
10" - 24"	200 PSI	300 PSI
26" - 30"	150 PSI	187 PSI

REVISIONS	DATE



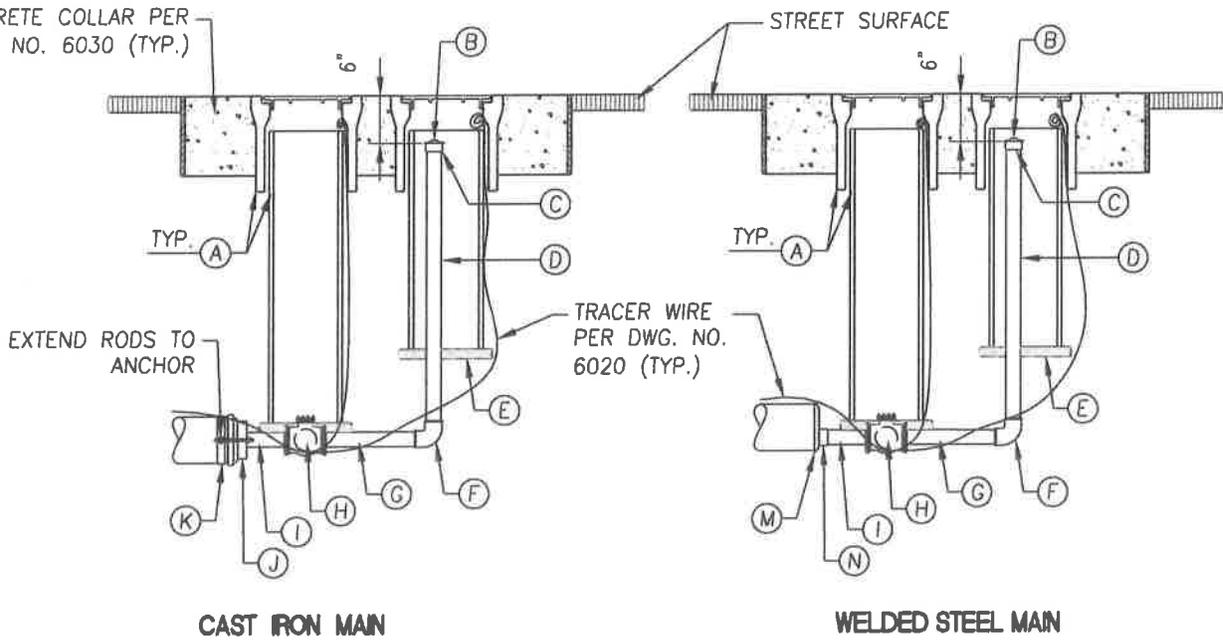
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
WATERLINE TIE-IN

DRAWING NO.:
6335

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1

CONCRETE COLLAR PER
DWG. NO. 6030 (TYP.)



CAST IRON MAIN

WELDED STEEL MAIN

ITEM	MATERIAL	NO. REQ. EA.	CAST IRON MAIN					NO. REQ. EA.	WELDED STEEL MAIN				
			4"	6"	8"	10"	12"		4"	6"	8"	10"	12"
A	GATE POT & COVER - 8"	2	✓	✓	✓	✓	✓	2	✓	✓	✓	✓	✓
B	PLUG- 2" SCREW BLOCK	1	✓	✓	✓	✓	✓	1	✓	✓	✓	✓	✓
C	COUPLING - 2" SCREW GALV.	1	✓	✓	✓	✓	✓	1	✓	✓	✓	✓	✓
D	RISER - 2"x30" SCREW GALV.	1	✓	✓	✓	✓	✓	1	✓	✓	✓	✓	✓
E	REDWOOD BLOCKING - 2"x4"x12"	4	✓	✓	✓	✓	✓	4	✓	✓	✓	✓	✓
F	ELL - 2" SCREW GALV. 90'	1	✓	✓	✓	✓	✓	1	✓	✓	✓	✓	✓
G	NIPPLE - 2"x12" SCREW GALV.	1	✓	✓	✓	✓	✓	1	✓	✓	✓	✓	✓
H	CURB STOP - 2"	1	✓	✓	✓	✓	✓	1	✓	✓	✓	✓	✓
I	NIPPLE - 2"x6" SCREW BRASS	1	✓	✓	✓	✓	✓	1	✓	✓	✓	✓	✓
J	PLUG, COLLAR - PLUG & RODS	1	4"	6"	8"	10"	12"	-	-	-	-	-	-
K	COLLAR - SINGLE	1	4"	6"	8"	10"	12"	-	-	-	-	-	-
L	SLEEVE - C.I.	-	-	-	-	-	-	-	-	-	-	-	-
M	BUMPED HEAD	-	-	-	-	-	-	1	4"	6"	8"	10"	12"
N	COUPLING - 2" SCREW BLOCK	-	-	-	-	-	-	1	✓	✓	✓	✓	✓

NOTE:
PAINT RODS, COLLARS, LUGS AND ENTIRE
BLOW-OFF ASSEMBLY WITH E.C. 244 ADHESIVE.

REVISIONS	DATE

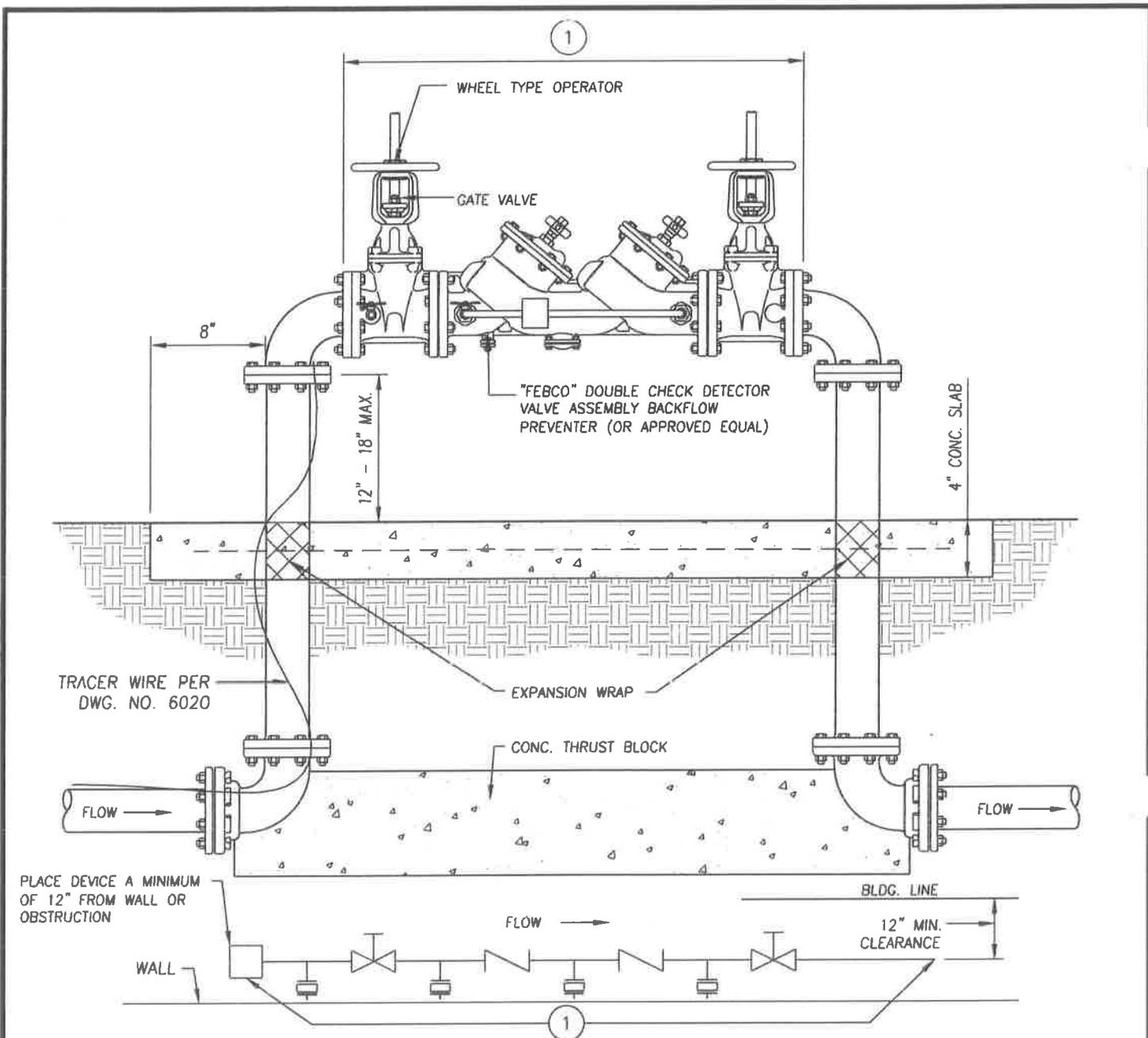


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
BLOW-OFF ASSEMBLY

DRAWING NO.:
6340

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



NOTES:

1. REDUCED PRESSURE PRINCIPLE ASSEMBLY.
2. EXPOSED PIPING TO BE INSULATED.
3. ALL FLANGED FITTINGS WHICH ARE BURIED SHALL HAVE PLASTIC WRAP, 30 MIL.
4. ALL THREE SIDES MUST BE LANDSCAPED AND SCREENED OR A "WEATHERGUARD BLANKET", OR "LOCKBOX", OR APPROVED EQUAL SHALL BE USED IN LIEU OF LANDSCAPING.
5. PAINT RUST-OLEUM #7771 SAND-HI-SOLIDS POLYURETHANE. SIZE OF DOUBLE DETECTOR CHECK SHALL MATCH FIRE SERVICE PIPING
6. PROVIDE $\frac{3}{8}$ " CHAIN AND PADLOCKS FOR EACH GATE VALVE TO PREVENT UNAUTHORIZED OPERATION.

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

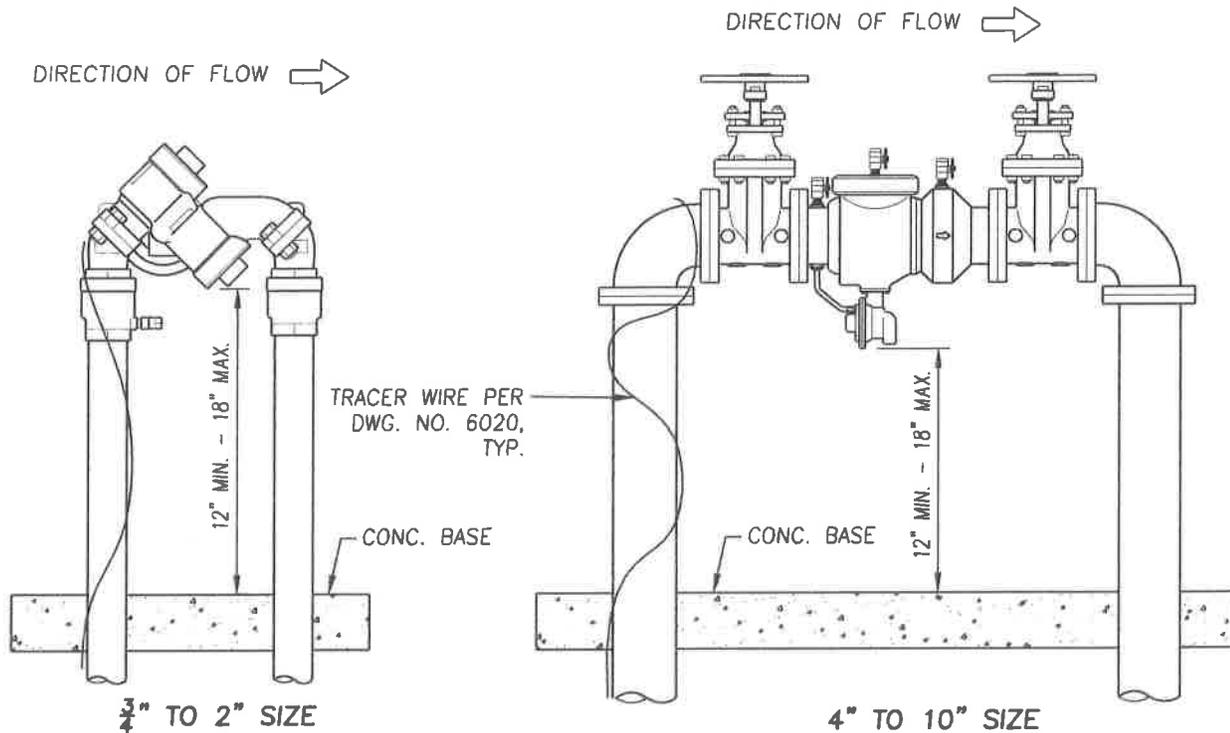
DOUBLE CHECK DETECTOR ASSEMBLY

DRAWING NO.

6410

Approved By: _____
Date: 1/1/16 City Engineer

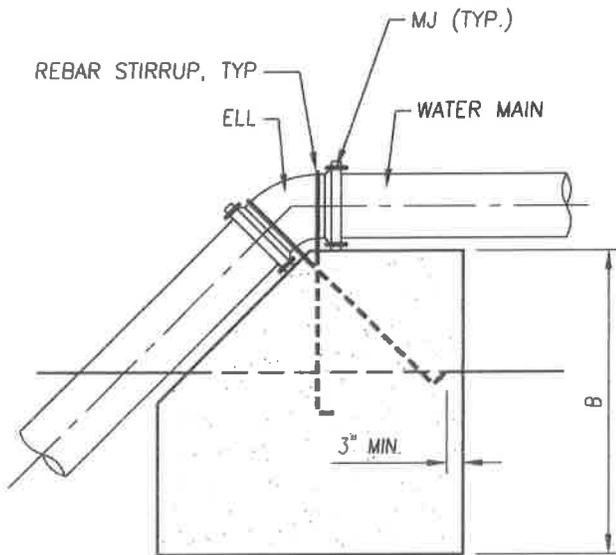
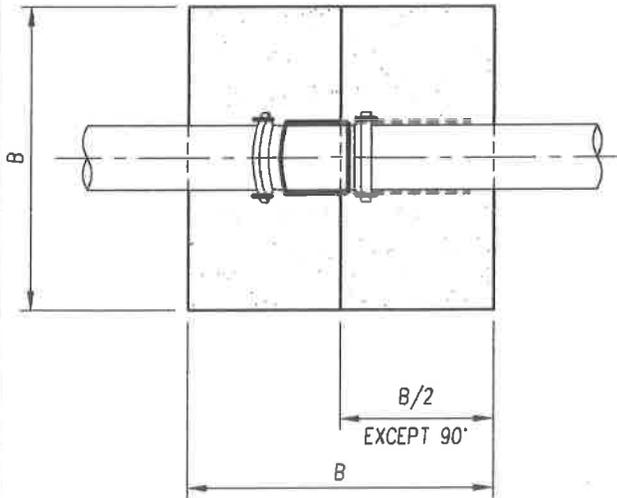
1 OF 1



NOTES:

1. PIPE AND FITTINGS SHALL BE GALVANIZED WHEN DIAMETER IS BETWEEN 3/4" AND 2" AND DUCTILE IRON FOR PIPE LARGER THAN 2". DUCTILE IRON PIPE SHALL BE WRAPPED WITH TWO LAYERS OF UPC LISTED PLASTIC TAPE MINIMUM 40 ML. RESILIENT SEATED SHUT OFF VALVES AND TEST COCKS ARE REQUIRED.
2. THE MECHANICAL BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED SUBJECT TO THE APPROVAL OF THE CITY OF TULARE. ANY DEVIATION FROM THIS STANDARD MUST RECEIVE APPROVAL PRIOR TO INSTALLATION.
3. ALL MECHANICAL BACKFLOW PREVENTION ASSEMBLIES APPROVED BY THE CITY OF TULARE FOR INSTALLATION AT THE SERVICE CONNECTION HAVE BEEN EVALUATED AND APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA. THESE ASSEMBLIES ARE ONLY APPROVED FOR THE HORIZONTAL ORIENTATION, UNLESS SPECIFICALLY EVALUATED AND APPROVED BY THE LOCAL HEALTH DEPARTMENT FOR OTHER ORIENTATIONS. CHECK WITH THE LOCAL HEALTH DEPARTMENT.
4. CHOICE OF TYPE OF BACKFLOW PREVENTION ASSEMBLY, I.E. REDUCED PRESSURE PRINCIPLE OR DOUBLE CHECK VALVE ASSEMBLY, WILL BE BASED ON THE DEGREE OF HAZARD AS EVALUATED BY THE CITY OF ENGINEER.
5. BACKFLOW PREVENTER SHALL BE LOCATED WITHIN 10' OF WATER METER, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONNECTIONS OR TEES ARE ALLOWED BETWEEN THE METER AND THE ASSEMBLY.
6. 3/4" - 2" RPB SHALL BE AN APPROVED DEVICE (SEE NOTE 3 ABOVE). 4" - 10" RPB SHALL BE AN APPROVED DEVICE (SEE NOTE 3 ABOVE).

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			R.P. BACKFLOW PREVENTER (3/4" TO 10")	
			DRAWING NO.:	
			6415	
			1 OF 1	
		Approved By: _____		
		Date: 1/1/16	City Engineer	



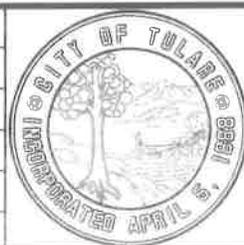
CONCRETE ANCHOR BLOCK FOR UPPER BENDS

FITTING	ANCHOR BLOCK	STEEL STIRRUPS		
		B	QUANTITY	LENGTH
4"x11 ¹ / ₄ " ELL	1.25'	2	46"	#4
6"x11 ¹ / ₄ " ELL	1.75'	2	51"	#4
8"x11 ¹ / ₄ " ELL	2.00'	2	57"	#4
10"x11 ¹ / ₄ " ELL	2.50'	2	62"	#4
12"x11 ¹ / ₄ " ELL	2.75'	2	67"	#4
14"x11 ¹ / ₄ " ELL	3.25'	2	72"	#4
16"x11 ¹ / ₄ " ELL	3.50'	2	102"	#6
4"x22 ¹ / ₂ " ELL	1.50'	2	46"	#4
6"x22 ¹ / ₂ " ELL	2.25'	2	51"	#4
8"x22 ¹ / ₂ " ELL	2.75'	2	57"	#4
10"x22 ¹ / ₂ " ELL	3.25'	2	62"	#4
12"x22 ¹ / ₂ " ELL	3.75'	2	91"	#6
14"x22 ¹ / ₂ " ELL	4.25'	2	96"	#6
16"x22 ¹ / ₂ " ELL	4.50'	2	102"	#6
4"x45° ELL	2.00'	2	46"	#4
6"x45° ELL	3.00'	2	51"	#4
8"x45° ELL	3.50'	2	81"	#6
10"x45° ELL	4.25'	2	86"	#6
12"x45° ELL	4.75'	2	91"	#6
14"x45° ELL	5.50'	2	144"	#8
16"x45° ELL	6.00'	2	149"	#8
4"x90° ELL	2.25'	2	46"	#4
6"x90° ELL	3.25'	2	51"	#4
8"x90° ELL	4.00'	2	81"	#6
10"x90° ELL	4.75'	2	86"	#6
12"x90° ELL	5.50'	2	139"	#8
14"x90° ELL	6.25'	2	144"	#8
16"x90° ELL	7.00'	2	186"	#10

NOTES:

1. ALL CONCRETE SHALL BE CLASS 3.
2. FITTINGS SHALL BE SEPARATED BY 4 MILS OF PLASTIC.
3. CONCRETE SHALL BE POURED AGAINST UNDISTURBED SOIL.
4. ALL STEEL STIRRUPS NOT EMBEDDED IN CONCRETE SHALL BE COATED WITH HOT TAR.

REVISIONS	DATE



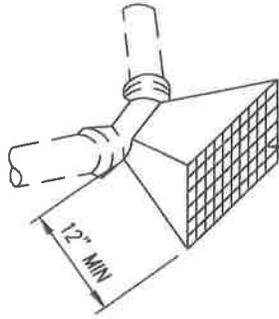
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

UPPER BEND ANCHOR BLOCK

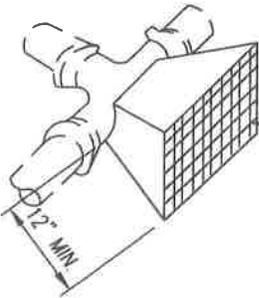
DRAWING NO.
6420

Approved By: _____
Date: 1/1/16 City Engineer

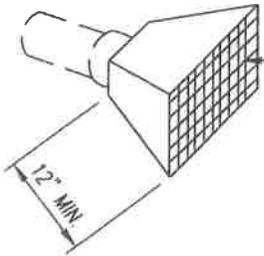
1 OF 1



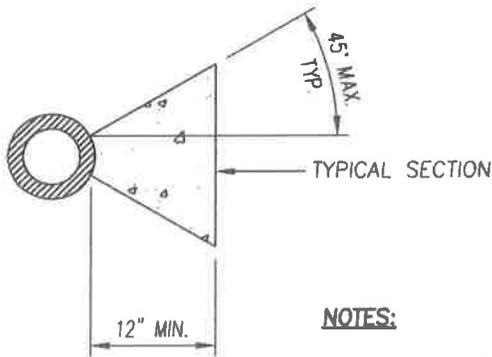
TYPICAL FOR BEND REQUIRED THRUST BLOCK AREA



TYPICAL FOR TEE OUTLET REQUIRED THRUST BLOCK AREA



TYPICAL FOR DEAD END REQUIRED THRUST BLOCK AREA



NOTES:

1. ALL CONCRETE FOR THRUST BLOCKS SHALL BE CLASS 3.
2. FITTINGS SHALL BE SEPARATED FROM CONCRETE BY 4 MILS. OF PLASTIC. JOINTS SHALL BE KEPT FREE FROM CONCRETE.
3. CONCRETE SHALL BE POURED AGAINST UNDISTURBED SOIL.

THRUST BLOCK AREA REQUIREMENTS IN SQ. FT.

FITTINGS	ALLOWABLE SOIL BEARING VALUE 2,000 lbs./sq.ft.
6" - 11 1/4' ELL	1.0
6" - 22 1/2' ELL	1.5
6" - 45' ELL	3.0
6" - 90' ELL	5.5
6" - TEE OUTLET	4.0
6" - DEAD END	4.0
8" - 11 1/4' ELL	1.5
8" - 22 1/2' ELL	3.0
8" - 45' ELL	5.0
8" - 90' ELL	9.5
8" - TEE OUTLET	6.5
8" - DEAD END	6.5
10" - 11 1/4' ELL	2.8
10" - 22 1/2' ELL	4.5
10" - 45' ELL	8.5
10" - 90' ELL	15.5
10" - TEE OUTLET	11.0
10" - DEAD END	11.0
12" - 11 1/4' ELL	3.0
12" - 22 1/2' ELL	6.0
12" - 45' ELL	12.0
12" - 90' ELL	22.0
12" - TEE OUTLET	15.5
12" - DEAD END	15.5

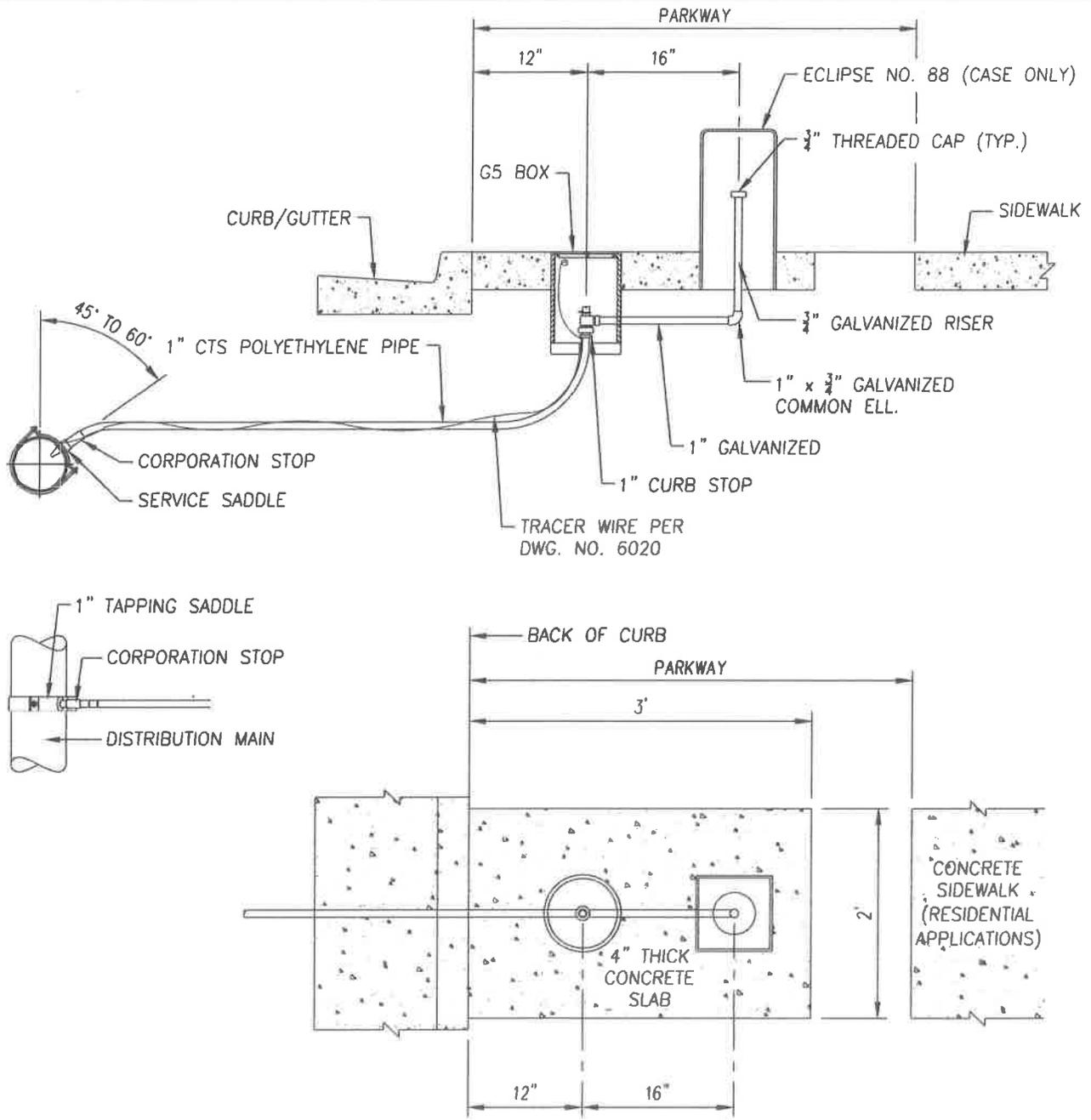
REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
THRUST BLOCKS

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:
6425
1 OF 1



NOTES:

1. PIPES SHALL BE GALVANIZED STANDARD IRON OR POLYETHYLENE PIPE.
2. ALL FITTINGS SHALL BE 1" POLYETHYLENE, EXCEPT AS NOTED.
3. CORPORATION STOPS, ANGLE METER STOPS, AND METER FLANGES SHALL BE AS SHOWN ON PER DWG. NO. 6210
4. SEE TECHNICAL SPECIFICATIONS NO 16, "WATER MAINS" FOR WATER SERVICE FITTINGS, MODELS NUMBERS AND METER INFORMATION.
5. ON COMMERCIAL/INDUSTRIAL APPLICATIONS, ECLIPSE NO. 88 BOX WITH RISER SHALL BE PLACED BEHIND SIDEWALK OR AS DIRECTED BY CITY ENGINEER.

REVISIONS	DATE

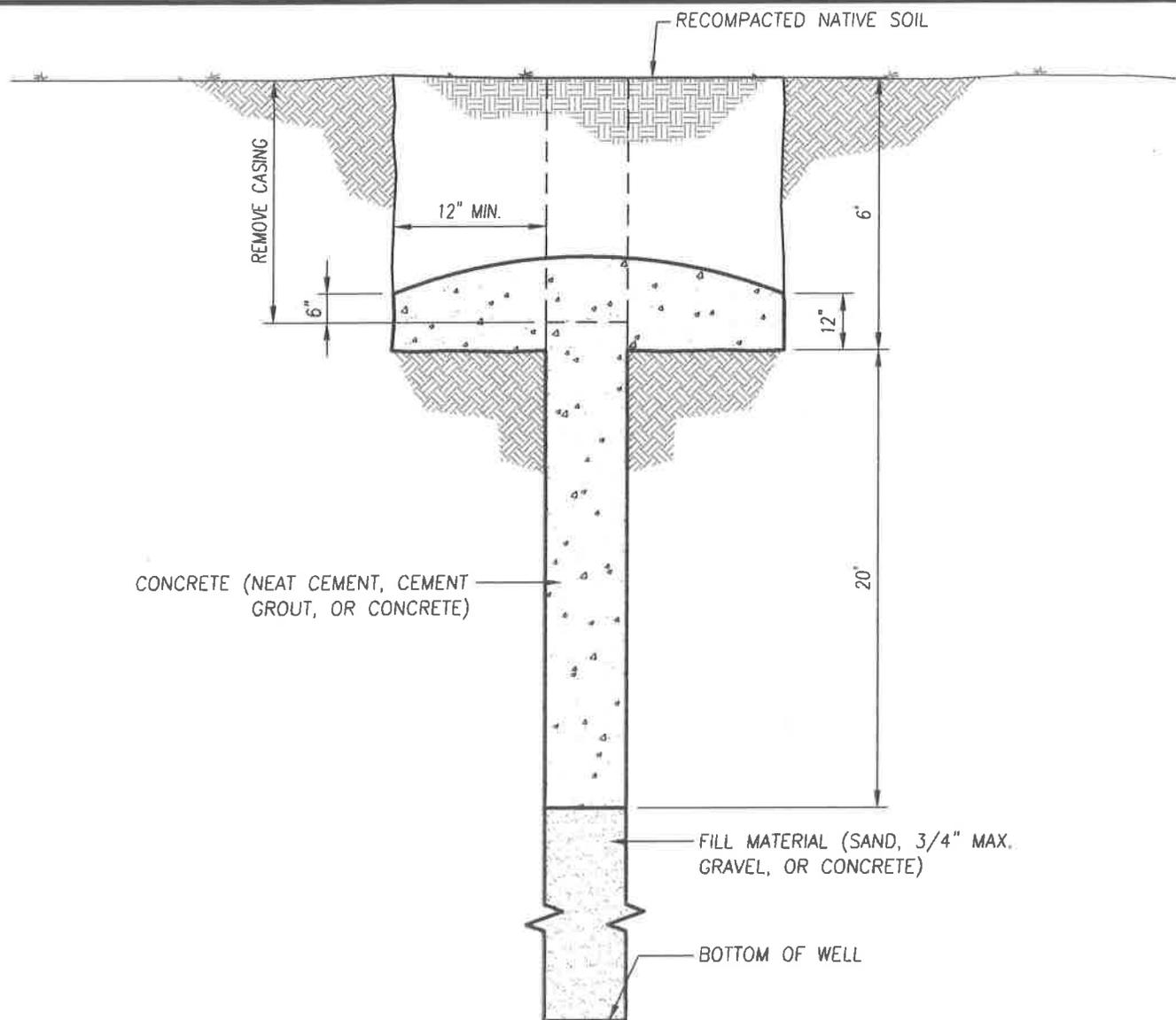


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
WATER MONITORING STATION

DRAWING NO.
6430

Approved By: _____
Date: 1/1/16 City Engineer

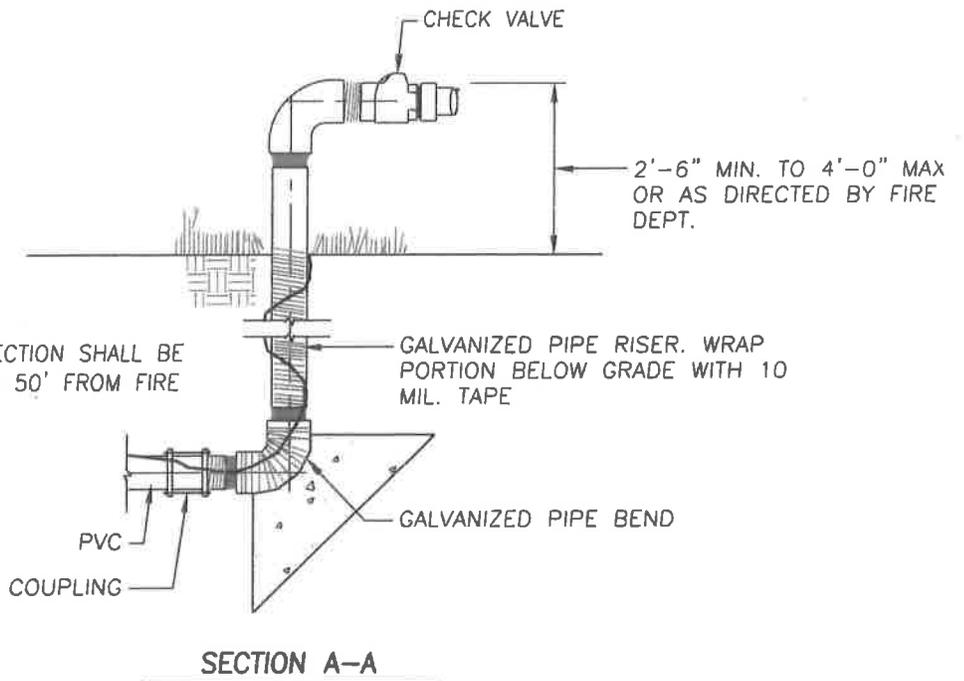
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NOTES:

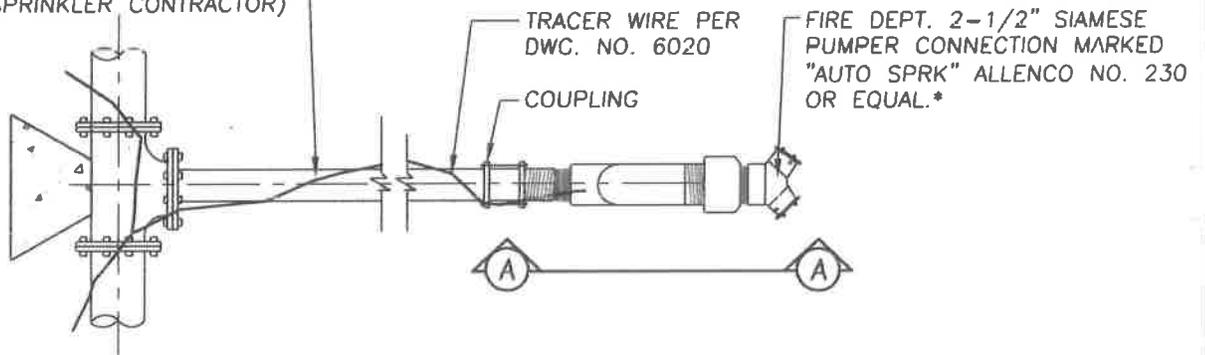
1. A C-57 LICENSED CONTRACTOR MUST COMPLETE A WELL PERMIT APPLICATION WITH THE CITY OF TULARE.
2. REMOVE THE PUMP, ELECTRICAL WIRING, AND ANY PIPING.
3. CLEAN THE WELL SO THAT ALL UNDESIRABLE MATERIALS, INCLUDING OBSTRUCTIONS TO FILLING AND SEALING, DEBRIS, OIL FROM OIL-LUBRICATED PUMPS, OR CONTAMINANTS THAT COULD INTERFERE WITH THE WELL DESTRUCTION ARE REMOVED FOR DISPOSAL.
4. EXCAVATE AROUND THE CASING TO A DEPTH OF SIX (6) FEET WITH THE WELL CASING CUT OFF TO THE BOTTOM OF THE EXCAVATION.
5. FILL THE LOWER PORTION OF THE WELL WITH INORGANIC FILL MATERIAL (CLAY, SAND, SILT, NATIVE SOIL).
6. FILL THE TOP TWENTY (20) FEET OF THE WELL CASING WITH CEMENT MATERIALS APPROVED BY THE CITY ENGINEER (SUITABLE MATERIALS ARE NEAT CEMENT, SAND-CEMENT GROUT AND CONCRETE). ALLOW THE MATERIAL TO OVERFLOW INTO EXCAVATION PROVIDING A MUSHROOM TYPE SEAL (REFER TO PICTURE).
7. BACKFILL THE EXCAVATION WITH NATIVE SOIL ONCE CEMENT MATERIAL HAS HARDENED.
8. COORDINATE WITH COUNTY OF TULARE HEALTH DEPARTMENT FOR ADDITIONAL REQUIREMENTS AND/OR PERMITS.
9. CONDITIONS AT ANY GIVEN SITE MAY REQUIRE MORE STRINGENT PROCEDURES AS NECESSARY TO PROTECT GROUNDWATER. A WELL COMPLETION REPORT IS REQUIRED ON ALL WELL ABANDONMENTS.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			WELL ABANDONMENT	DRAWING NO.:
			Approved By:	
			Date: 1/1/16	City Engineer
				1 OF 1



NOTE:
 * PUMPER CONNECTION SHALL BE NO MORE THAN 50' FROM FIRE HYDRANT.

4" (MIN.) PVC, C900 (DR18) PIPE (VERIFY SIZE WITH FIRE SPRINKLER CONTRACTOR)



NOTES:

PER CITY OF TULARE FIRE DEPARTMENT POLICY #11-001, FIRE DEPARTMENT CONNECTIONS SHALL BE IDENTIFIED AS FOLLOWS:

1. EACH FDC SHALL BE DESIGNATED BY A SIGN HAVING RAISED LETTERS AT LEAST ONE INCH IN SIZE CAST ON PLAT OR FITTING READING FOR SERVICE DESIGNATED: E.G. - "AUTOSPRINKLER", "OPEN SPRINKLER", "STANDPIPE", OR "AUTOSPRINKLER AND STANDPIPE".
2. THE SIGN SHALL BE RED WITH WHITE LETTERS.
3. THE SIGN SHALL MEASURE 10 INCHES LONG BY 5 INCHES TALL, AND NOT BE OF LESS THAN 10 GAUGE METAL, SECURELY ATTACHED BY BOLTS OR STEEL RODS.
4. LETTERING SHALL BE 1 INCH BLOCK TYPE LETTERS, WHITE IN COLOR.
5. THE SIGN SHALL INDICATE THE BUILDING ADDRESS OR PORTION OF THE BUILDING SERVED AND OR ZONE.

REVISIONS	DATE



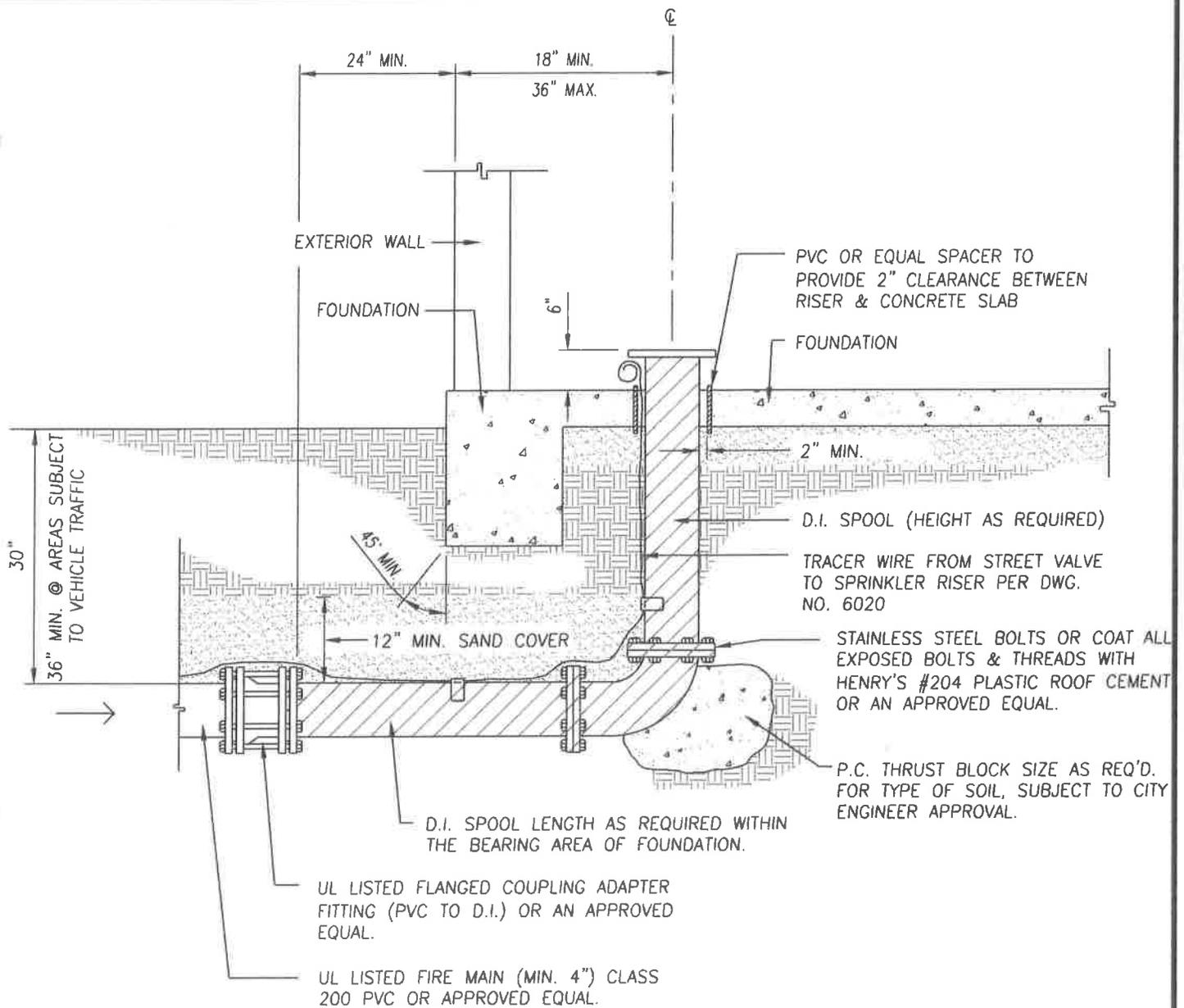
CITY OF TULARE
 PUBLIC IMPROVEMENT STANDARD

FIRE DEPARTMENT CONNECTION

DRAWING NO.:
6440

Approved By: _____
 Date: 1/1/16 City Engineer

1 OF 1



GENERAL NOTES:

- A. FIRE LINE SHALL BE TESTED IN ACCORDANCE WITH THE SECTION 76, "WATERLINES" OF THE CITY STANDARD SPECIFICATIONS. NO CONNECTION MAY BE MADE UNTIL WATER SAMPLES HAVE BEEN TESTED AND APPROVED.
- B. LOCATION OF FIRE SPRINKLER RISER SHALL BE APPROVED BY THE FIRE DEPARTMENT.
- C. MATERIALS SHALL BE UL LISTED FOR FIRE SERVICE.
- D. WRAP BOLTS WITH 6 MIL PLASTIC SHEATHING PRIOR TO PLACEMENT OF THRUST BLOCK(S).
- E. ALL FITTINGS AND RISERS SHALL BE DUCTILE IRON INTERNALLY CEMENT LINED FOR FIRE SERVICE AND WRAPPED WITH TWO LAYERS OF UPC LISTED PLASTIC TAPE (MINIMUM 40 MIL) OR COATED WITH HENRY'S #204 PLASTIC ROOF CEMENT OR AN APPROVED EQUAL.

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

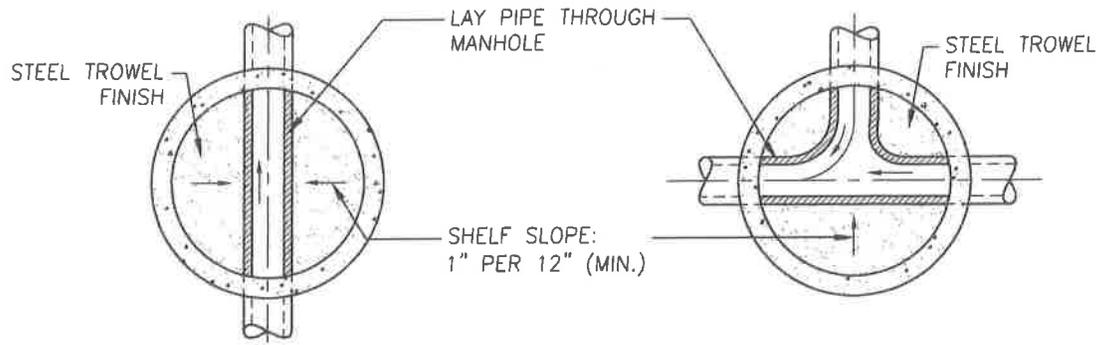
FIRE MAIN - BUILDING CONNECTION

DRAWING NO.:

6445

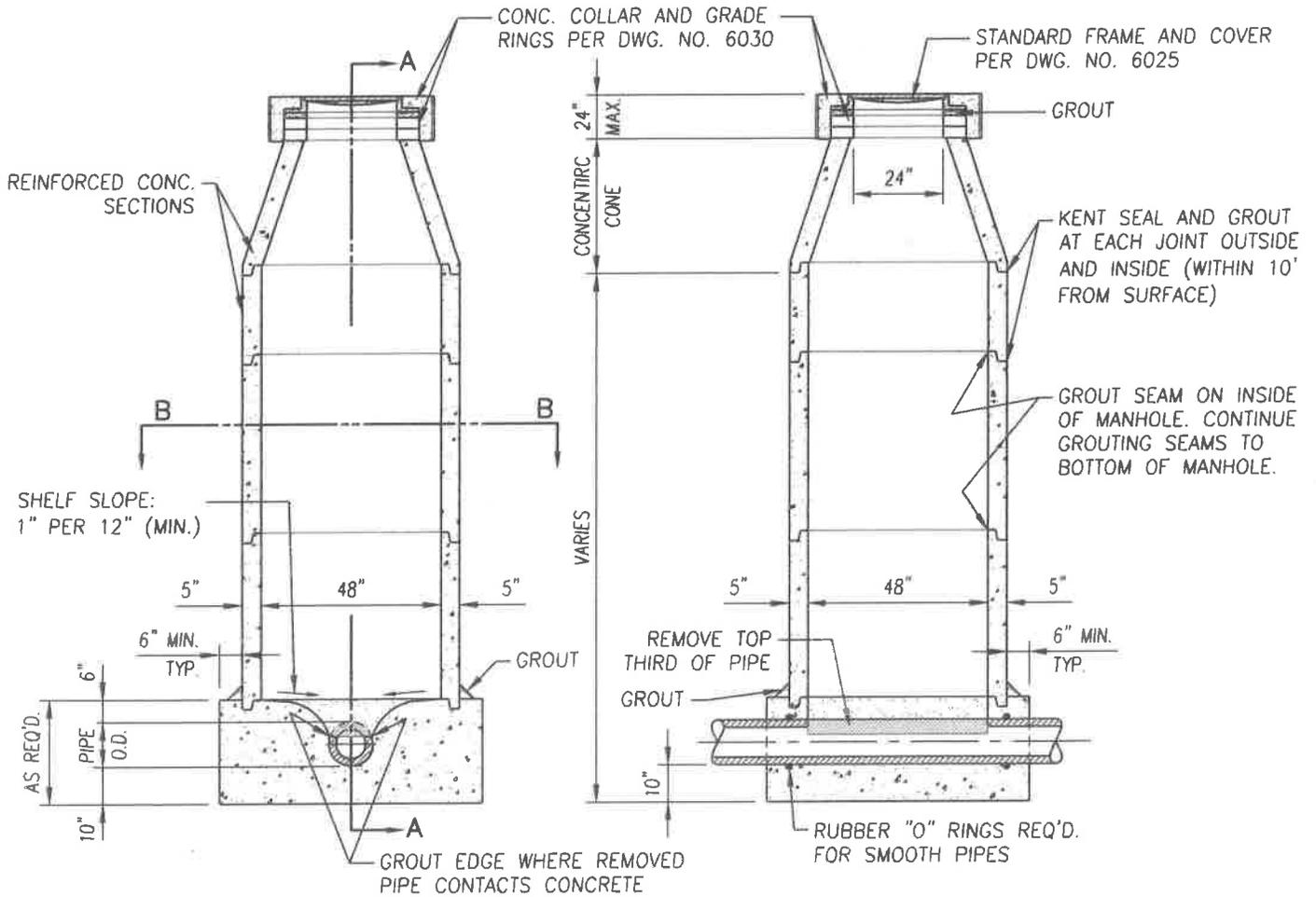
Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



SECTION B-B

ALTERNATE FLOW DIAGRAM



ELEVATION

SECTION A-A

NOTES:

1. CONFORM TO PIPE MANUFACTURER'S REQUIREMENTS AS DIRECTED BY CITY ENGINEER.
2. REINFORCED CONCRETE PIPE SECTIONS SHALL MEET REQUIREMENTS OF A.S.T.M. SPEC. C-478.
3. ALL CONCRETE SHALL BE CLASS 2
4. USE OF PRE-CAST MANHOLE BASES AND PRECAST BARREL WITH PREFORMED OPENINGS SHALL BE APPROVED BY CITY ENGINEER PRIOR TO BEGINNING WORK.
5. SEE DESIGN GUIDELINES FOR USE OF TYPE I MANHOLES.

REVISIONS	DATE

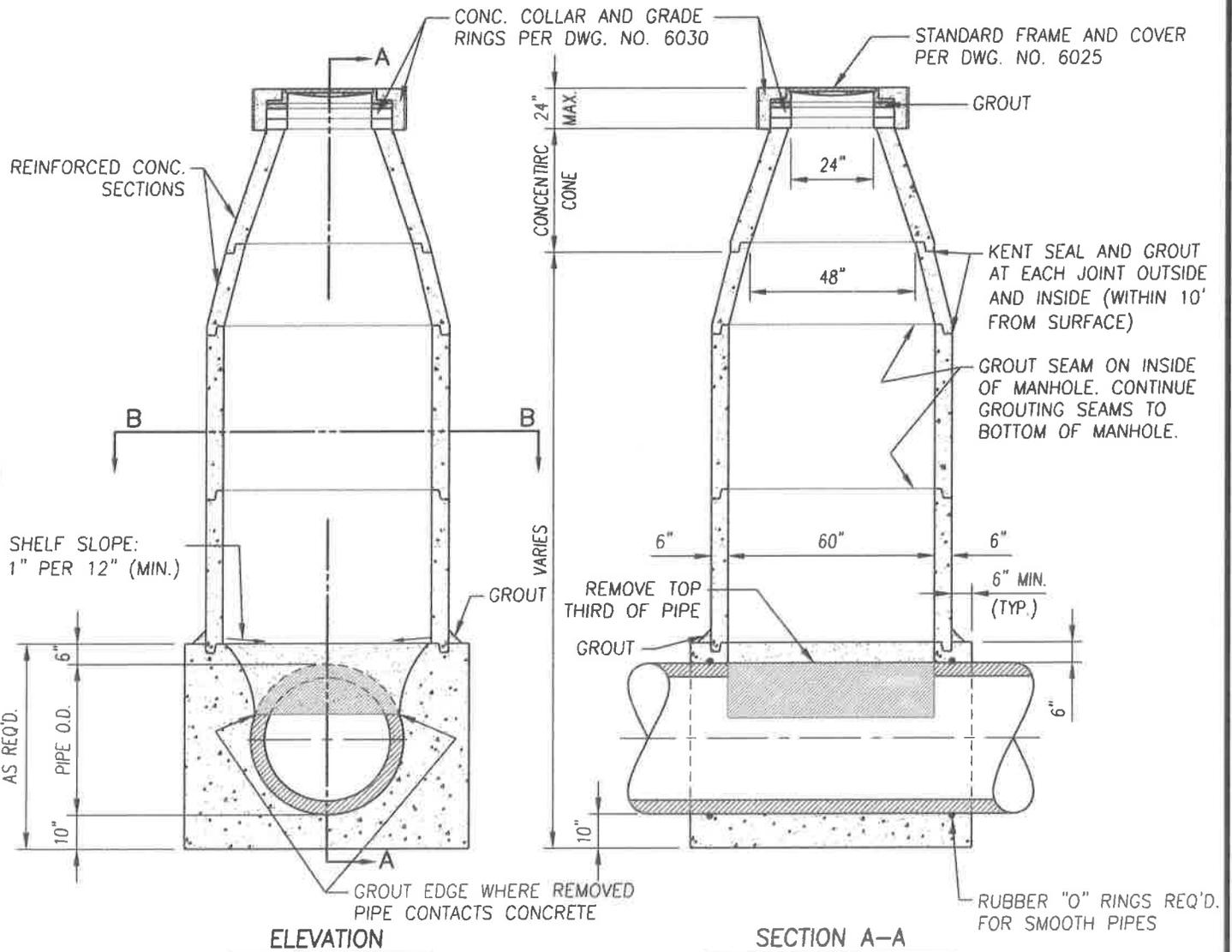
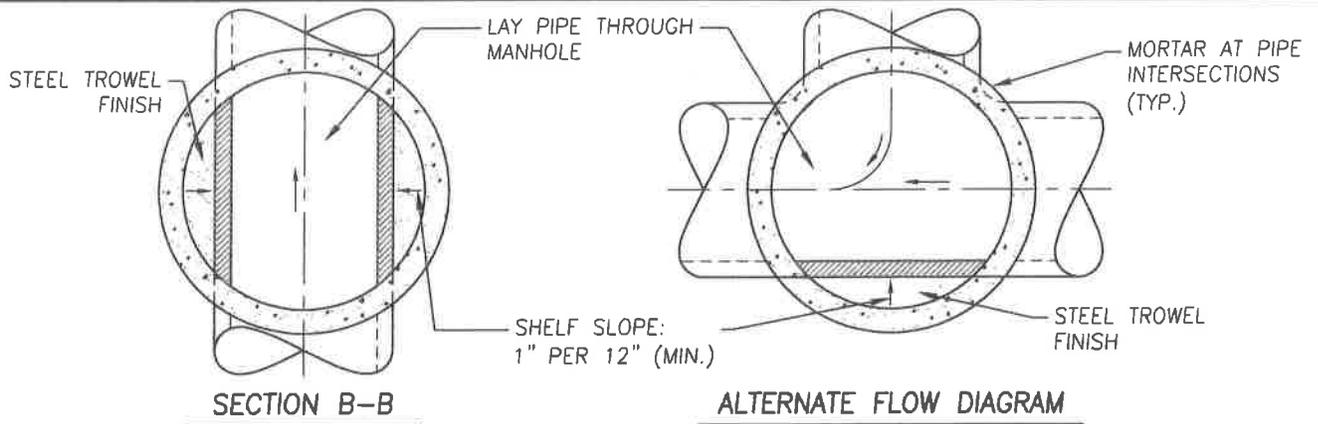


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
TYPE I MANHOLE

DRAWING NO.:
6610

Approved By: _____
Date: 1/1/16 City Engineer

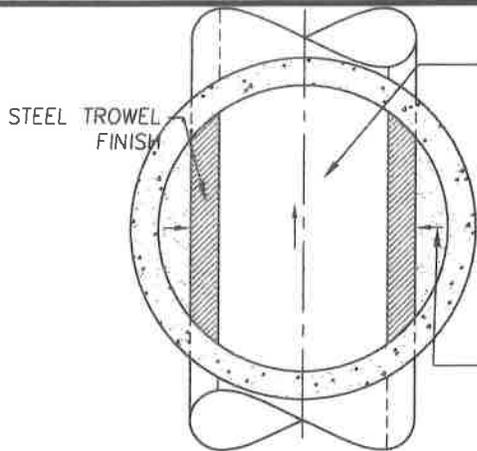
1 OF 1



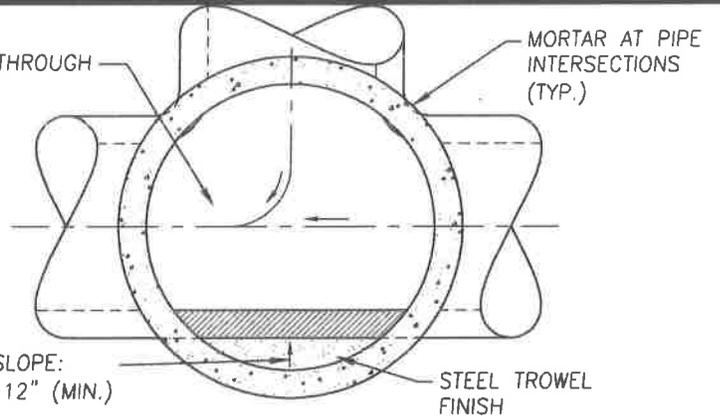
NOTES:

1. CONFORM TO PIPE MANUFACTURER'S REQUIREMENTS AS DIRECTED BY CITY ENGINEER.
2. REINFORCED CONCRETE PIPE SECTIONS SHALL MEET REQUIREMENTS OF A.S.T.M. SPEC. C-478.
3. ALL CONCRETE SHALL BE CLASS 2
4. USE OF PRE-CAST MANHOLE BASES AND PRECAST BARREL WITH PREFORMED OPENINGS SHALL BE APPROVED BY CITY ENGINEER PRIOR TO BEGINNING WORK.
5. SEE DESIGN GUIDELINES FOR USE OF TYPE II MANHOLES.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD TYPE II MANHOLE	
			Approved By _____ Date: 1/1/16	City Engineer



SECTION B-B



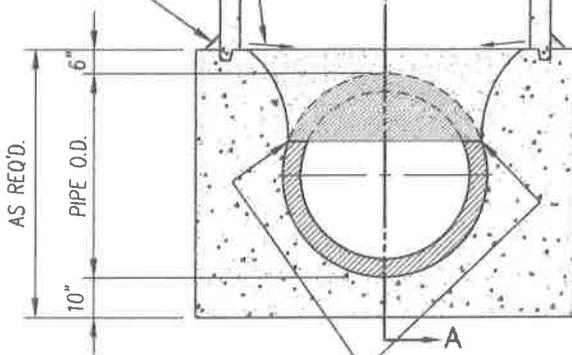
ALTERNATE FLOW DIAGRAM

CONC. COLLAR AND GRADE RINGS PER DWG. NO. 6030

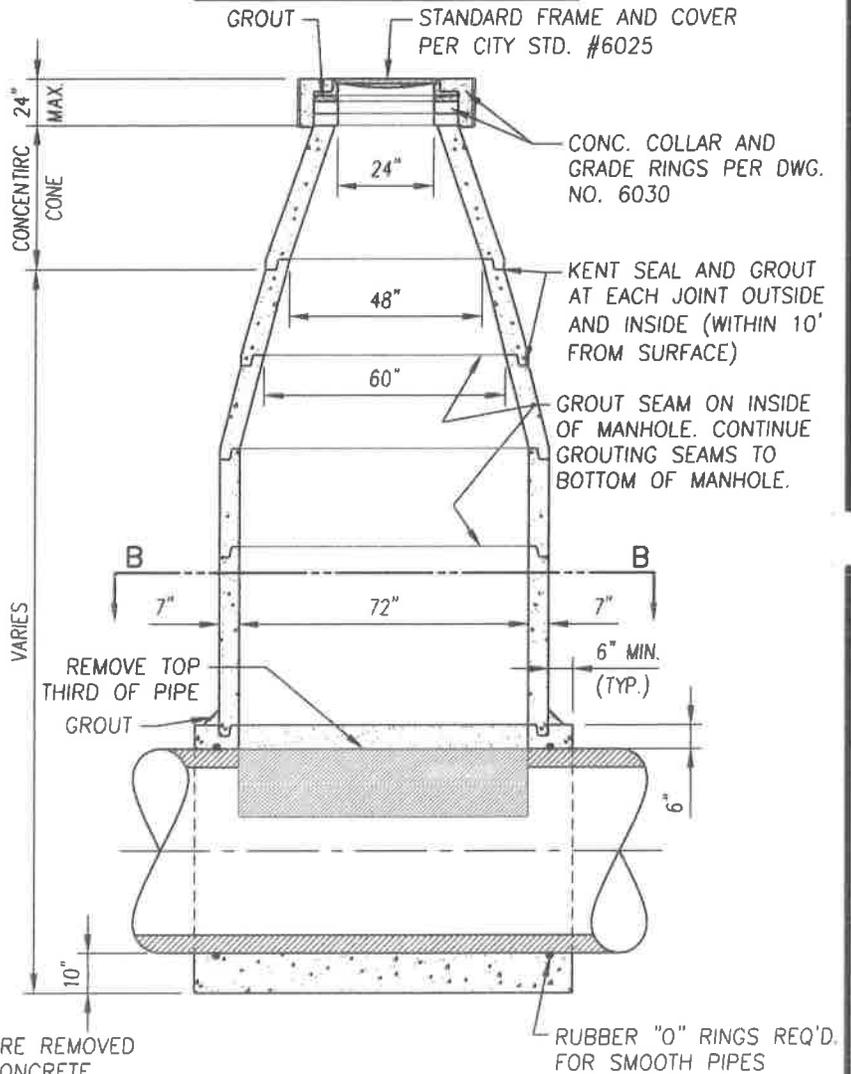
REINFORCED CONC. SECTIONS

SHELF SLOPE: 1" PER 12" (MIN.)

GROUT



ELEVATION



SECTION A-A

NOTES:

1. CONFORM TO PIPE MANUFACTURER'S REQUIREMENTS AS DIRECTED BY CITY ENGINEER.
2. REINFORCED CONCRETE PIPE SECTIONS SHALL MEET REQUIREMENTS OF A.S.T.M. SPEC. C-478.
3. ALL CONCRETE SHALL BE CLASS 2
4. USE OF PRE-CAST MANHOLE BASES AND PRECAST BARREL WITH PREFORMED OPENINGS SHALL BE APPROVED BY CITY ENGINEER PRIOR TO BEGINNING WORK.
5. SEE DESIGN GUIDELINES FOR USE OF TYPE III MANHOLES.

REVISIONS	DATE

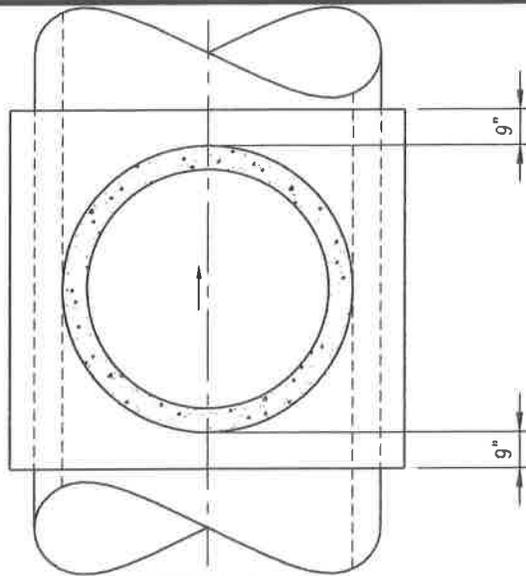


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
TYPE III MANHOLE

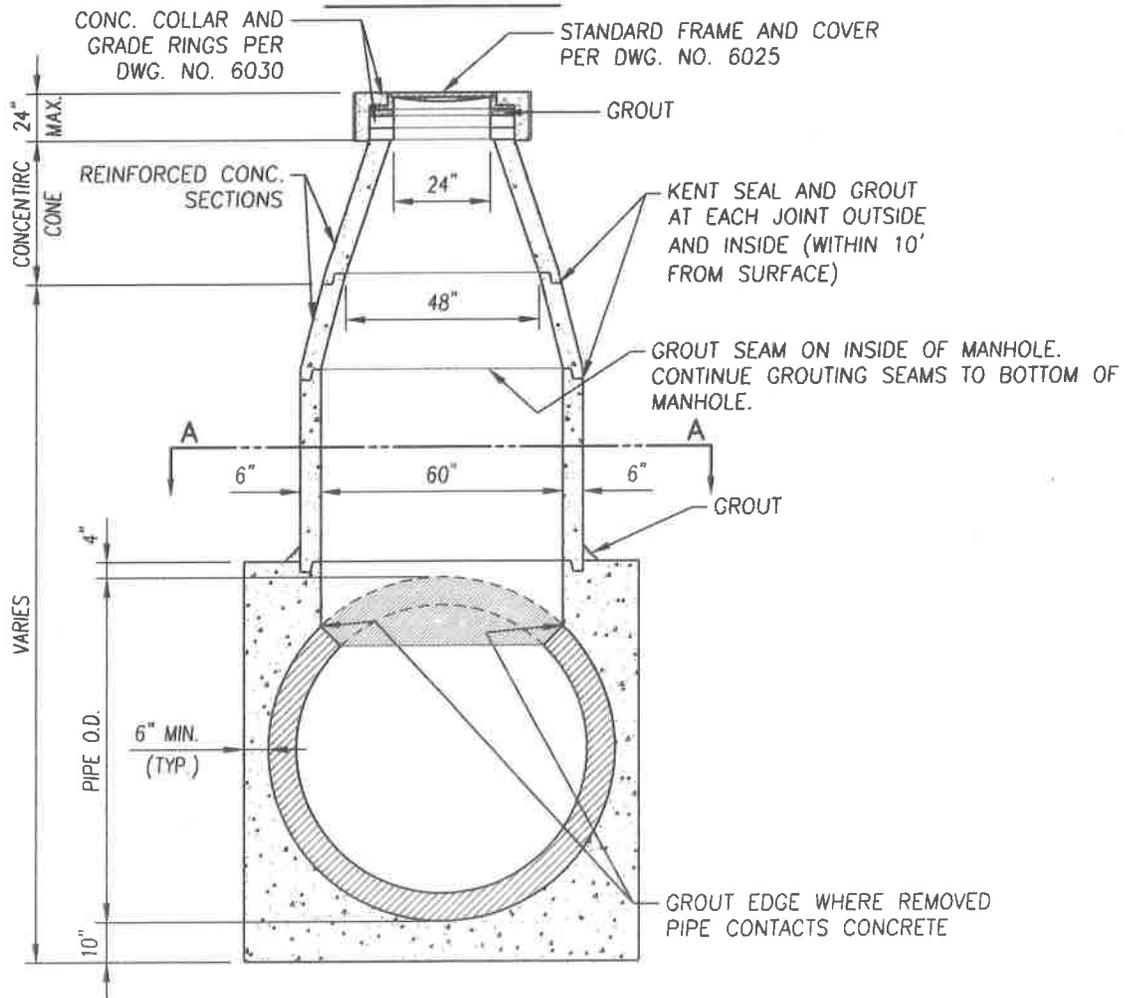
DRAWING NO.:
6612

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



SECTION A-A



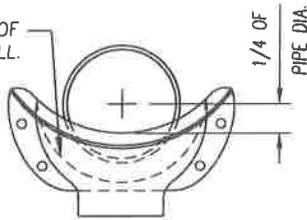
NOTES:

1. CONFORM TO PIPE MANUFACTURER'S REQUIREMENTS AS DIRECTED BY CITY ENGINEER.
2. REINFORCED CONCRETE PIPE SECTIONS SHALL MEET REQUIREMENTS OF A.S.T.M. SPEC. C-478.
3. ALL CONCRETE SHALL BE CLASS 2
4. USE OF PRE-CAST MANHOLE BASES AND PRECAST BARREL WITH PREFORMED OPENINGS SHALL BE APPROVED BY CITY ENGINEER PRIOR TO BEGINNING WORK.
5. SEE DESIGN GUIDELINES FOR USE OF TYPE IV MANHOLES.

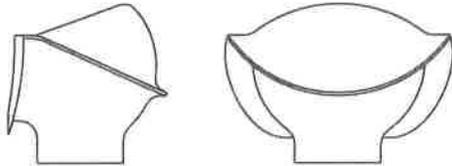
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			TYPE IV MANHOLE	
			6613	
			Approved By: _____	
			Date: 1/1/16	City Engineer
				I OF I

DROP BOWL MODEL	WILL FIT SIZES UP TO
A4	UP TO 6"
A6	UP TO 8"
A8	UP TO 10"
B10	UP TO 12"
24"	12" AND 15" INLET PIPES
30"	18" INLET

SILICON SEAL INSIDE OF BOWL TO MANHOLE WALL.



DROP BOWL MOUNTING POSITION



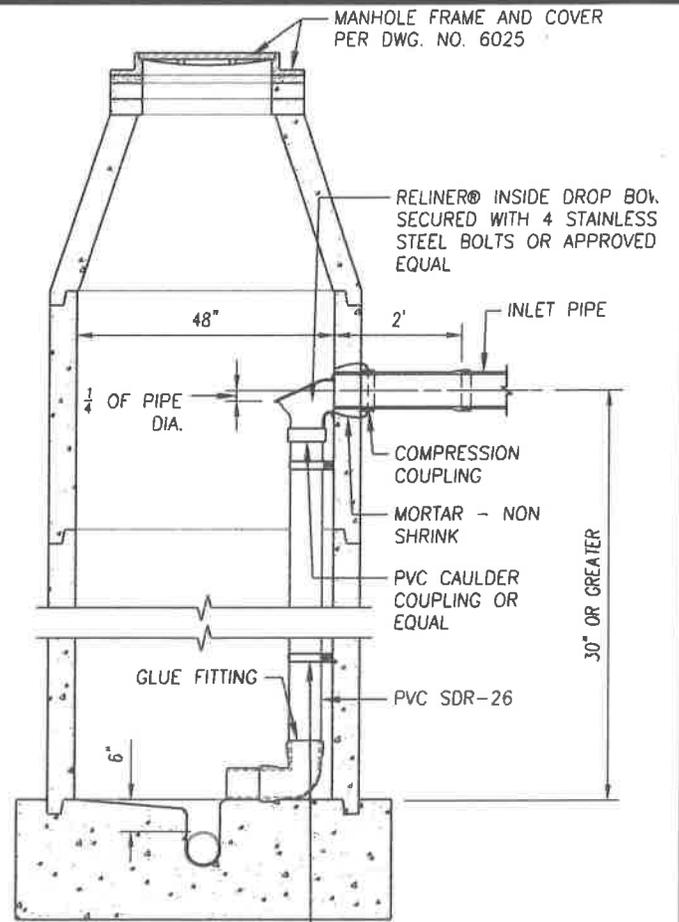
FORCE LINE HOOD

NOTES:

1. ALL INSIDE DROP PIPING TO BE A.B.S. OR PVC SDR-26.
2. CEMENT ALL JOINTS.
3. CLAMPS TO BE 1 1/2" X 12 GA. STAINLESS STEEL, ANCHORED TO M.H. WALL WITH 2 1/2" CADMIUM PLATED BOLTS.

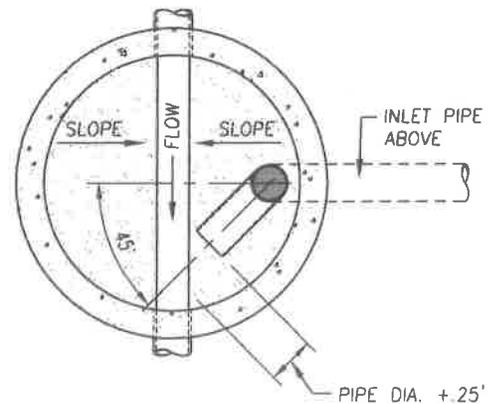
NOTES:

1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD, LYME, CT 06371 (860) 434-0277 FAX: (860) 434-3195 OR APPROVED EQUAL.
2. DROP BOWL MODEL "A4" SHALL BE USED FOR ALL INLET PIPES UP TO 6" INLETS, "A6" SHALL BE USED UP TO 8" INLETS, "B8" SHALL BE USED UP TO 10" INLETS, "B10" SHALL BE USED UP TO 12" INLETS. 24" DROP BOWL SHALL BE USED FOR 12" AND 15" INLETS. 30" DROP BOWL SHALL BE USED FOR 18" INLETS. LINES LARGER THAN 10" SHALL BE AS APPROVED BY THE CITY ENGINEER PRIOR TO BEGINNING WORK.
3. THE FORCE LINE HOOD SHALL BE ATTACHED ON MODELS "A-4" & "A-6" WHEN THE INCOMING LINE IS FROM A FORCE MAIN OR THE SLOPE IS 5=0.03 OR GREATER.
4. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS OR EQUAL SEE #6610, SHT. 2.
5. ATTACH THE DROP BOWL & EACH CLAMPING BRACKET TO THE MANHOLE WALL WITH 3/8" X 3 3/4" RAMSET/RED HEAD BOLTS HELD INPLACE WITH 2 STAGE EPOXY PASTE. EPOXY SHALL MEET THE FOLLOWING REQUIREMENTS:
 - A. EPOXY PASTE SHALL BE A TWO COMPONENT, 100% SOLID SYSTEM. EPOXY SHALL BE SIKADUR 31 HI-MOD GEL BY SIKA CORPORATION OR EQUAL.
 - B. THE EPOXY PASTE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI IN 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM D695 AT 73 DEGREES.
 - C. THE EPOXY PASTE SHALL DEVELOP A MINIMUM TENSILE STRENGTH OF 3,000 PSI IN 14 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM D638.
 - D. THE EPOXY PASTE SHALL DEVELOP A MINIMUM BOND STRENGTH OF 2,000 PSI IN 2 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C882 (HARDENED CONCRETE TO HARDENED CONCRETE).
- E. MANUFACTURER'S INSTRUCTIONS SHALL BE PRINTED ON EACH CONTAINER IN WHICH THE MATERIALS ARE PACKAGED.



INSIDE DROP CONNECTION

RELINER® STAINLESS STEEL STRAPS OR EQUAL. SECURE TO STRUCTURE WITH 2 STAINLESS STEEL BOLTS. STRAP AT 4' INTERVALS (MIN. OF 2) SEE CITY DETAIL FOR INSIDE DROP CONNECTION BRACKETS SEE #6615, SHT. 2



INSIDE DROP - PLAN

REVISIONS	DATE



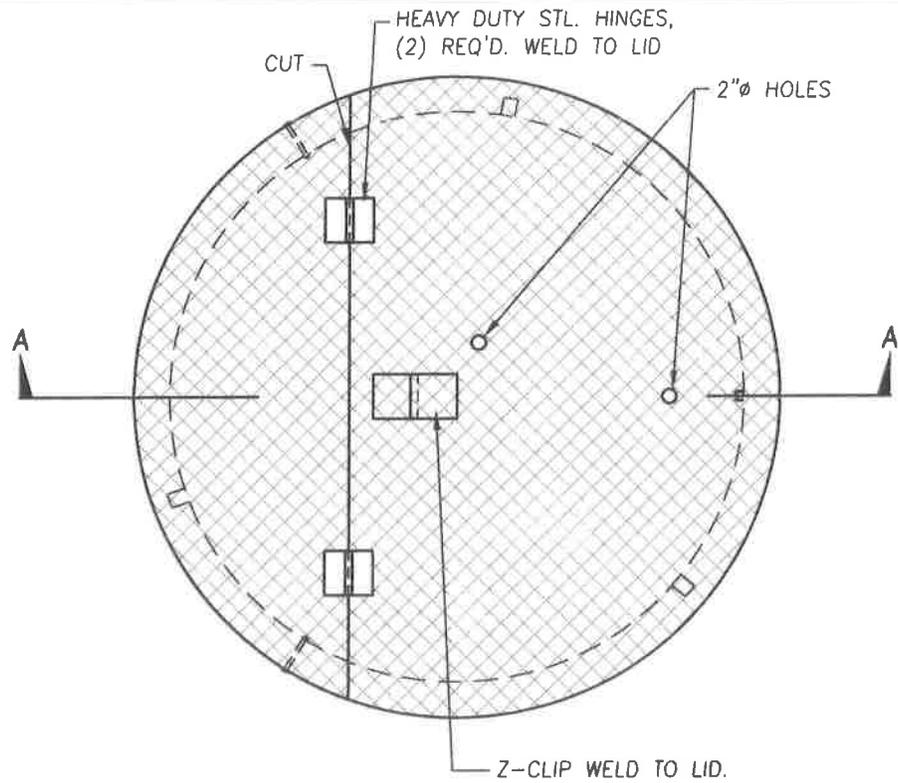
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

SANITARY SEWER DROP MANHOLE

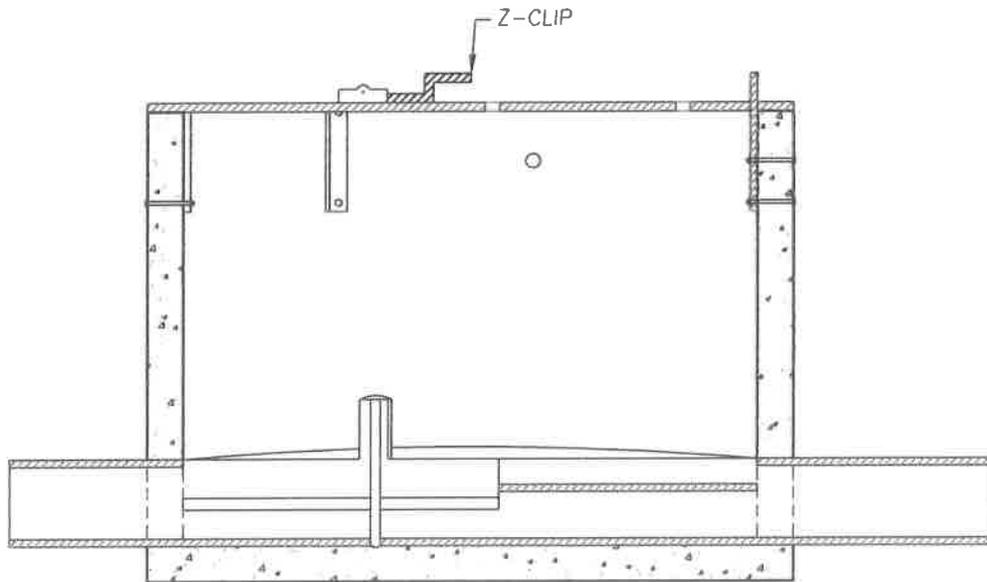
DRAWING NO.:
6615

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 2



TOP VIEW



SECTION A-A

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

SANITARY SEWER CONTROL MANHOLE

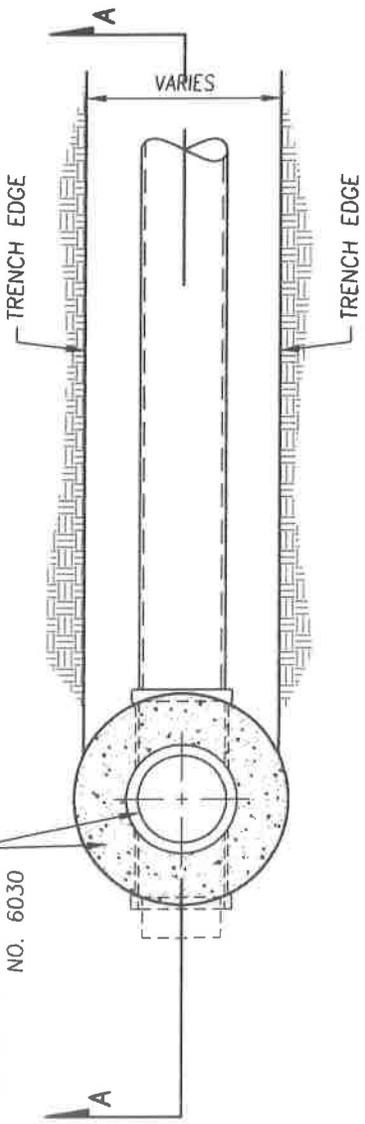
DRAWING NO.

6620

Approved By: _____
Date: 1/1/16 City Engineer

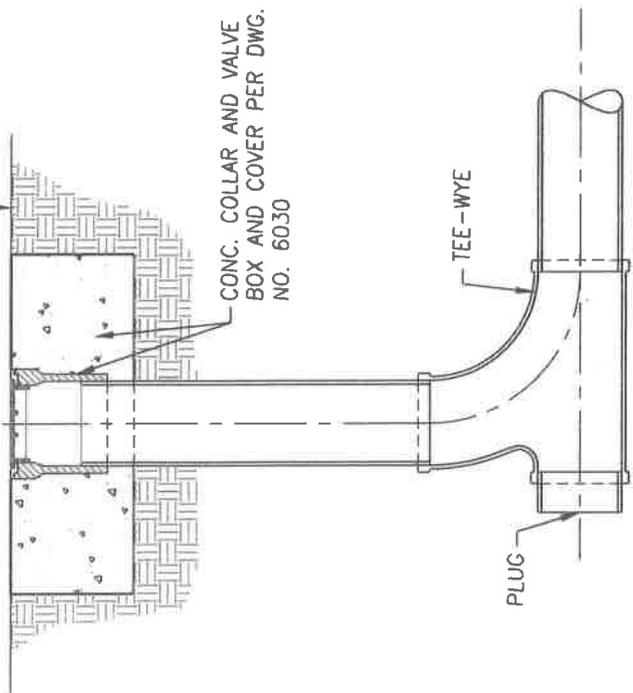
1 OF 1

CONC. COLLAR AND VALVE
BOX AND COVER PER DWG.
NO. 6030



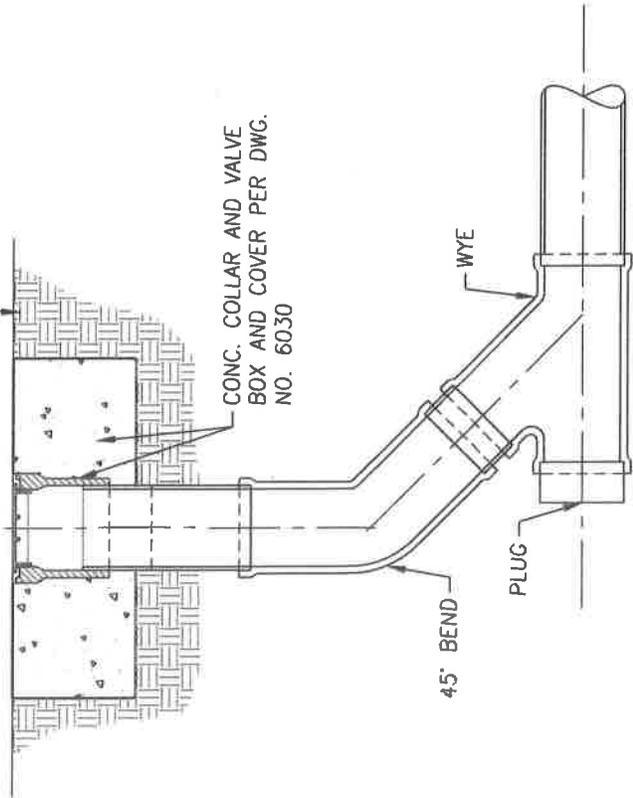
SEWER CLEANOUT DETAIL
PLAN VIEW

FIN. GRADE



TEE-WYE INSTALLATION

FIN. GRADE



WYE INSTALLATION

SEWER CLEANOUT DETAIL
PROFILE VIEW - SECTION A-A

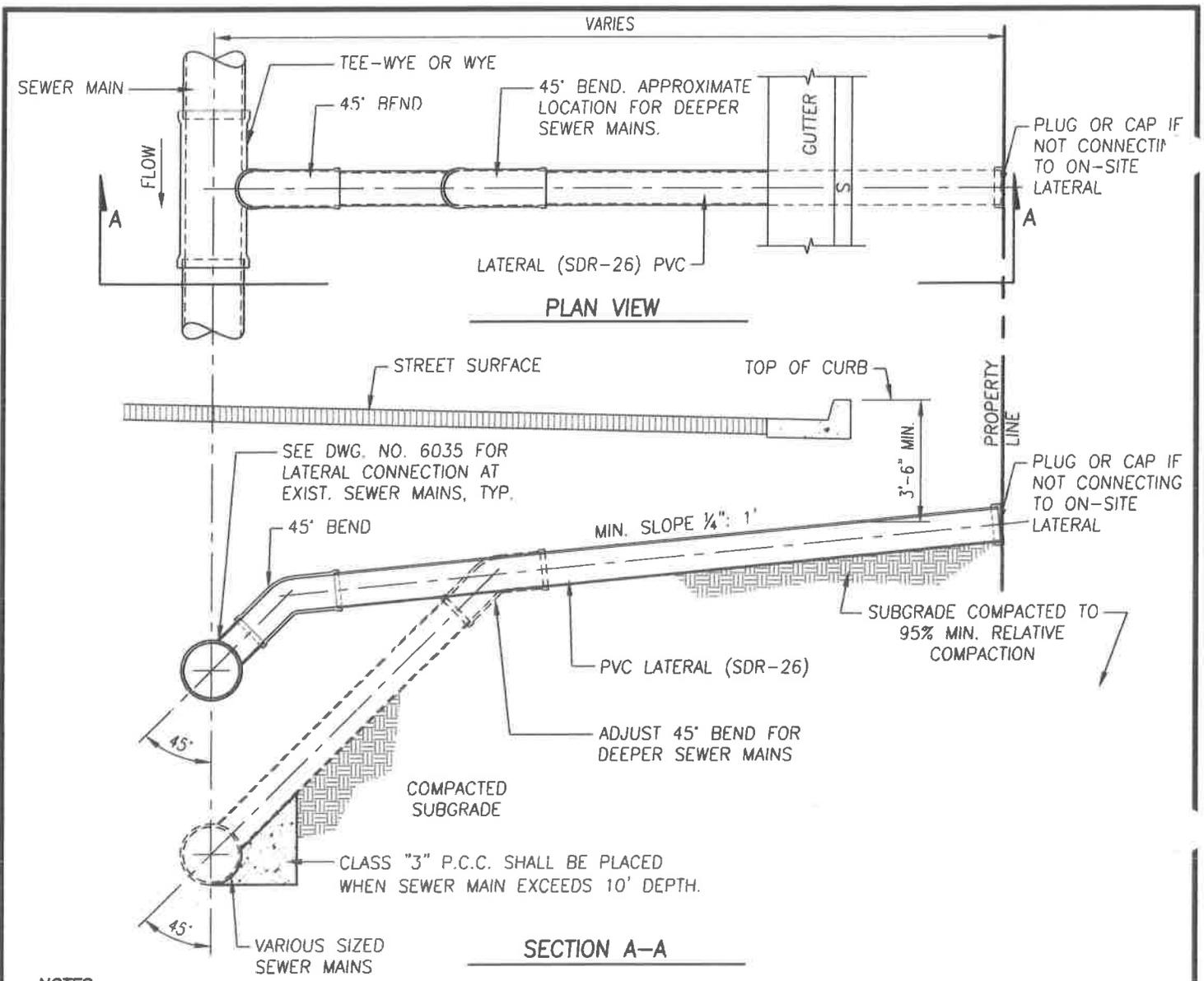
REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
CLEANOUT AND WELL

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:
6710
1 OF 1



NOTES:

1. MINIMUM DIAMETER: 4" (RESIDENTIAL), 6" (COMMERCIAL OR INDUSTRIAL). ALL PARTS OF LATERAL TO BE OF SAME DIAMETER.
2. SEWER LATERAL PIPE AND FITTINGS SHALL BE SDR 26 PVC, WITH A MINIMUM DIAMETER OF 4", AND A MINIMUM SLOPE OF 2%. PIPE SEGMENTS SHALL BE JOINED PER PIPE MANUFACTURER'S RECOMMENDATIONS. LATERAL INSTALLATION SHALL BEGIN AT MAIN AND PROCEED TO RIGHT OF WAY. GRADE SHALL BE UNIFORM FROM MAIN TO PROPERTY LINE. CHANGES IN GRADE OF LATERAL SHALL BE MADE USING LONG-RADIUS BENDS. CEMENT OR HOT-POUR JOINTS WILL NOT BE PERMITTED. PIPE MATERIALS SHALL BE CUT USING ONLY APPROVED TOOLS AND METHODS. SNAP-CUTTERS, ABRASIVE SAWS AND HACK-SAWS CAN BE USED AS APPROPRIATE FOR EACH PIPE MATERIAL. CHIPPING OR HAMMERING PIPES IS NOT ALLOWED. CHIPPED, CRACKED, BROKEN OR OTHERWISE DAMAGED PIPE SHALL BE REMOVED AND REPLACED WITH NEW PIPE.
3. TOP OF CURB SHALL BE MARKED WITH AN "S" DIRECTLY OVER LATERAL. THE "S" SHALL BE STAMPED IN NEW CONCRETE OR CHISELED INTO EXISTING CONCRETE, AND SHALL NOT BE LESS THAN 3" LONG, 2" WIDE AND 3/16" DEEP.
4. TRACER WIRE SHALL BE PLACED ON LATERAL FROM SEWER MAIN TO PROPERTY LINE, AND THEN UP TO SURFACE.
5. DEPTH OF LATERAL SHALL NOT BE LESS THAN 3' FROM TOP OF PIPE UNLESS CONSTRUCTED OF C900 CLASS 305 DR14 PVC OR ENCASED IN CONCRETE. A MINIMUM CLEAR SEPARATION OF 18" SHALL BE MAINTAINED WHEN CROSSING WATERLINES.

REVISIONS	DATE



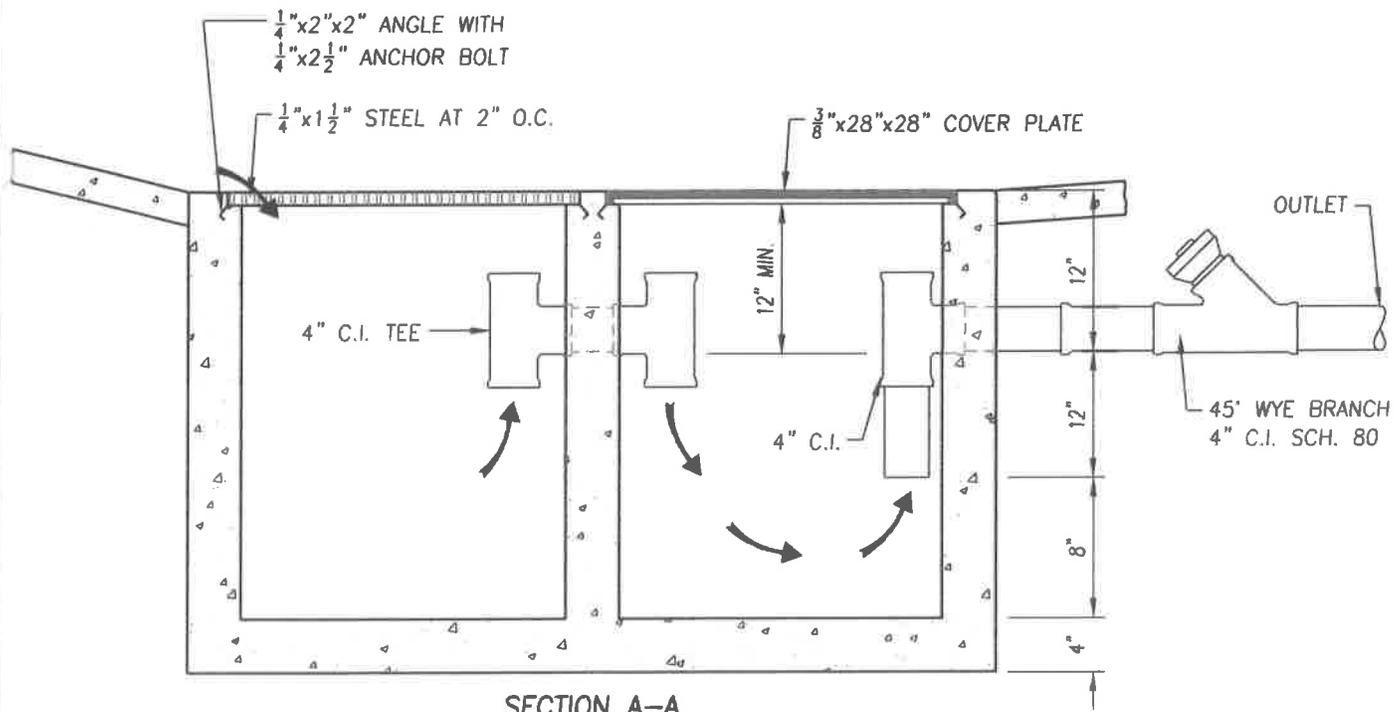
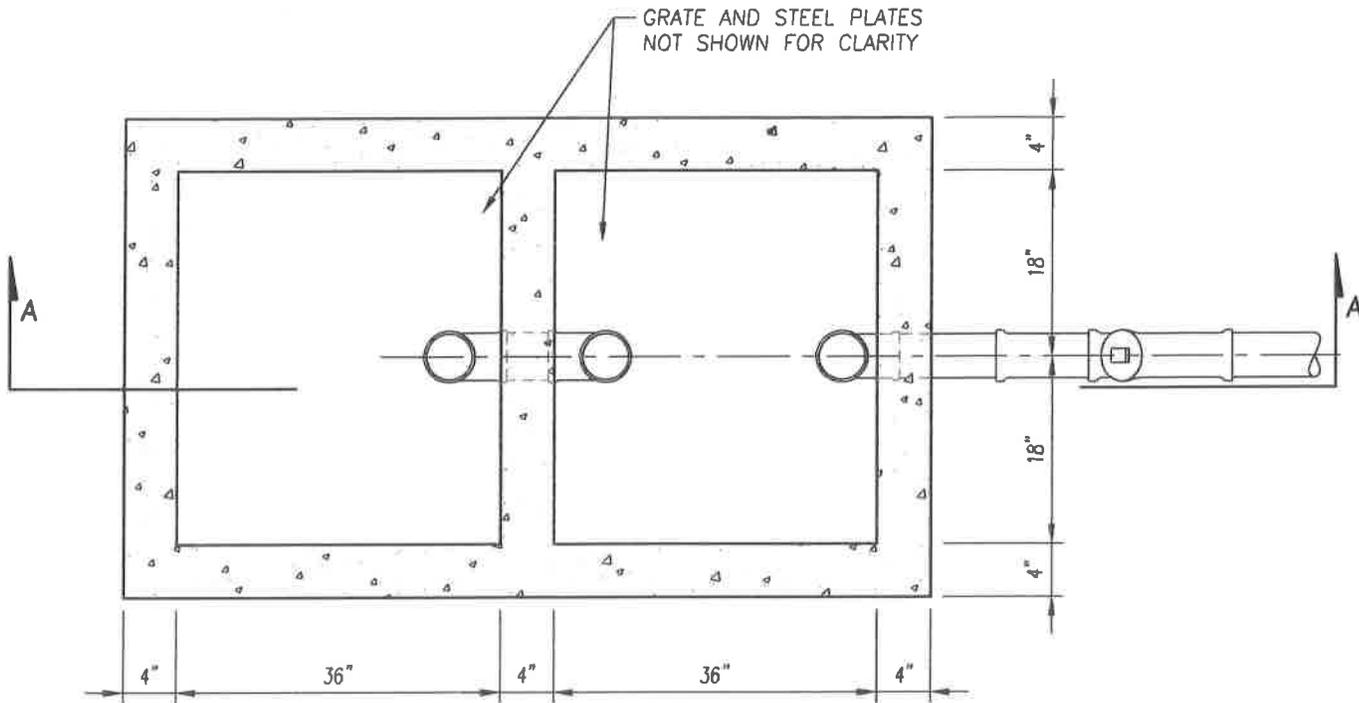
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

SANITARY SEWER LATERAL

DRAWING NO.:
6810

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



NOTES:

ALL EXPOSED STEEL TO BE GALVANIZED AFTER FABRICATION.
ALTERNATE TRAP DESIGNS MAY BE SUBMITTED FOR THE
APPROVAL OF THE CITY ENGINEER.

REVISIONS	DATE

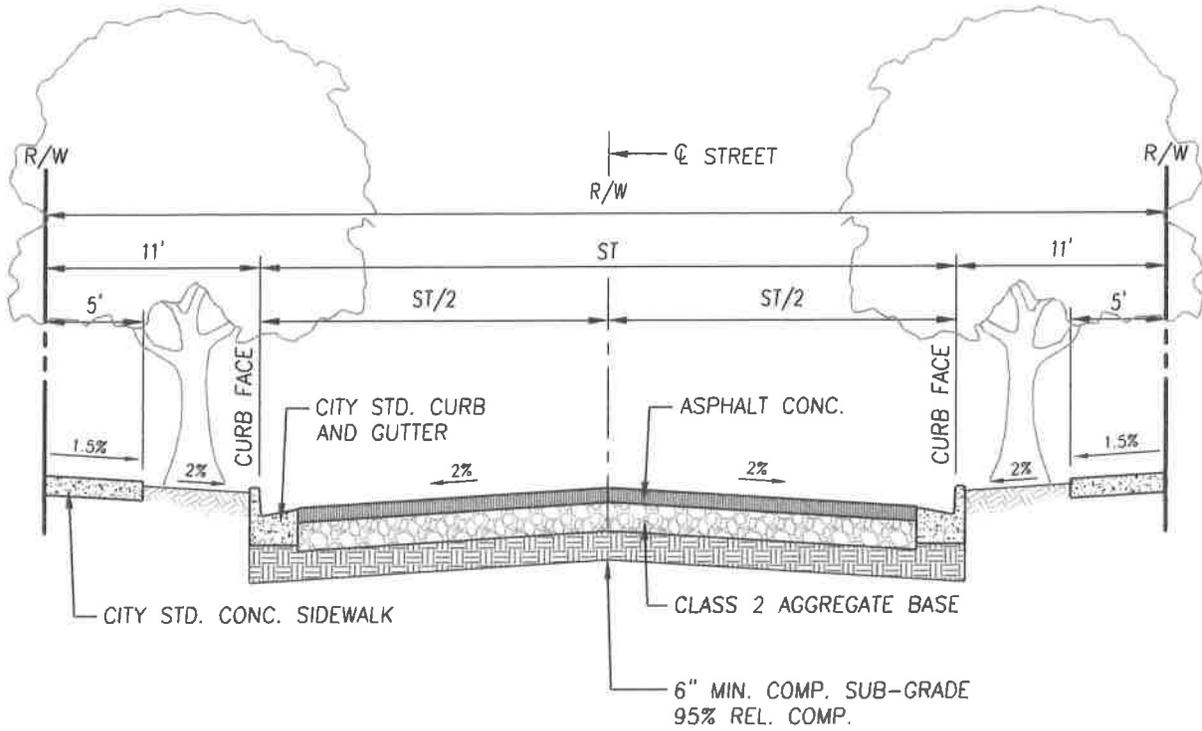


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
INDUSTRIAL TRAP

DRAWING NO.:
6910

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1

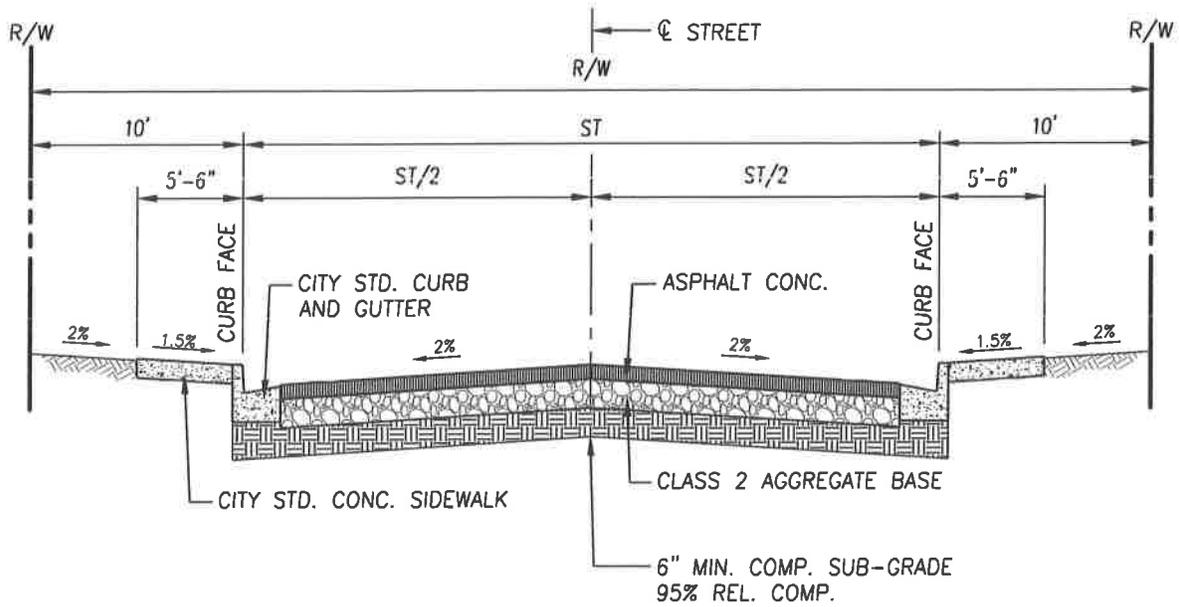


STREET WIDTHS		
STREET TYPE	RIGHT OF WAY "R/W"	STREET WIDTH "ST" (CURB FACE TO CURB FACE)
LOCAL	58'	36'
CUL-DE-SAC	54'	32'

NOTES:

1. REFER TO DESIGN GUIDELINES, SECTION B FOR TRAFFIC INDEX AND MINIMUM PAVEMENT SECTIONS.
2. STRUCTURAL PAVEMENT SECTIONS SHALL BE DESIGNED BY AN ACCEPTED FLEXIBLE PAVEMENT DESIGN METHOD IN ACCORDANCE WITH THE DESIGN GUIDELINES.
3. ASPHALT CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE CITY OF TULARE TECHNICAL SPECIFICATIONS.
4. ASPHALT CONCRETE SHALL BE PLACED ONLY WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50° F AND RISING.
5. REFER TO CITY OF TULARE TECHNICAL SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION REQUIREMENTS.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			CUL-DE-SAC AND LOCAL STREET SECTIONS (RESIDENTIAL ZONES)	DRAWING NO.: <div style="font-size: 24pt; font-weight: bold;">7020</div>
			Approved By: _____ Date: 1/1/16	City Engineer: _____ 1 OF 1

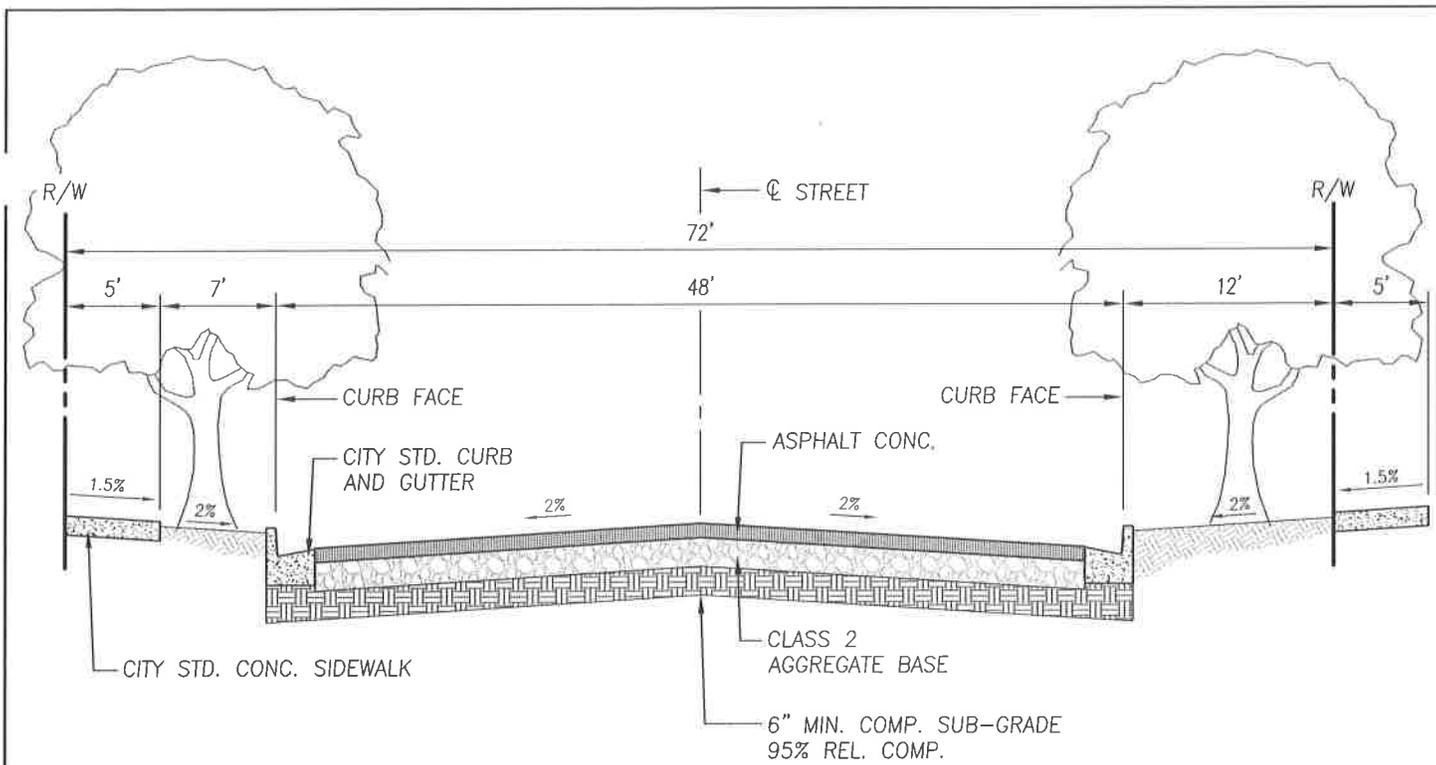


STREET WIDTHS		
STREET TYPE	RIGHT OF WAY "R/W"	STREET WIDTH "ST" (CURB FACE TO CURB FACE)
LOCAL	56'	36'
CUL-DE-SAC	52'	32'

NOTES:

1. REFER TO DESIGN GUIDELINES, SECTION B FOR TRAFFIC INDEX AND MINIMUM PAVEMENT SECTIONS.
2. STRUCTURAL PAVEMENT SECTIONS SHALL BE DESIGNED BY AN ACCEPTED FLEXIBLE PAVEMENT DESIGN METHOD IN ACCORDANCE WITH THE DESIGN GUIDELINES.
3. ASPHALT CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE CITY OF TULARE TECHNICAL SPECIFICATIONS.
4. ASPHALT CONCRETE SHALL BE PLACED ONLY WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50° F AND RISING.
5. REFER TO CITY OF TULARE TECHNICAL SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION REQUIREMENTS.

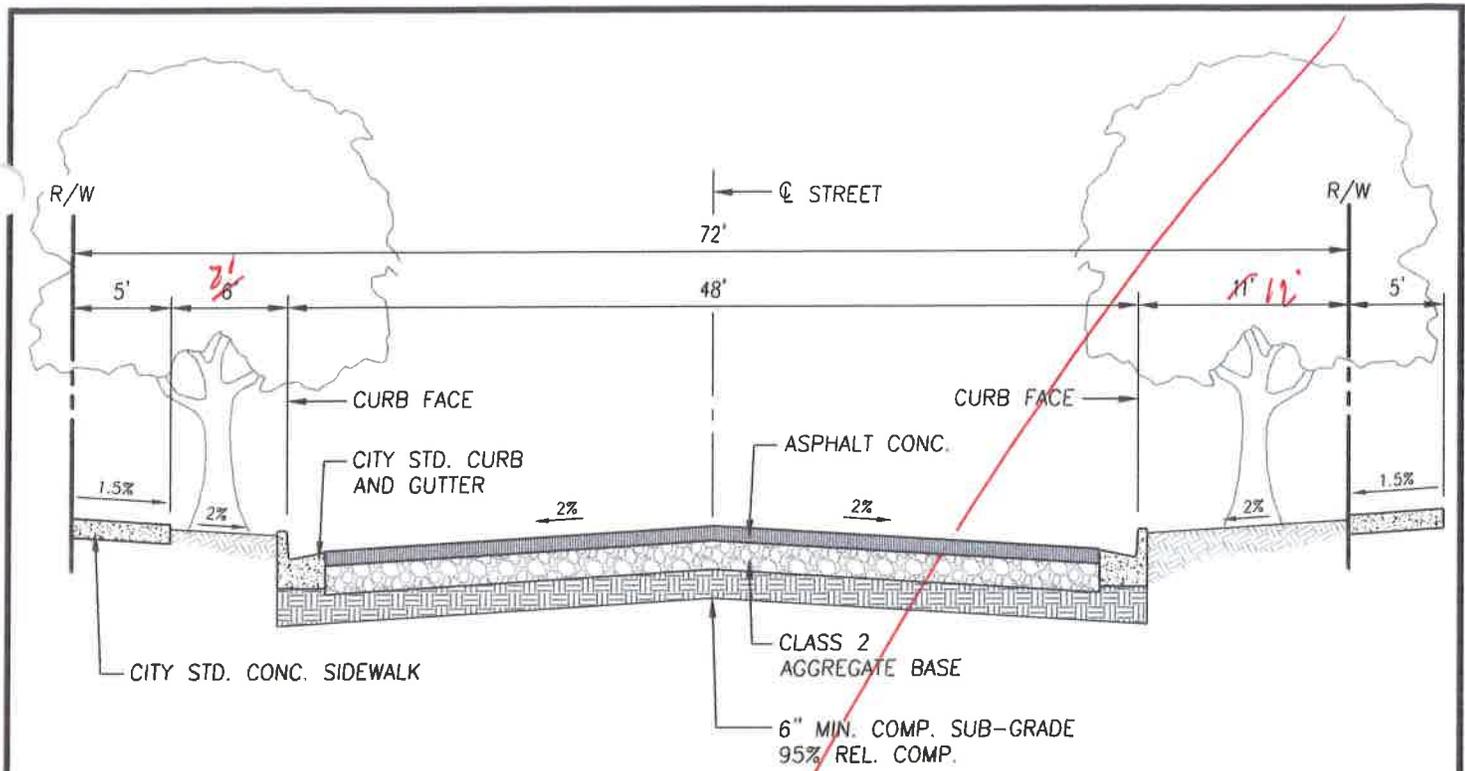
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			CUL-DE-SAC AND LOCAL STREET SECTIONS WITH ADJACENT SIDEWALKS (RESIDENTIAL ZONES)	
			Approved By: _____ Date: 1/1/16	DRAWING NO.: 7021 1 OF 1



NOTES:

1. REFER TO DESIGN GUIDELINES, SECTION B FOR TRAFFIC INDEX AND MINIMUM PAVEMENT SECTIONS.
2. STRUCTURAL PAVEMENT SECTIONS SHALL BE DESIGNED BY AN ACCEPTED FLEXIBLE PAVEMENT DESIGN METHOD IN ACCORDANCE WITH THE DESIGN GUIDELINES.
3. ASPHALT CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE CITY OF TULARE TECHNICAL SPECIFICATIONS.
4. ASPHALT CONCRETE SHALL BE PLACED ONLY WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50° F AND RISING.
5. REFER TO CITY OF TULARE TECHNICAL SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION REQUIREMENTS.

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">REVISIONS</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	DATE												<p>CITY OF TULARE PUBLIC IMPROVEMENT STANDARD</p> <p>COLLECTOR STREET SECTION</p> <p>Approved By: _____ Date: 8/17/16 City Engineer</p>	<p>DRAWING NO.:</p> <p>7030</p> <p>1 OF 1</p>
REVISIONS	DATE														

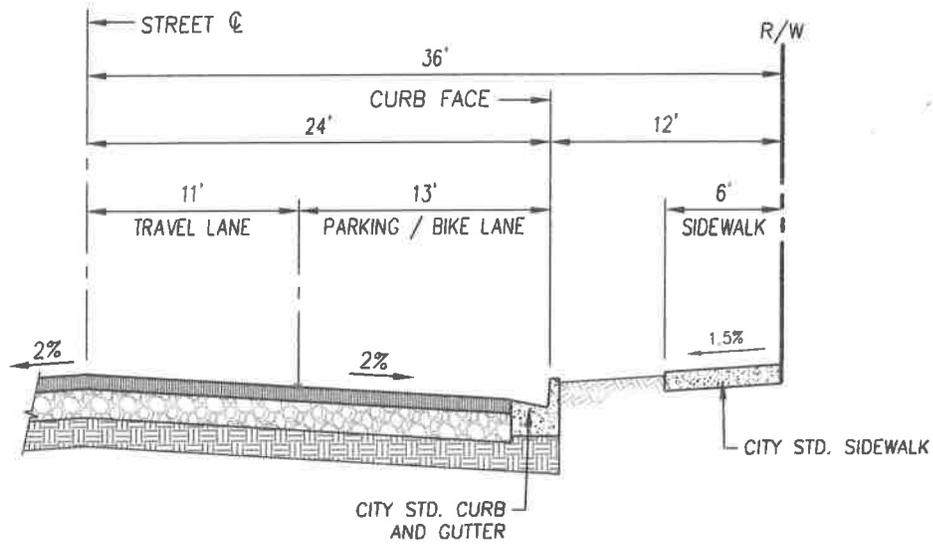


NOTES:

1. REFER TO DESIGN GUIDELINES, SECTION B FOR TRAFFIC INDEX AND MINIMUM PAVEMENT SECTIONS.
2. STRUCTURAL PAVEMENT SECTIONS SHALL BE DESIGNED BY AN ACCEPTED FLEXIBLE PAVEMENT DESIGN METHOD IN ACCORDANCE WITH THE DESIGN GUIDELINES.
3. ASPHALT CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE CITY OF TULARE TECHNICAL SPECIFICATIONS.
4. ASPHALT CONCRETE SHALL BE PLACED ONLY WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50° F AND RISING.
5. REFER TO CITY OF TULARE TECHNICAL SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION REQUIREMENTS.

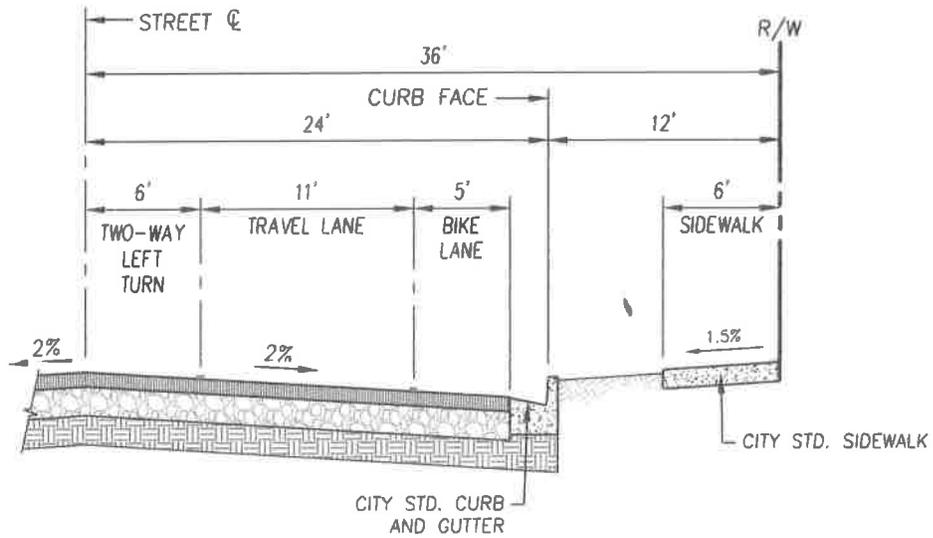
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			COLLECTOR STREET SECTION	DRAWING NO.: 7030
			Approved By: _____ Date: 1/1/16	City Engineer
				1 OF 1

NOTE: HALF STREET SECTION IS SYMMETRICAL ABOUT CENTERLINE.



COLLECTOR STREET W/ BIKE LANE & PARKING
(72' TOTAL R/W)

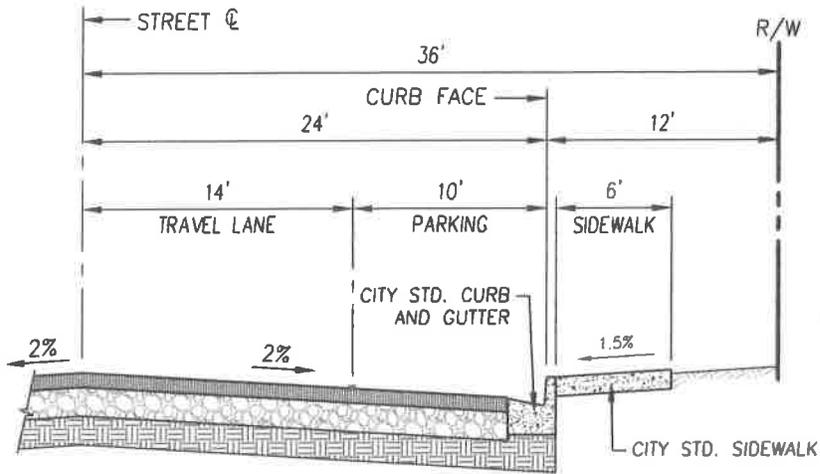
NOTE: HALF STREET SECTION IS SYMMETRICAL ABOUT CENTERLINE.



COLLECTOR STREET W/ TWO-WAY LEFT TURN LANE
(72' TOTAL R/W)

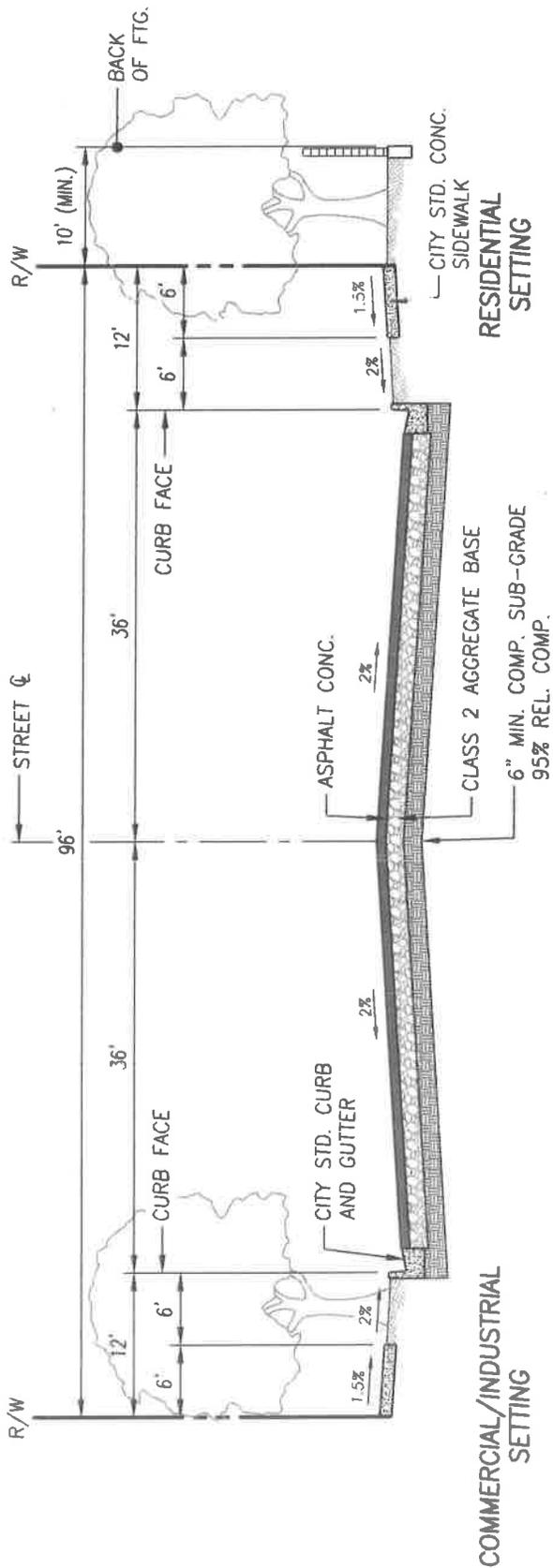
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD		
			COLLECTOR STREET SECTION, LANE CONFIGURATION	DRAWING NO.	
			Approved By: _____		7031
			Date: 1/1/16	City Engineer	1 OF 1

NOTE: HALF STREET SECTION IS SYMMETRICAL ABOUT CENTERLINE.



INDUSTRIAL STREET
(72' TOTAL R/W)

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD		
			INDUSTRIAL STREET SECTION, LANE CONFIGURATION	DRAWING NO.:	
				7032	
			Approved By: _____	1 OF 1	
			Date: 1/1/16 City Engineer		



NOTES:

1. REFER TO DESIGN GUIDELINES, SECTION B FOR TRAFFIC INDEX AND MINIMUM PAVEMENT SECTIONS.
2. STRUCTURAL PAVEMENT SECTIONS SHALL BE DESIGNED BY AN ACCEPTED FLEXIBLE PAVEMENT DESIGN METHOD IN ACCORDANCE WITH THE DESIGN GUIDELINES.
3. ASPHALT CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE CITY OF TULARE TECHNICAL SPECIFICATIONS.
4. ASPHALT CONCRETE SHALL BE PLACED ONLY WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50° F AND RISING.
5. REFER TO CITY OF TULARE TECHNICAL SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION REQUIREMENTS.

REVISIONS

DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

4-LANE MINOR ARTERIAL STREET
SECTION

DRAWING NO.:

7040

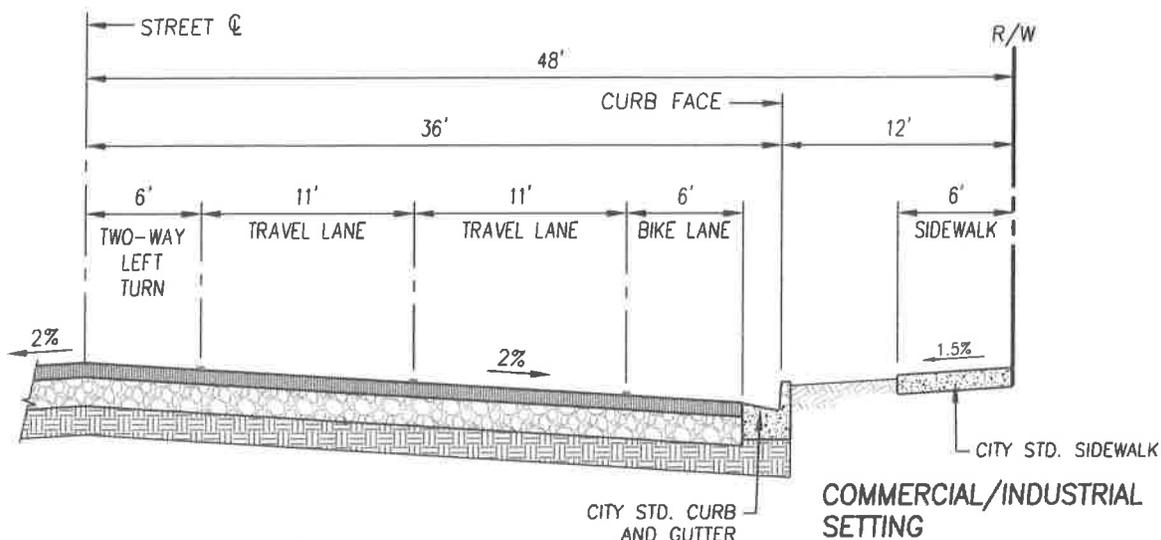
Approved By:

Date: 1/1/16

City Engineer

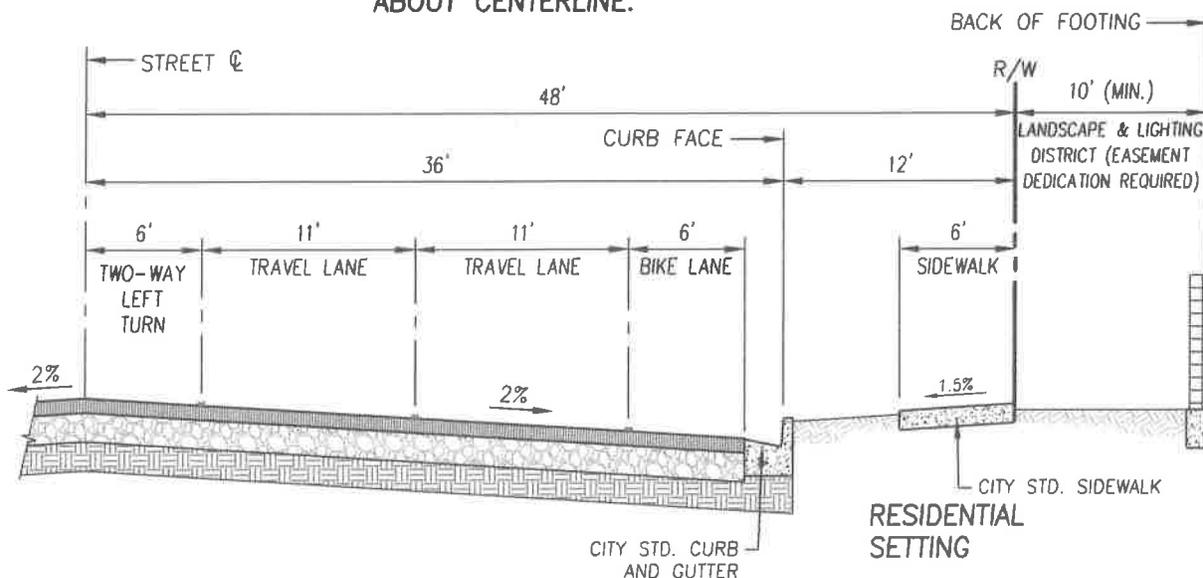
1 OF 1

NOTE: HALF STREET SECTION IS SYMMETRICAL ABOUT CENTERLINE.



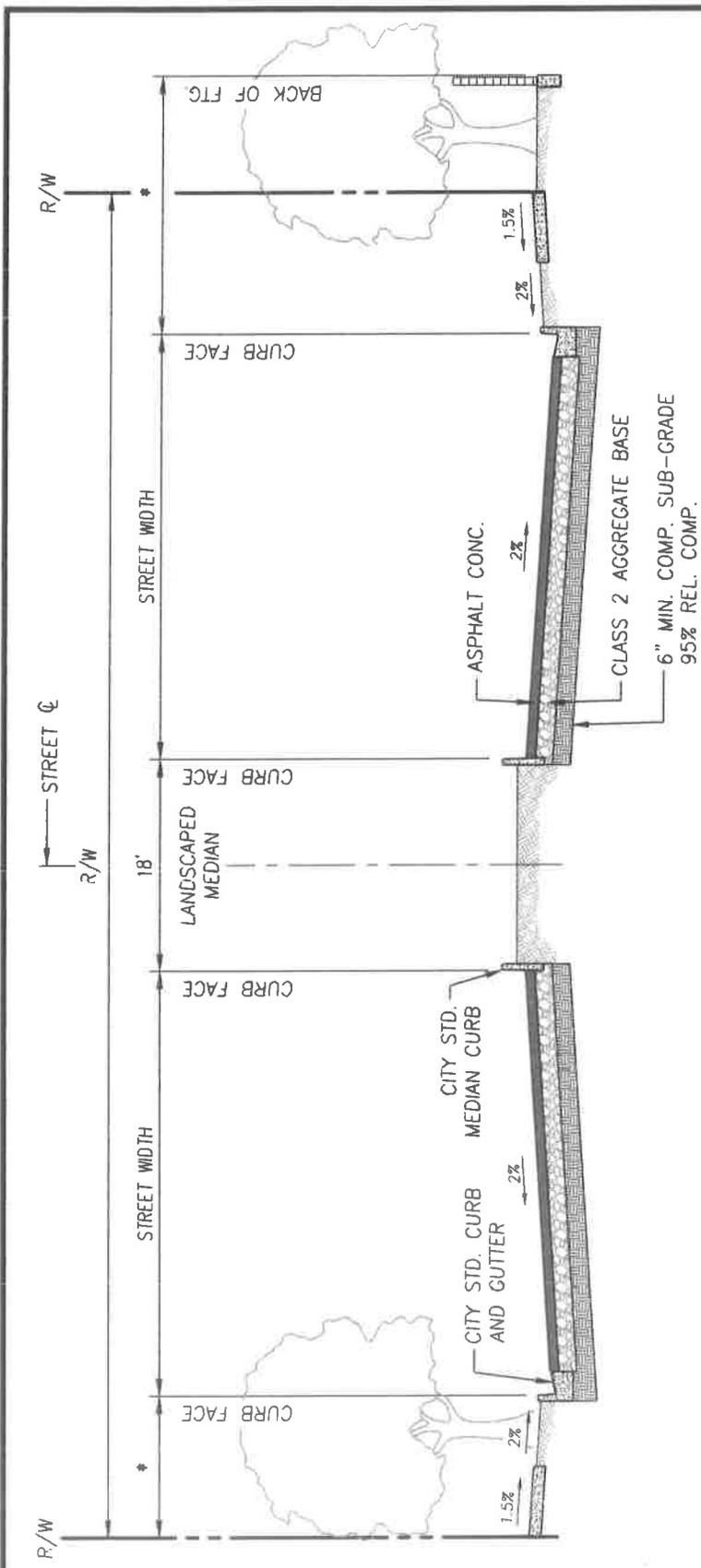
4-LANE MINOR ARTERIAL STREET
COMMERCIAL/INDUSTRIAL SETTING (96' TOTAL R/W)

NOTE: HALF STREET SECTION IS SYMMETRICAL ABOUT CENTERLINE.



4-LANE MINOR ARTERIAL STREET RESIDENTIAL
SETTING (96' TOTAL R/W)

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			4 LANE MINOR ARTERIAL STREET SECTION, LANE CONFIGURATION	DRAWING NO.:
			Approved By:	7041
			Date: 1/1/16	1 OF 1
			City Engineer	



NOTES:

1. REFER TO DESIGN GUIDELINES, SECTION B FOR TRAFFIC INDEX AND MINIMUM PAVEMENT SECTIONS.
2. STRUCTURAL PAVEMENT SECTIONS SHALL BE DESIGNED BY AN ACCEPTED FLEXIBLE PAVEMENT DESIGN METHOD IN ACCORDANCE WITH THE DESIGN GUIDELINES.
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4. ASPHALT CONCRETE SHALL BE PLACED ONLY WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50° F AND RISING.
5. REFER TO CITY OF TULARE TECHNICAL SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION REQUIREMENTS.

STREET WIDTHS	
STREET TYPE	STREET WIDTH (CURB FACE TO CURB FACE)
4-LANE MAJOR ARTERIAL (114' TOTAL R/W)	36'
4-LANE MAJOR ARTERIAL (122' TOTAL R/W)	30'

* SEE DWG. NO. 7051 FOR RESIDENTIAL AND COMMERCIAL/INDUSTRIAL SETTINGS. SEE DWG. NO. 7052 FOR CLASS 1 BIKE PATH.

REVISIONS	DATE



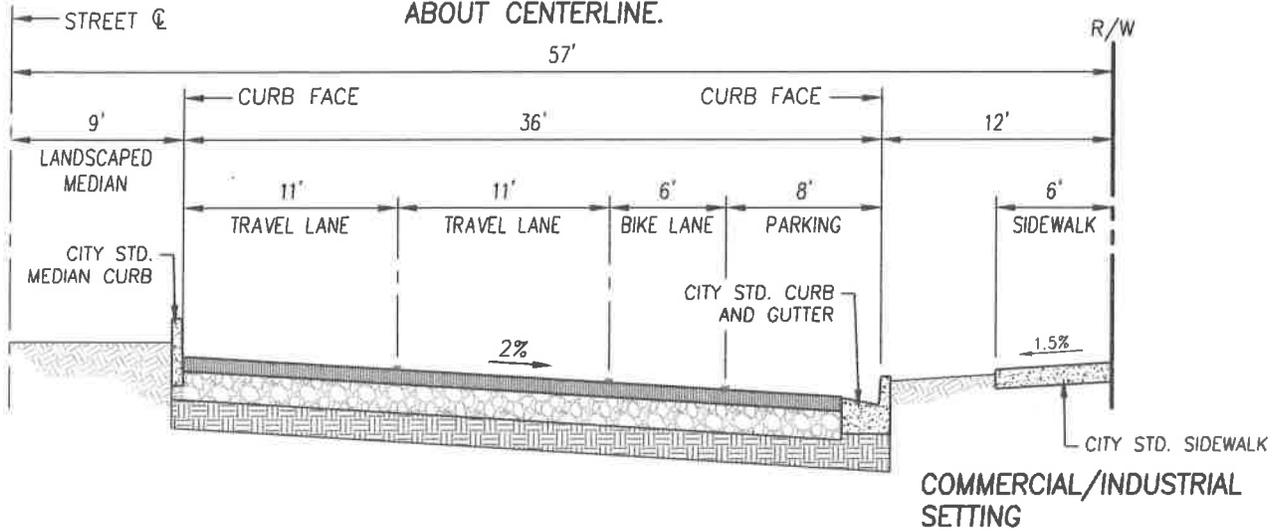
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

4-LANE MAJOR ARTERIAL STREET SECTION

Approved By: _____
Date: 1/1/16 City Engineer

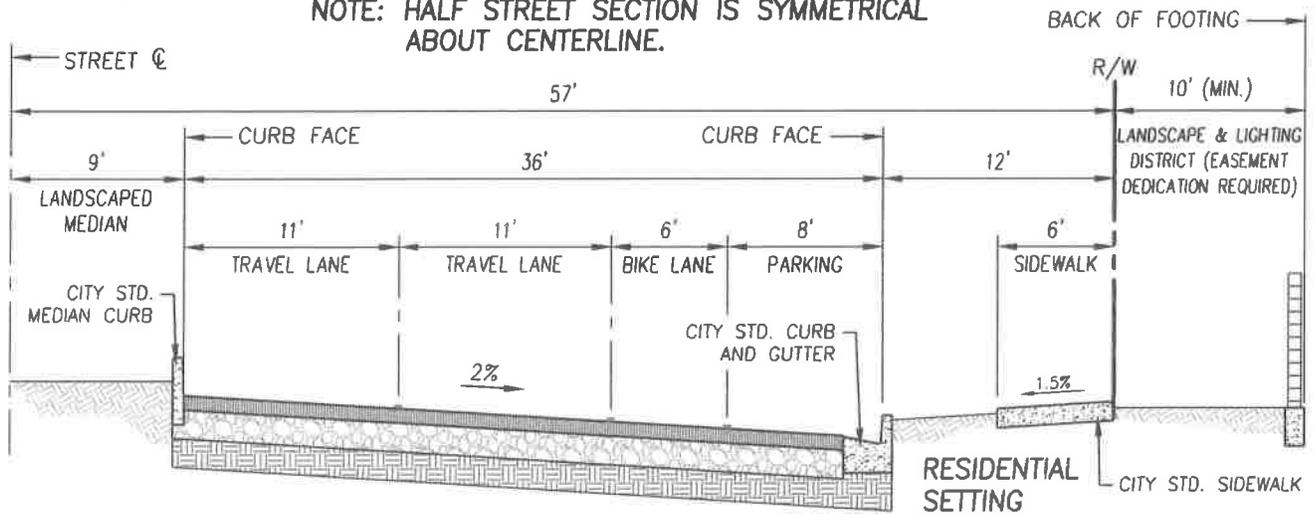
DRAWING NO. **7050**
1 OF 1

NOTE: HALF STREET SECTION IS SYMMETRICAL ABOUT CENTERLINE.



4-LANE MAJOR ARTERIAL STREET
COMMERCIAL/INDUSTRIAL SETTING (114' TOTAL R/W)

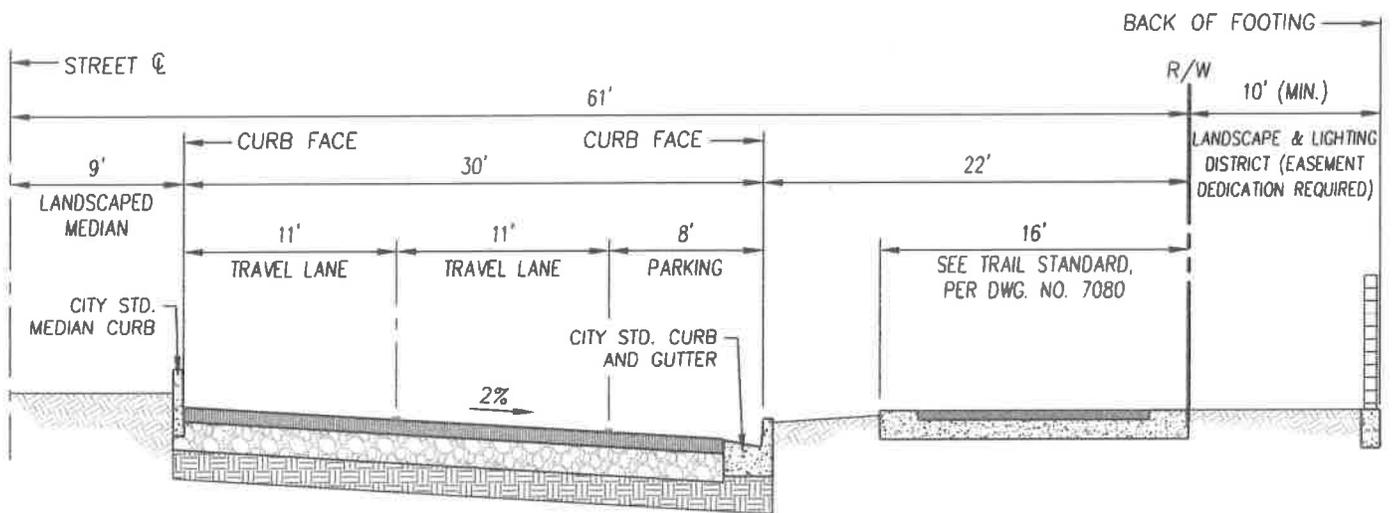
NOTE: HALF STREET SECTION IS SYMMETRICAL ABOUT CENTERLINE.



4-LANE MAJOR ARTERIAL STREET RESIDENTIAL
SETTING (114' TOTAL R/W)

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD		
			4 LANE MAJOR ARTERIAL STREET SECTION LANE CONFIGURATION	DRAWING NO.:	
				7051	
			Approved By: _____		
			Date: 1/1/16	City Engineer	1 OF 1

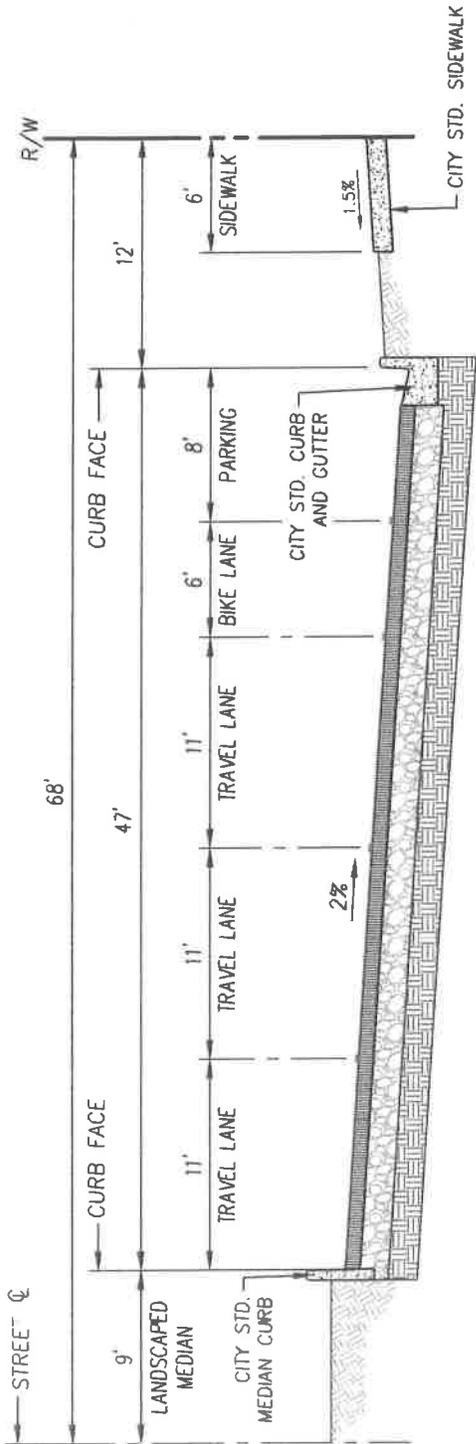
NOTE: HALF STREET SECTION IS SYMMETRICAL ABOUT CENTERLINE.



4-LANE MAJOR ARTERIAL STREET WITH BIKE PATH
(122' TOTAL R/W)

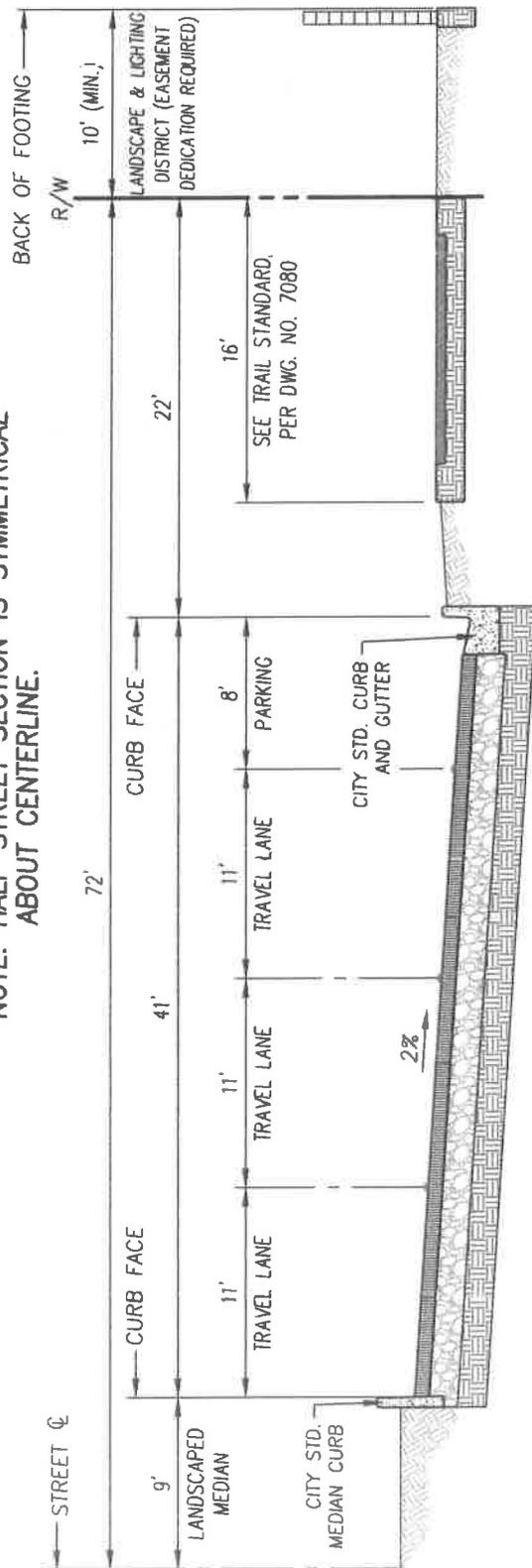
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			4 LANE MAJOR ARTERIAL STREET SECTION, LANE CONFIGURATION WITH CLASS 1 BIKE PATH	DRAWING NO.:
		Approved By:		
		Date: 1/1/16	City Engineer	1 OF 1

NOTE: HALF STREET SECTION IS SYMMETRICAL ABOUT CENTERLINE.



6-LANE MAJOR ARTERIAL STREET (136' TOTAL R/W)

NOTE: HALF STREET SECTION IS SYMMETRICAL ABOUT CENTERLINE.



6-LANE MAJOR ARTERIAL STREET - WITH BIKE PATH (144' TOTAL R/W)

REVISIONS	DATE



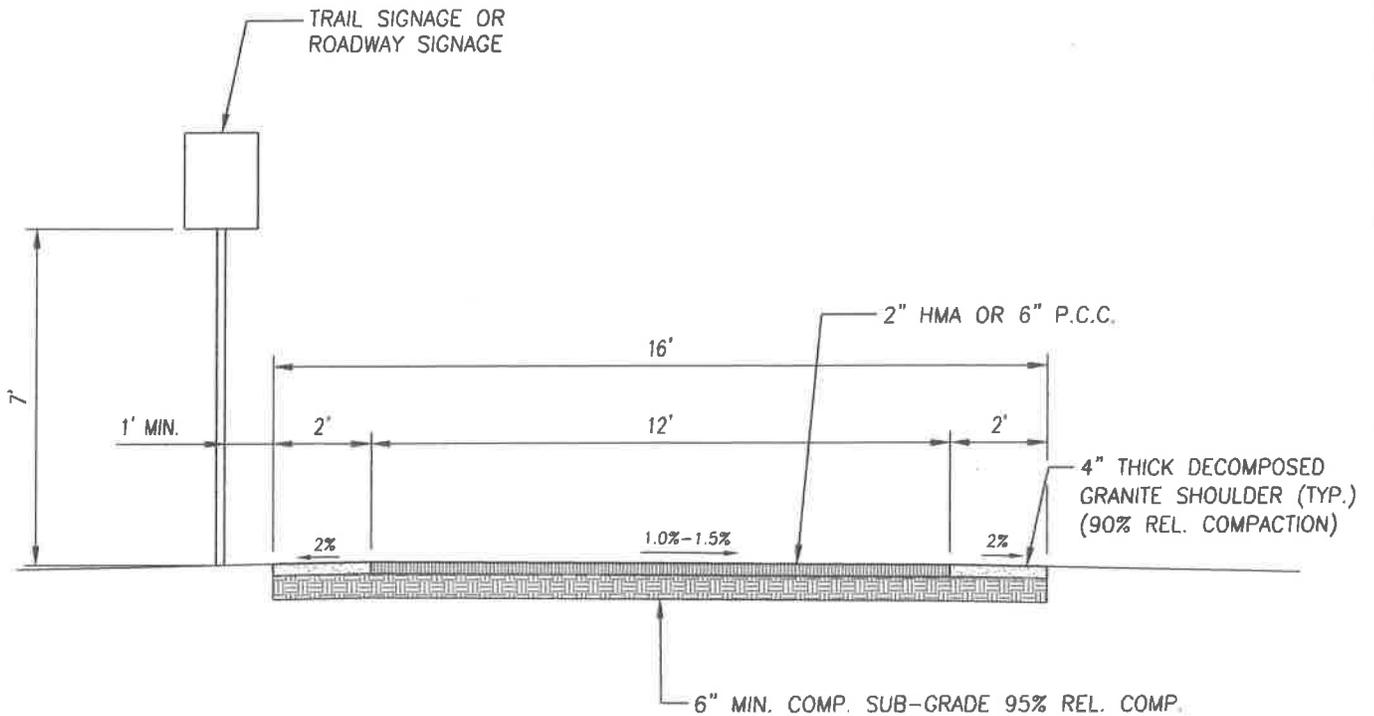
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

6 LANE MAJOR ARTERIAL STREET SECTION LANE CONFIGURATION

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.
7061

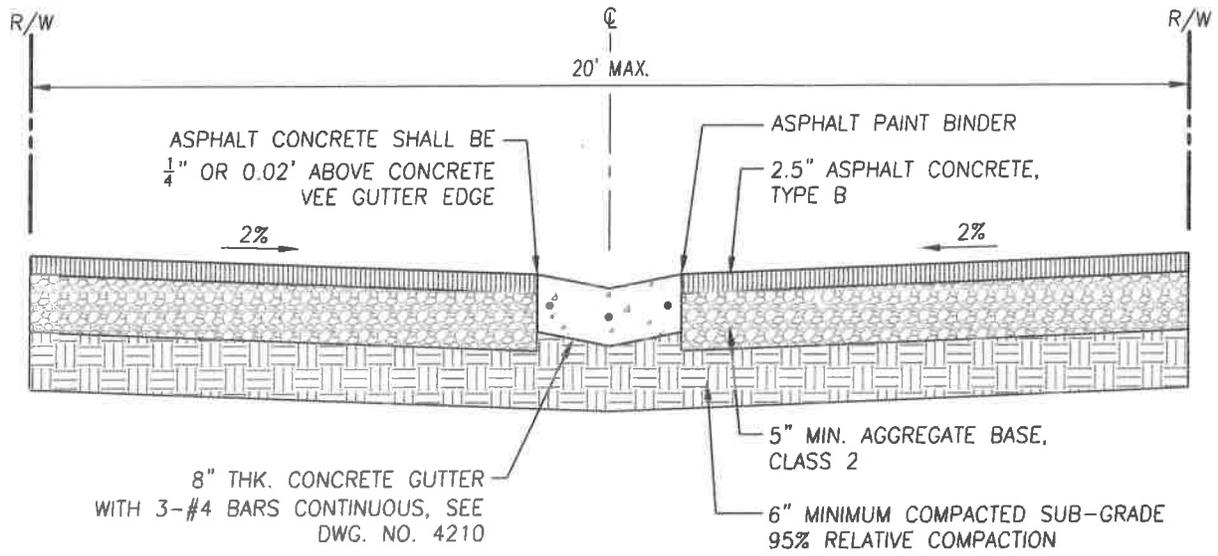
1 OF 1



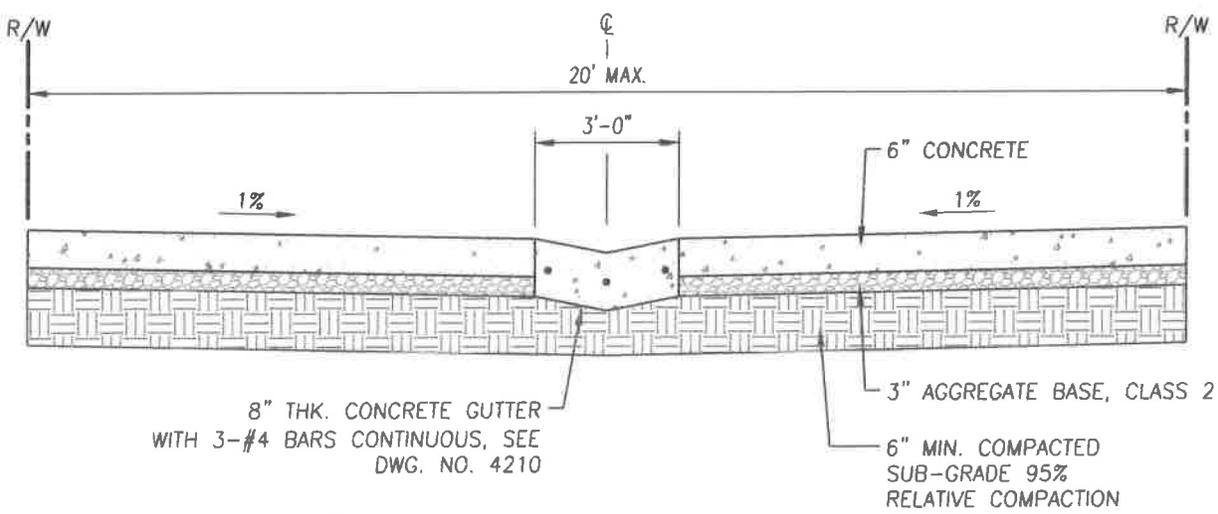
NOTES:

1. TRAIL SHOULD BE SLOPED IN A SINGLE DIRECTION TO DRAIN. IF TRAIL IS CROWNED, THE CROWN SHALL BE PLACED IN THE CENTER OF THE TRAIL.
2. CROSS-SLOPES ON THE TRAIL SHALL GENERALLY BE 1% TO 1.5%. IN NO INSTANCE SHALL THE CROSS-SLOPE EXCEED 2% SLOPE.
3. ASPHALT PAVEMENT SHALL BE TYPE 'B', CONFORMING TO THE CITY OF TULARE TECHNICAL SPECIFICATIONS.
4. CONCRETE SHALL BE CLASS 3. TRANSVERSE COLD JOINTS SHALL BE PLACED AT 12' INTERVALS.
5. THE ENGINEER SHALL BE RESPONSIBLE FOR DESIGNING THE TRAIL TO DRAIN AND DESIGNING STORM DRAIN INLETS AND PIPING AS NECESSARY.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			BICYCLE/PEDESTRIAN TRAIL	DRAWING NO.:
				7080
			Approved By: _____	1 OF 1
			Date: 1/1/16	City Engineer



ASPHALT CONCRETE SURFACE



CONCRETE SURFACE

NOTES:

1. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
2. ALL CONCRETE SHALL HAVE A LIGHT BROOM FINISH.
3. STRUCTURAL SECTION SHOWN ABOVE ARE MINIMUM REQUIREMENTS. HEAVIER SECTIONS MAY BE REQUIRED BASED ON SOIL CONDITIONS.

REVISIONS	DATE

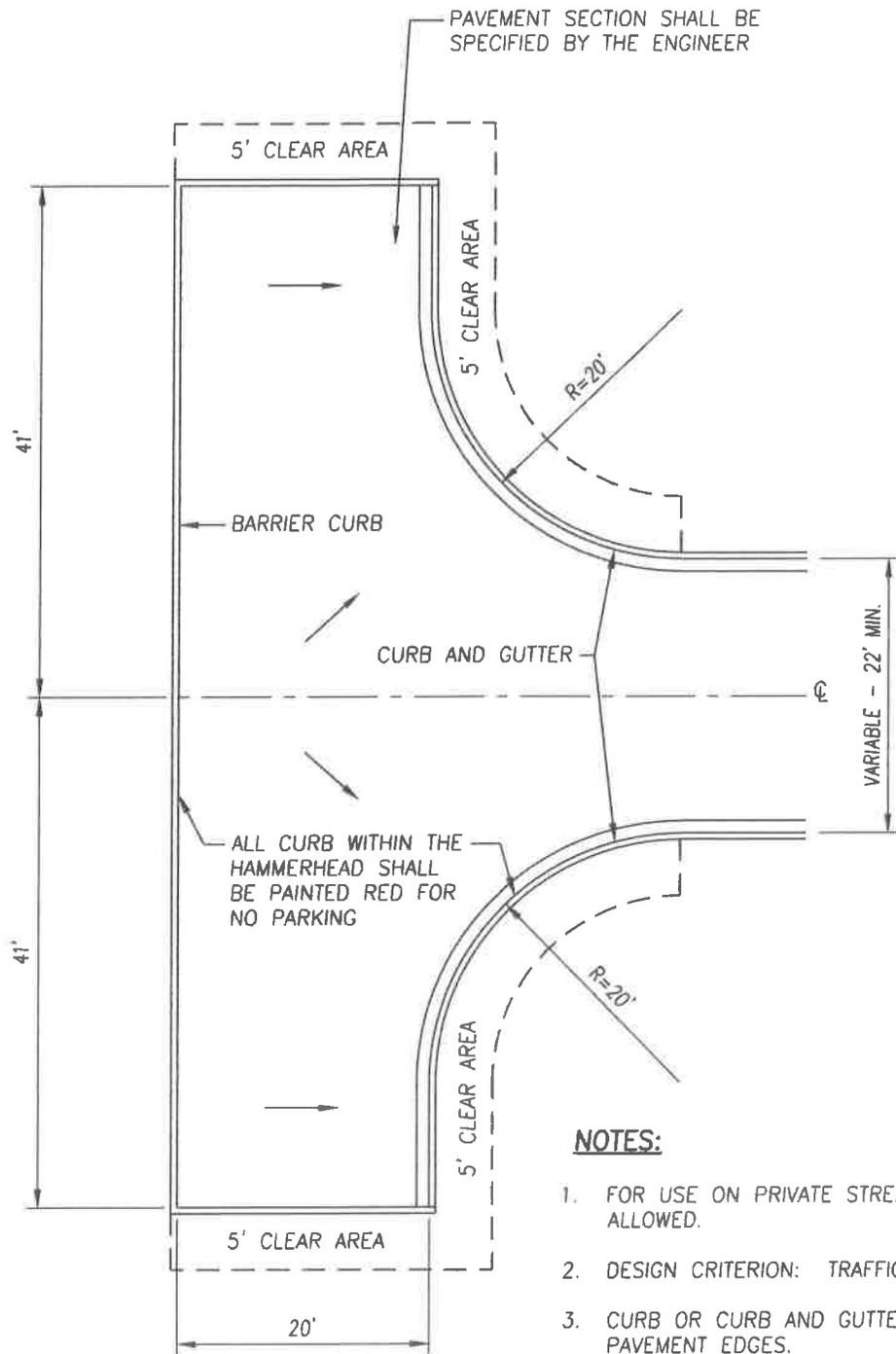


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
ALLEY PAVING SECTIONS

DRAWING NO.
7090

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



NOTES:

1. FOR USE ON PRIVATE STREETS ONLY. NO PARKING ALLOWED.
2. DESIGN CRITERION: TRAFFIC INDEX 5.0.
3. CURB OR CURB AND GUTTER REQUIRED AT ALL PAVEMENT EDGES.
4. NO ABOVE GROUND STRUCTURES SHALL BE ALLOWED IN THE 5' CLEAR AREAS AS SHOWN.
5. THE USE OF THIS STANDARD MUST BE APPROVED BY THE CITY ENGINEER.

REVISIONS	DATE



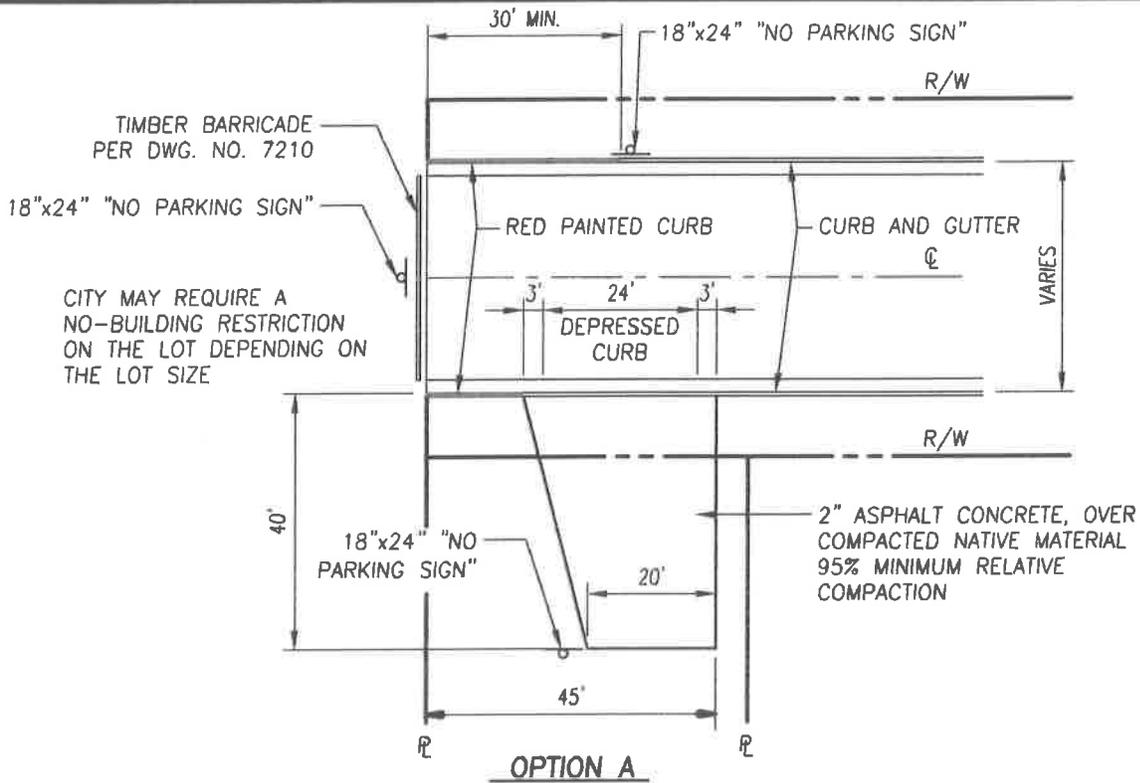
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

HAMMERHEAD TURNAROUND,
PRIVATE STREET

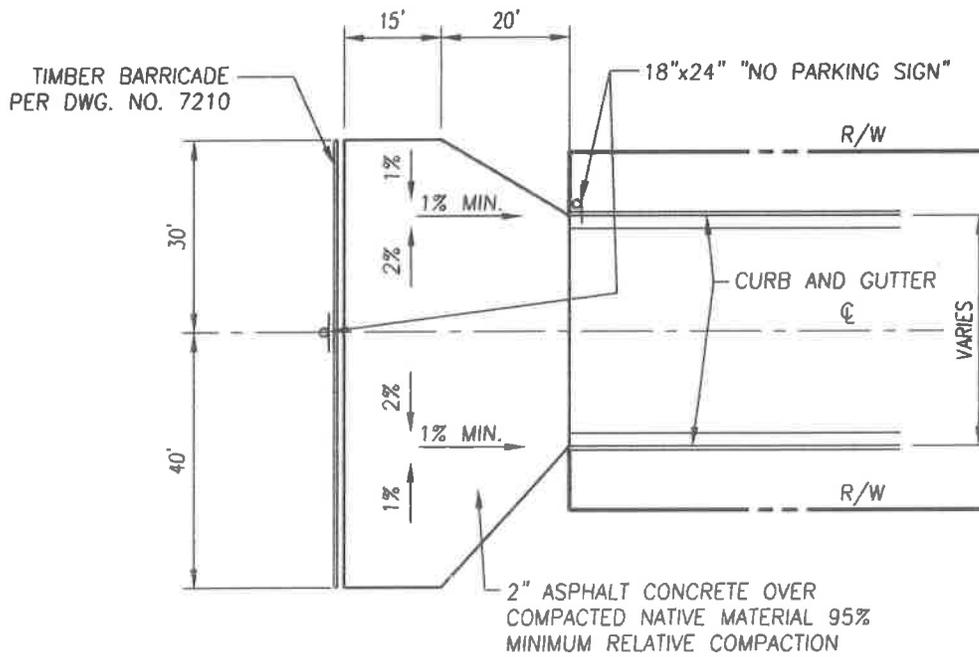
DRAWING NO.:
7110

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



OPTION A



OPTION B

NOTES:

1. THESE STANDARDS ARE INTENDED FOR PUBLIC STREETS IN PHASED DEVELOPMENTS ON A TEMPORARY BASIS ONLY.
2. TURNAROUND SHALL BE REQUIRED WHEN A STUB STREET IS IN EXCESS OF 2 LOTS FROM THROUGH STREET.
3. USE OTHER THAN TEMPORARY SHALL BE AT THE DISCRETION OF THE CITY ENGINEER.

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

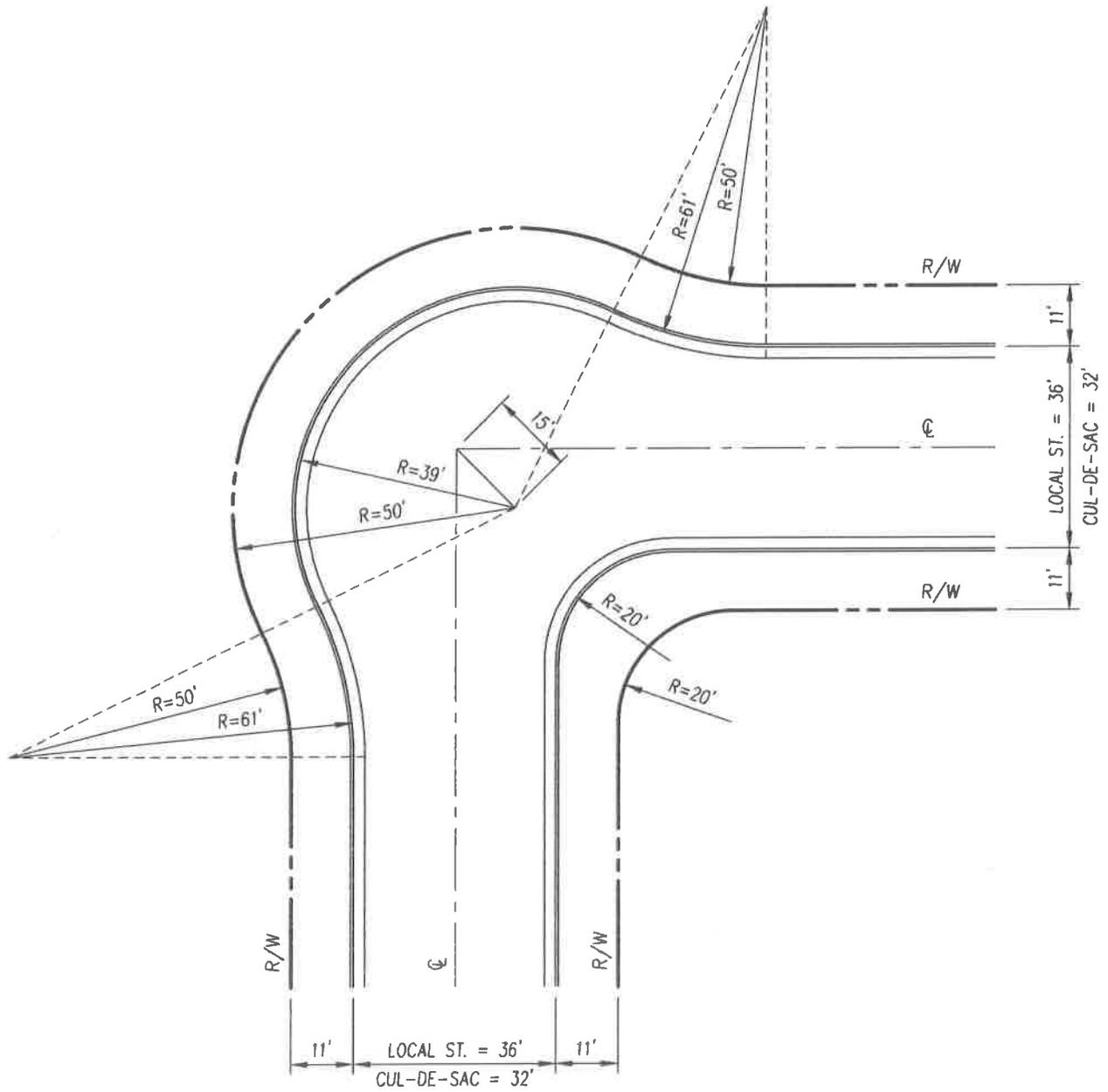
**TEMPORARY HAMMERHEAD
TURNAROUND, PUBLIC STREET**

DRAWING NO.:

7111

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



NOTES:

1. THE CITY ENGINEER MAY APPROVE ALTERNATIVE STREET BULB CONNECTION DETAILS AND GEOMETRY.
2. SEE SECTION 7000 FOR STREET CROSS-SECTION DETAILS

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

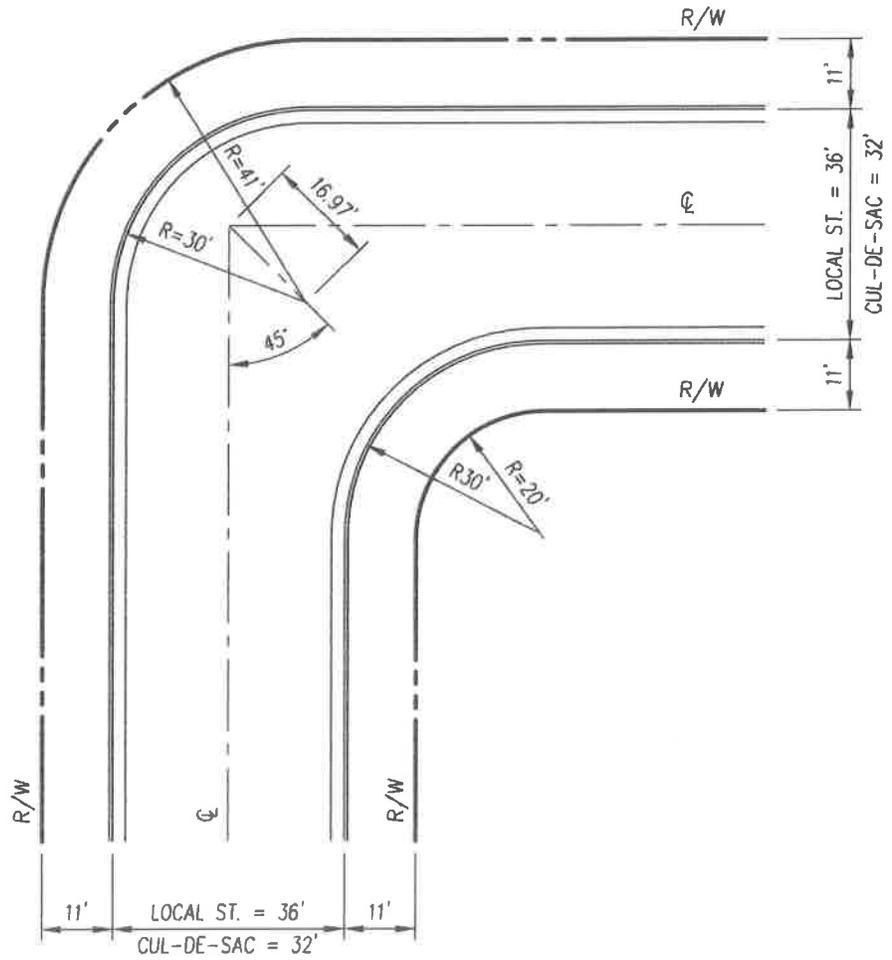
LOCAL STREET BULB CONNECTION

DRAWING NO.:

7120

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



NOTE:

ONLY WITH APPROVAL BY CITY ENGINEER FOR AREAS IN WHICH THERE IS A TRAIL, CREEK, DITCH OR OTHER SIMILAR FRONTAGE WHICH IS NOT PRIVATE PROPERTY.

NOTES:

1. THE CITY ENGINEER MAY APPROVE ALTERNATIVE STREET BULB CONNECTION DETAILS AND GEOMETRY.
2. SEE SECTION 7000 FOR STREET CROSS-SECTION DETAILS

REVISIONS	DATE



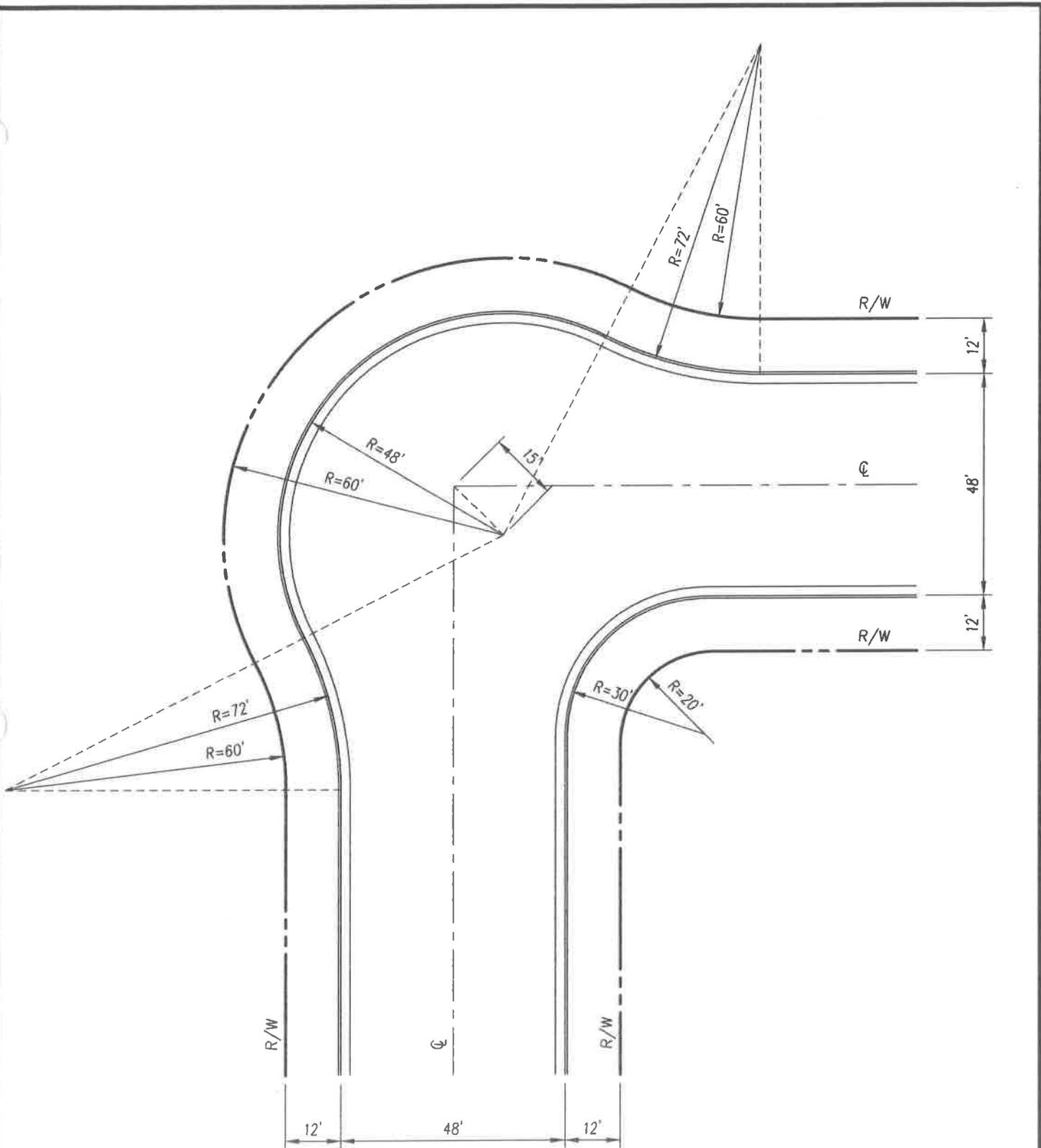
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

LOCAL STREET 90° NON-BULB CONNECTION

DRAWING NO.
7121

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



NOTES:

1. THE CITY ENGINEER MAY APPROVE ALTERNATIVE STREET BULB CONNECTION DETAILS AND GEOMETRY.
2. SEE SECTION 7000 FOR STREET CROSS-SECTION DETAILS

REVISIONS	DATE



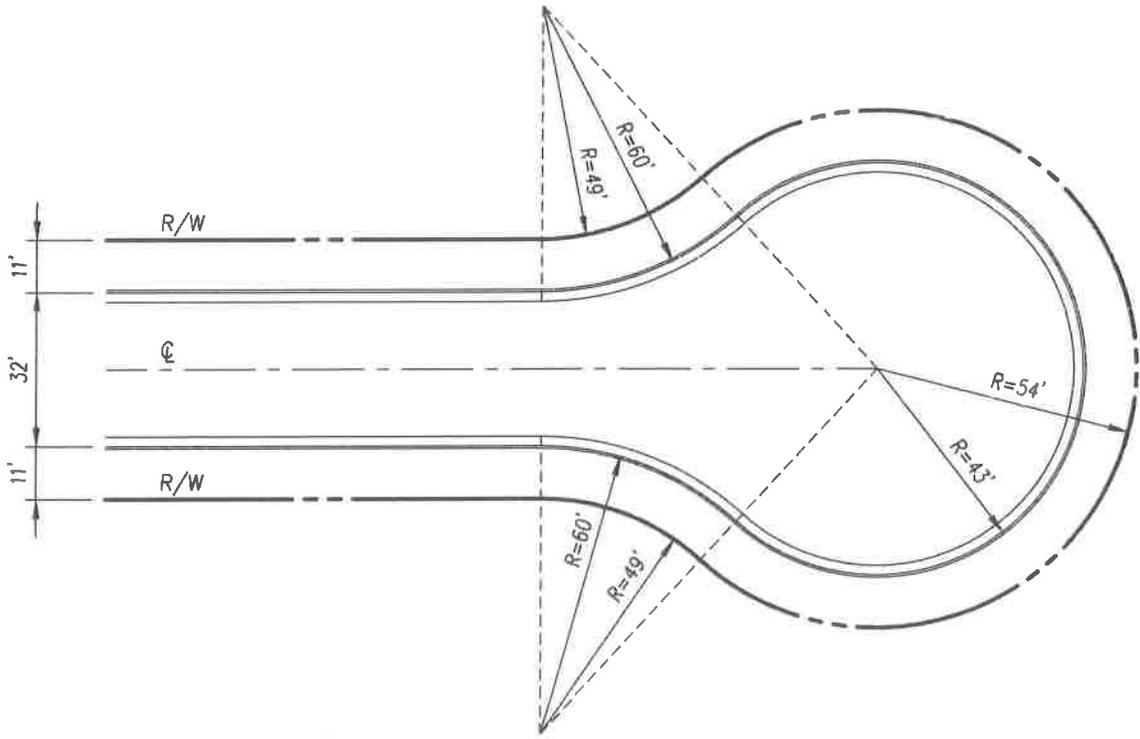
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

INDUSTRIAL STREET BULB CONNECTION

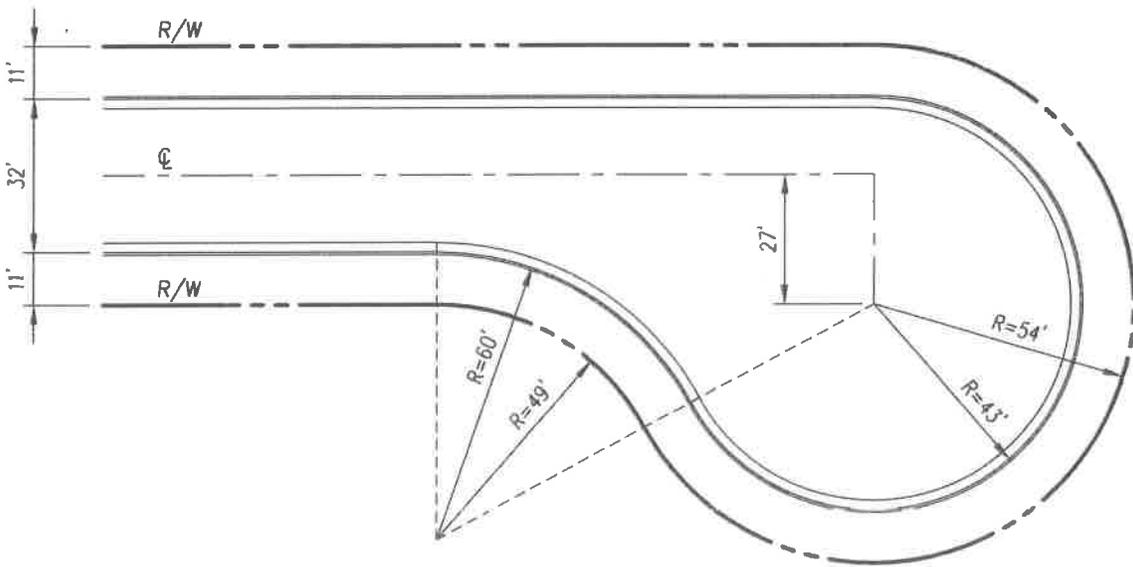
DRAWING NO.:
7125

Approved By _____
Date: 1/1/16 City Engineer

1 OF 1



STANDARD CUL-DE-SAC



ECCENTRIC CUL-DE-SAC

REVISIONS

DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

RESIDENTIAL CUL-DE-SAC

DRAWING NO.:

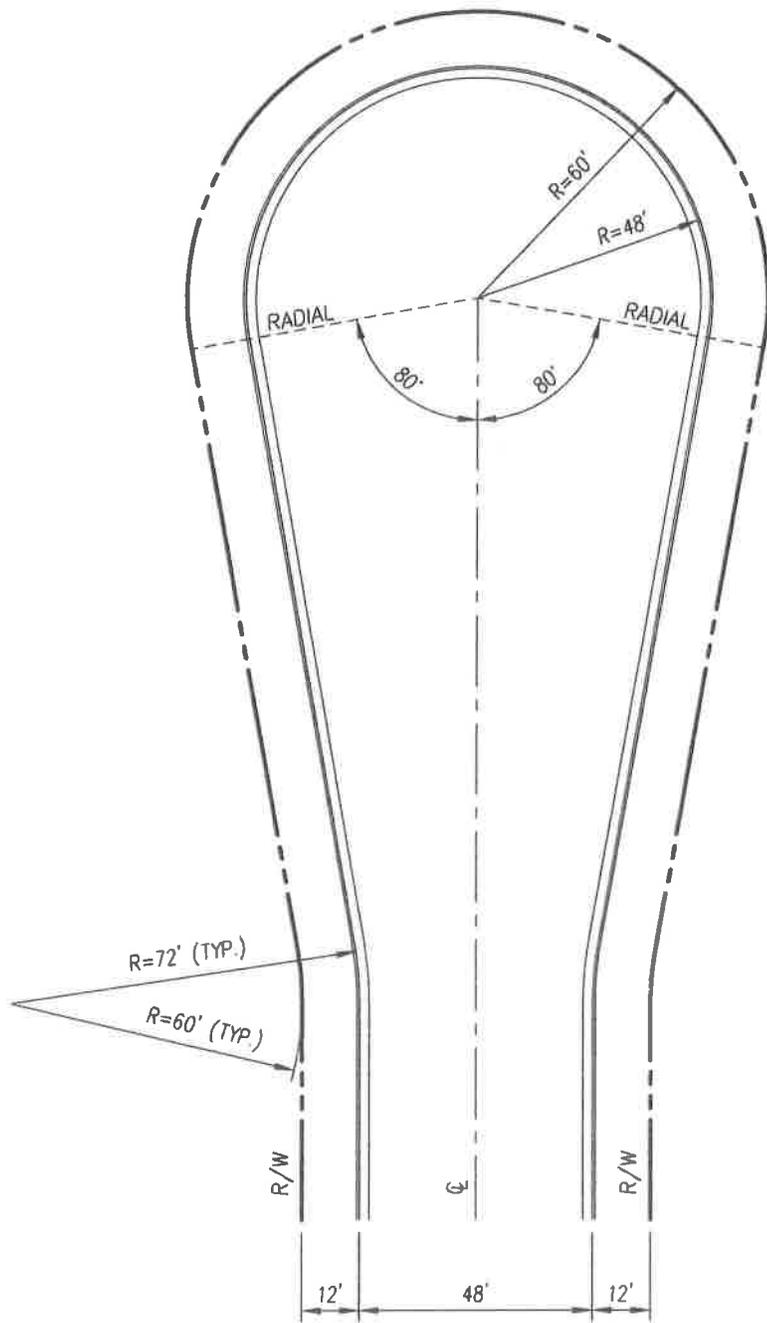
7130

Approved By: _____

Date: 1/1/16

City Engineer

1 OF 1



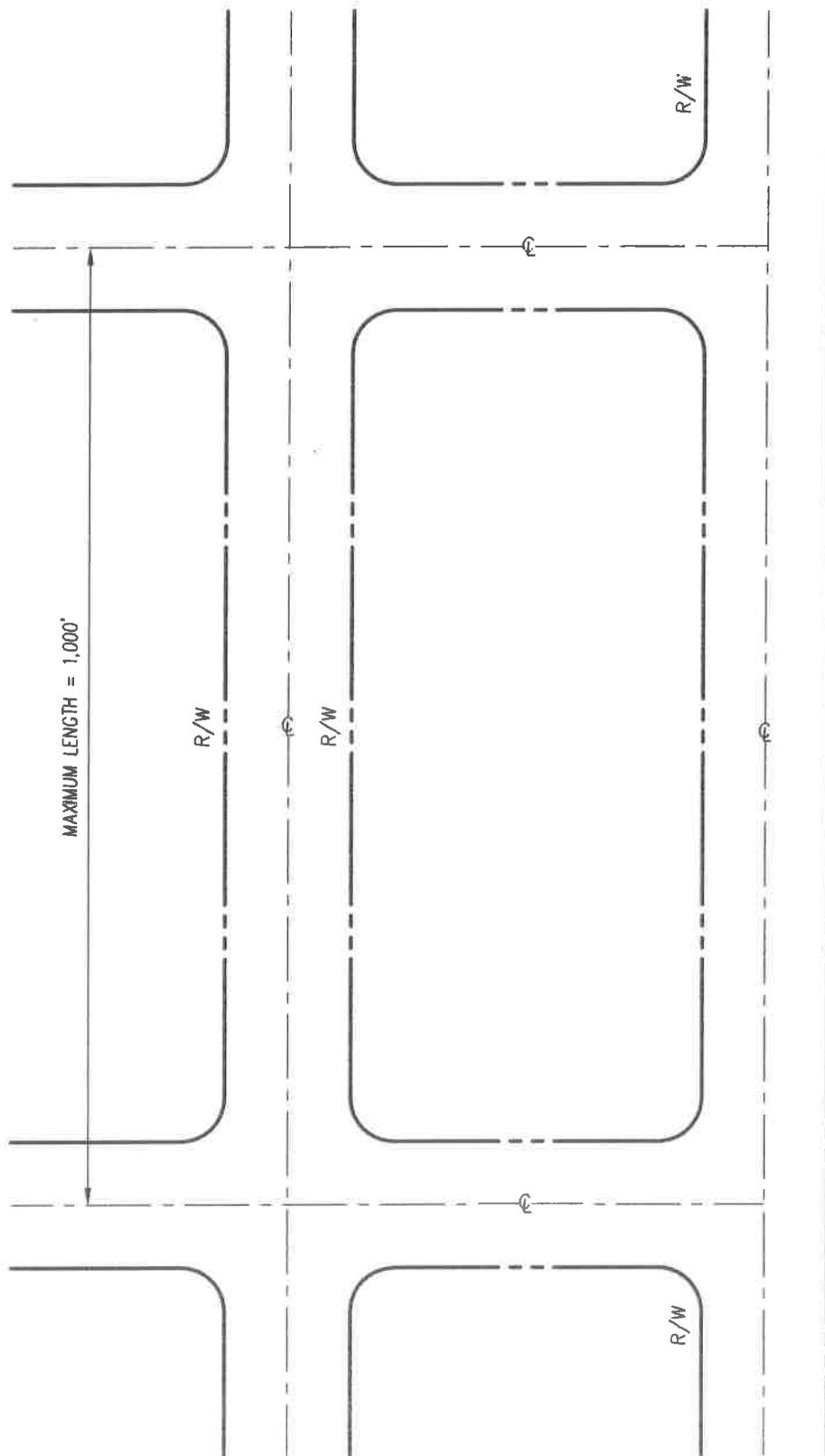
REVISIONS	DATE



CITY OF TULARE
 PUBLIC IMPROVEMENT STANDARD
INDUSTRIAL CUL-DE-SAC

Approved By: _____
 Date: 1/1/16 City Engineer

DRAWING NO.:
7135
 1 OF 1



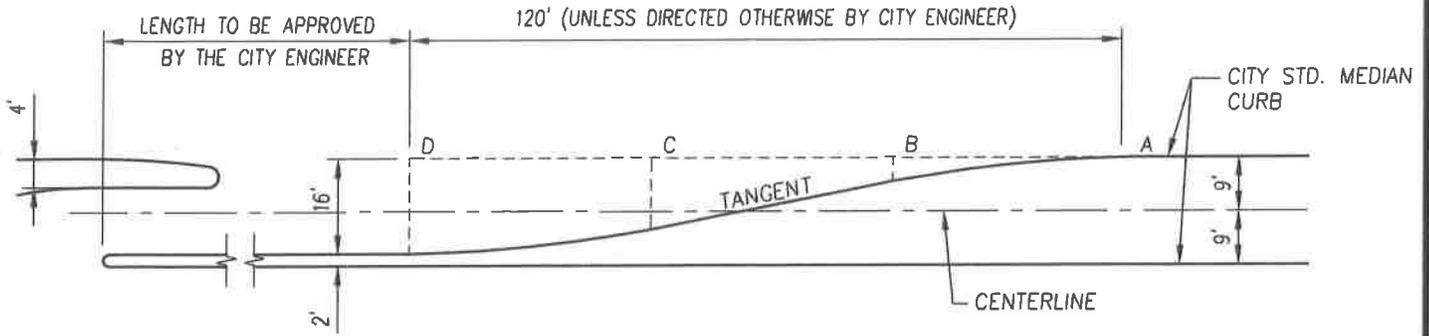
REVISIONS	DATE



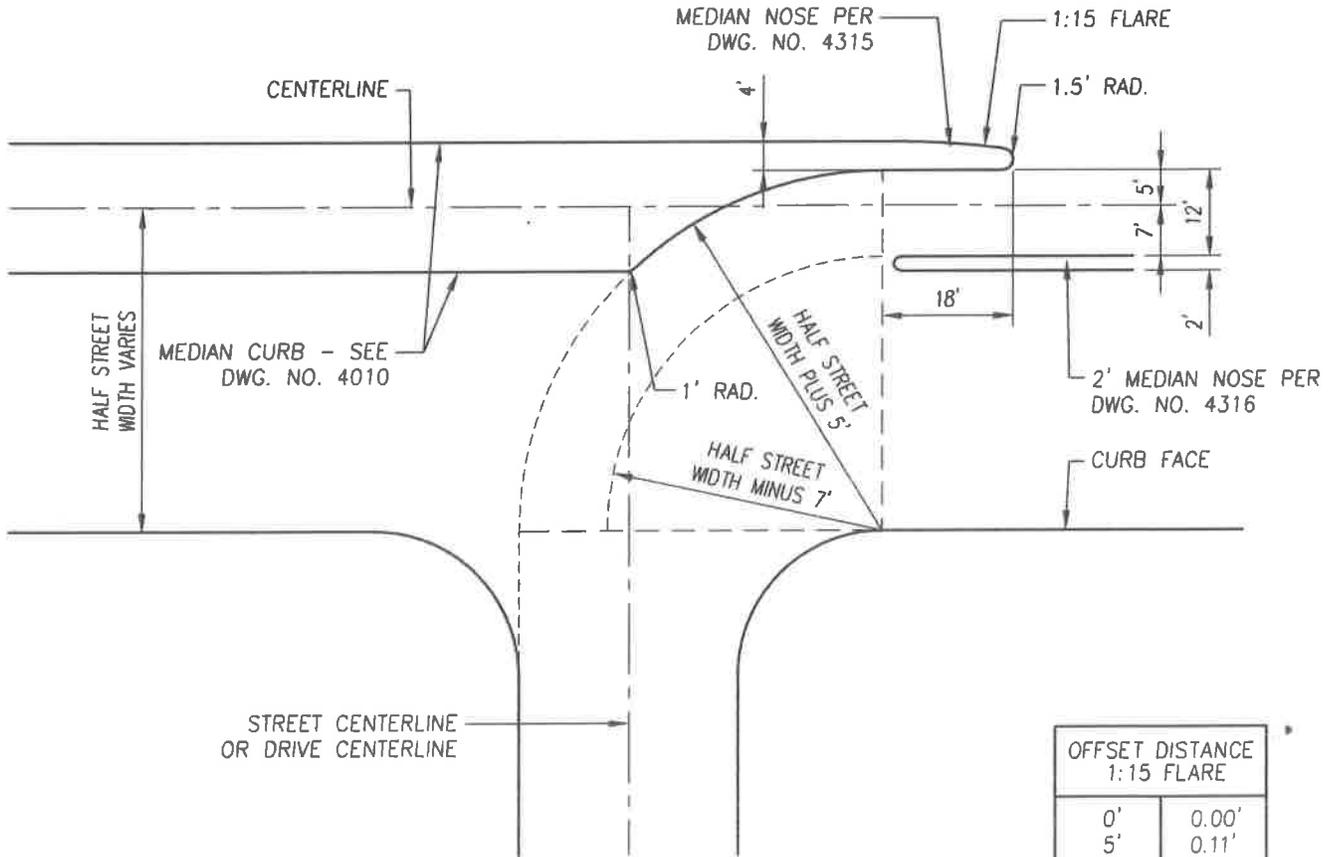
CITY OF TULARE
 PUBLIC IMPROVEMENT STANDARD
MAXIMUM BLOCK LENGTH

Approved By: _____
 Date: 1/1/16 City Engineer

DRAWING NO.
7140
 1 OF 1



OFFSET DISTANCE TURN POCKET		
A	0'	0.00'
	10'	0.25'
	20'	1.00'
	30'	2.25'
B	40'	4.00'
	80'	12.00'
C	90'	13.75'
	100'	15.00'
	110'	15.75'
	120'	16.00'



OFFSET DISTANCE 1:15 FLARE	
0'	0.00'
5'	0.11'
10'	0.44'
15'	1.00'

REVISIONS	DATE



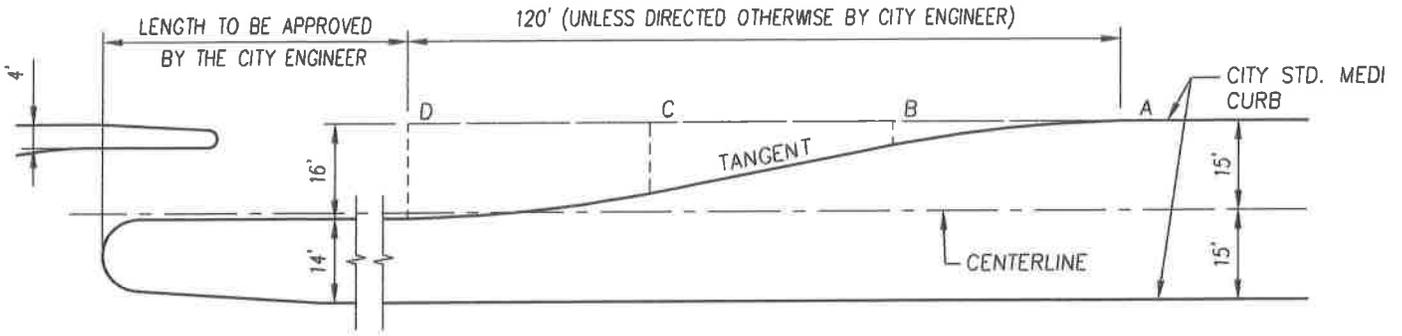
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

1-WAY LEFT TURN MEDIAN OPENING
(18' WIDE MEDIAN)

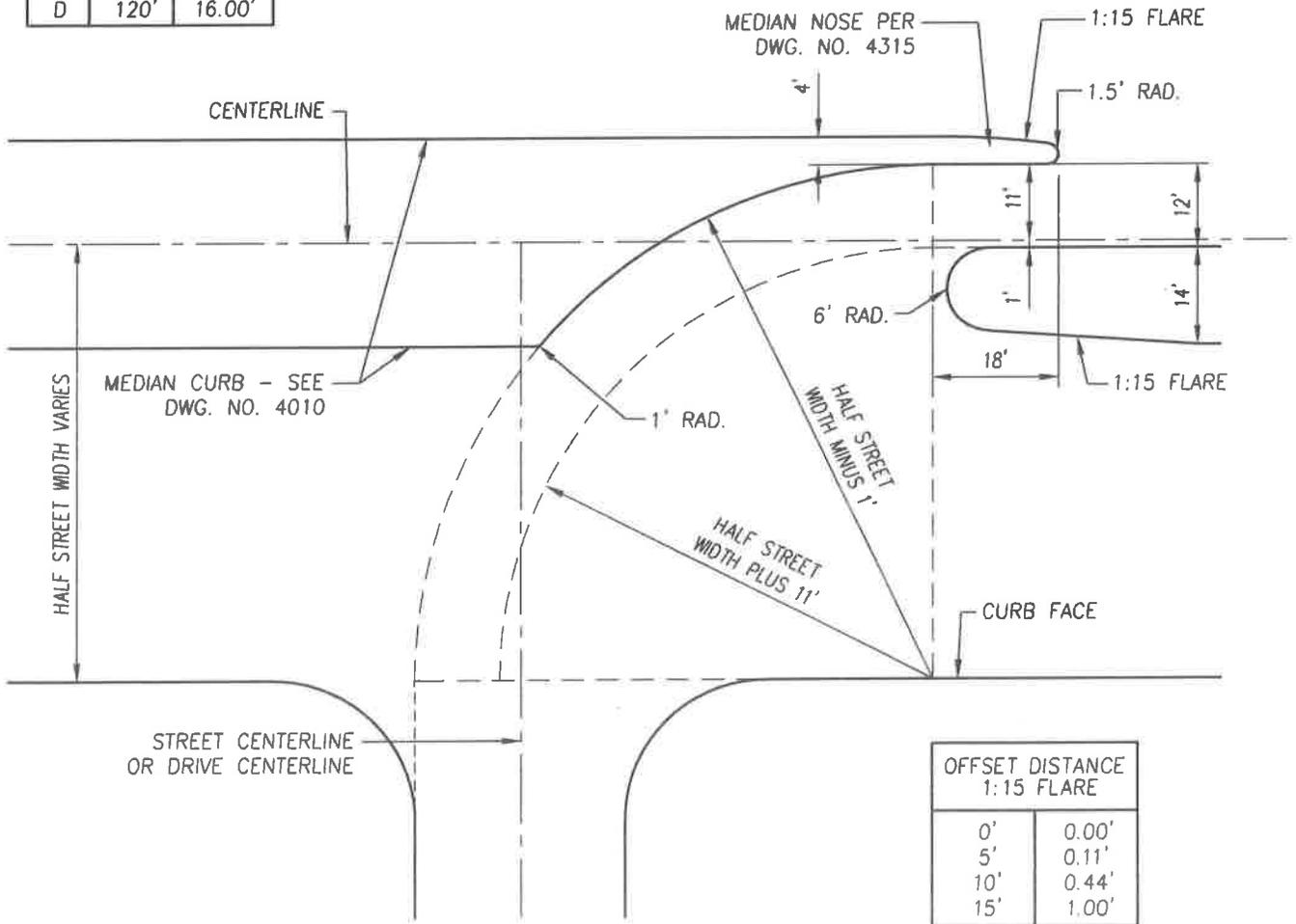
DRAWING NO.:
7150

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



OFFSET DISTANCE TURN POCKET		
A	0'	0.00'
	10'	0.25'
	20'	1.00'
B	30'	2.25'
	40'	4.00'
C	80'	12.00'
	90'	13.75'
D	100'	15.00'
	110'	15.75'
	120'	16.00'



OFFSET DISTANCE 1:15 FLARE	
0'	0.00'
5'	0.11'
10'	0.44'
15'	1.00'

REVISIONS	DATE



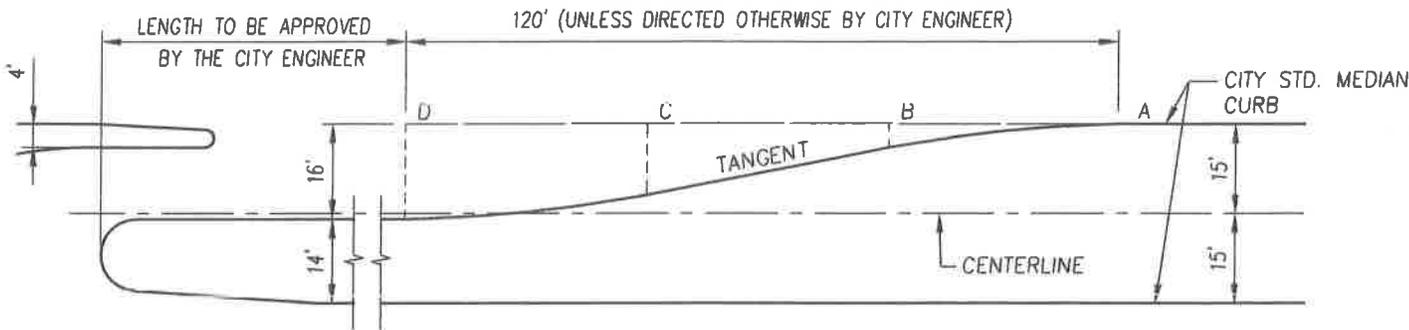
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

1-WAY LEFT TURN MEDIAN OPENING
(30' WIDE MEDIAN)

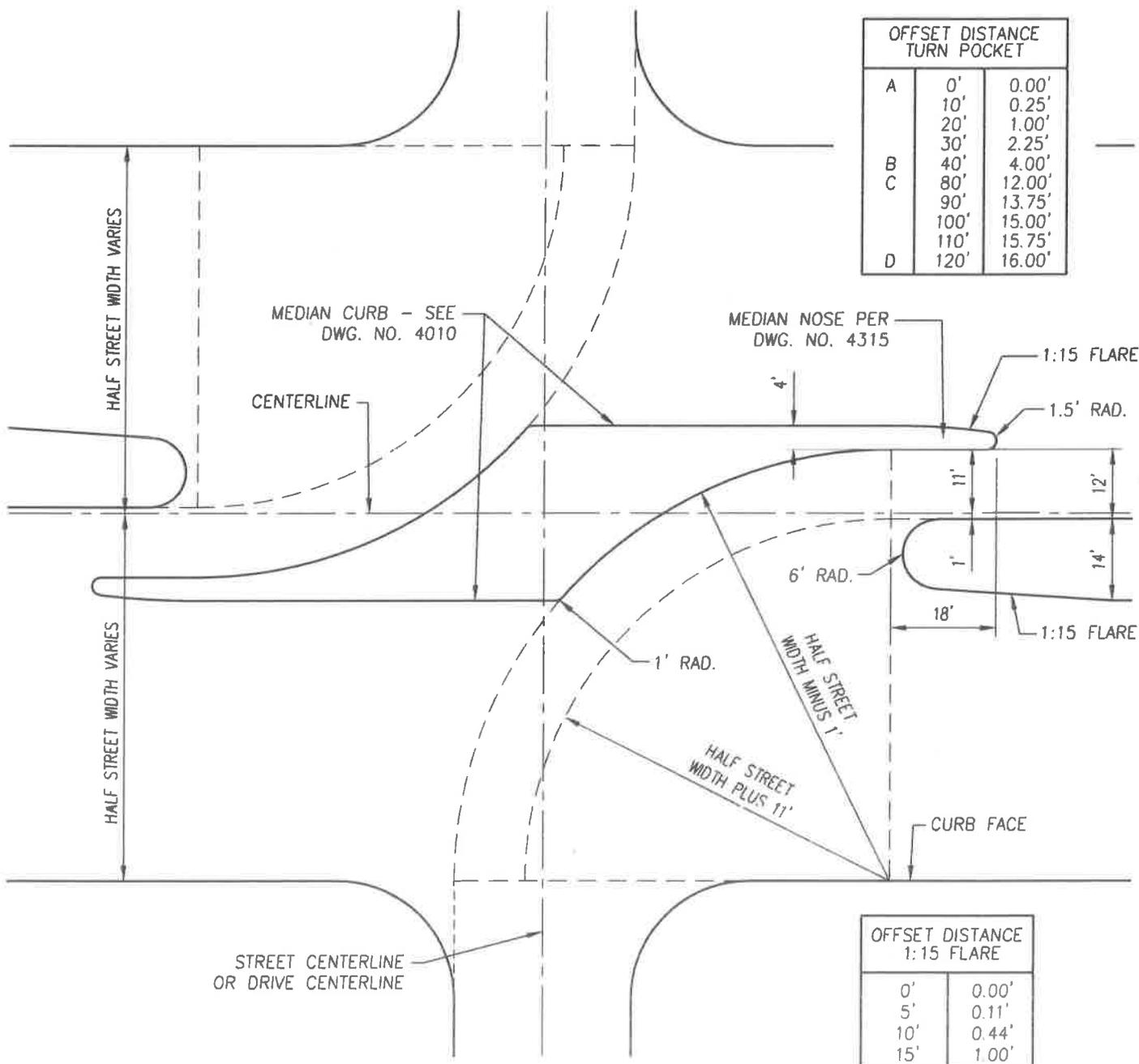
Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:
7152

1 OF 1



OFFSET DISTANCE TURN POCKET		
A	0'	0.00'
	10'	0.25'
	20'	1.00'
	30'	2.25'
B	40'	4.00'
	80'	12.00'
C	90'	13.75'
	100'	15.00'
	110'	15.75'
	120'	16.00'



OFFSET DISTANCE 1:15 FLARE	
0'	0.00'
5'	0.11'
10'	0.44'
15'	1.00'

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

**2-WAY LEFT TURN MEDIAN OPENING
(30' WIDE MEDIAN)**

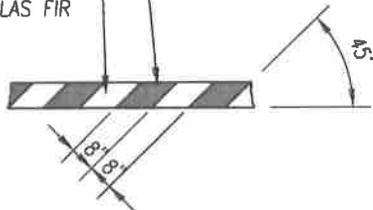
Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.
7153
1 OF 1

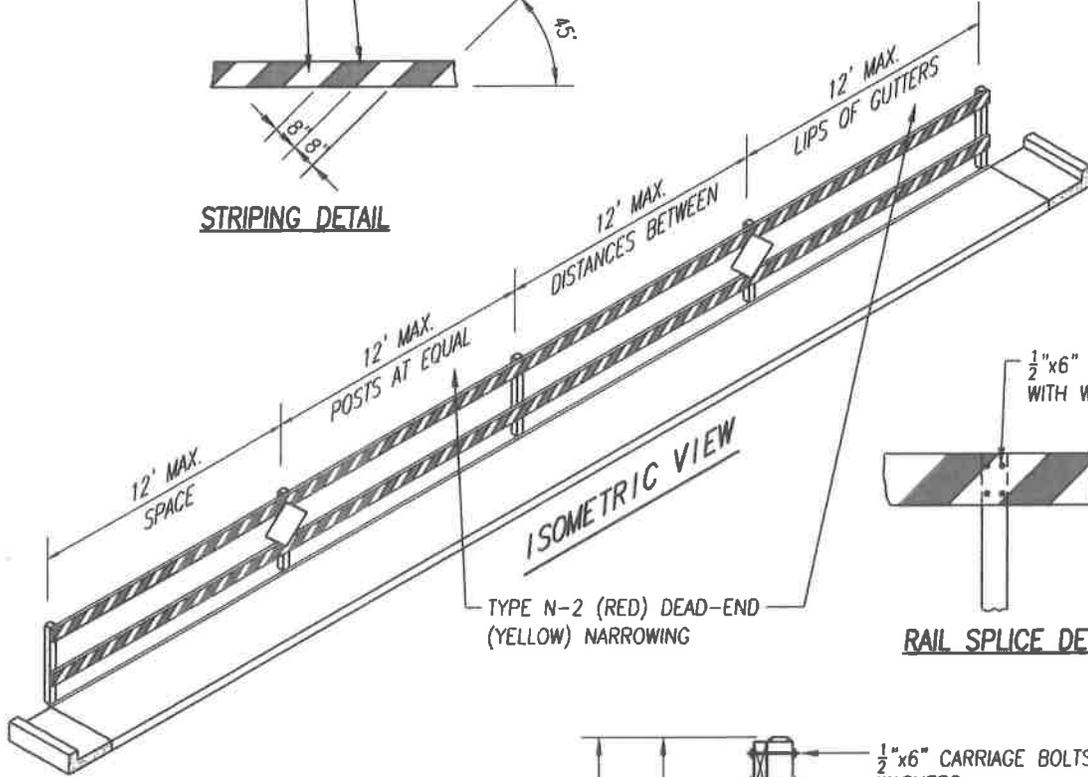
ALTERNATE YELLOW & WHITE PAINTED STRIPES (ALL EXPOSED WOOD TO BE COVERED WITH TWO COATS OF OIL-BASE EXTERIOR WHITE PAINT W/ GLASS BEADS)

BARRICADES REMAIN PROPERTY OF CITY AND REMOVAL OR RE-POSITIONING ARE TO BE DONE BY CITY FORCES

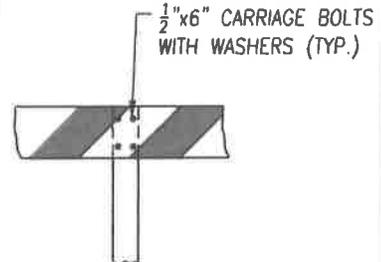
2x8 STRUCTURAL GRADE DOUGLAS FIR



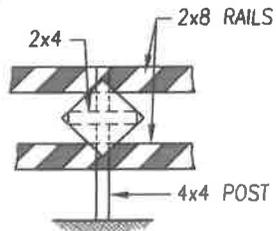
STRIPING DETAIL



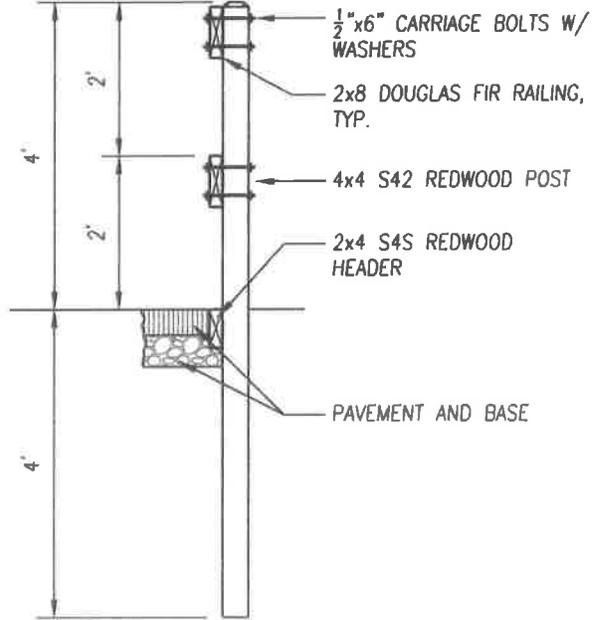
ISOMETRIC VIEW



RAIL SPLICE DETAIL



STIFFENING DETAIL



SECTION AT 4x POST

NOTES:
 GLASS SPHERE REFLECTORS (COARSE SIZE) SHALL BE SPRINKLED ON YELLOW STRIPES FOR MAXIMUM NIGHT-TIME VISIBILITY. SPRINKLING IS TO BE PERFORMED WHEN PAINT IS TACKY, EXCESS TO BE DUSTED OFF AFTER PAINT IS DRY.

REVISIONS	DATE

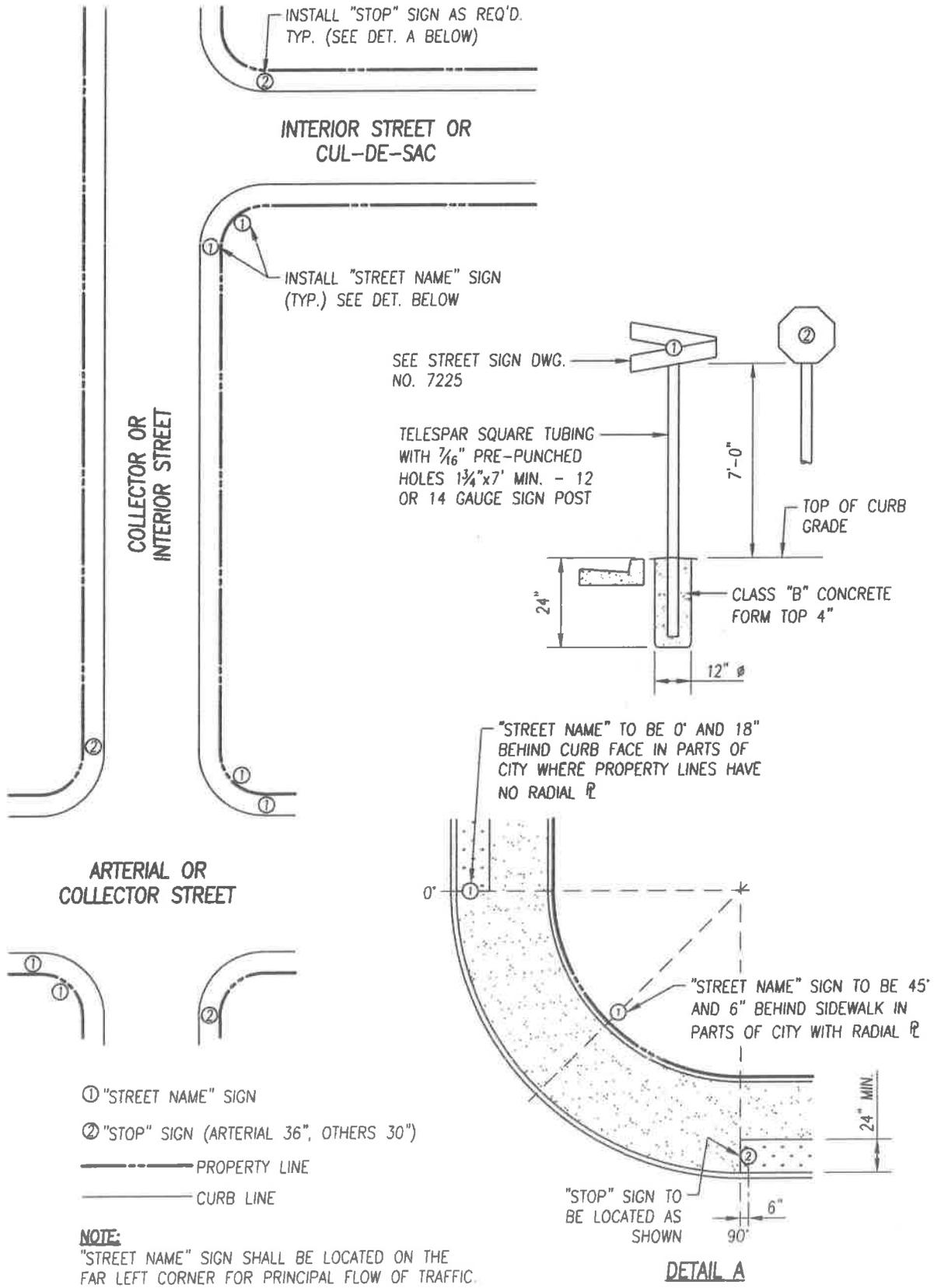


CITY OF TULARE
 PUBLIC IMPROVEMENT STANDARD
 STREET BARRICADE

DRAWING NO.:
7210

Approved By: _____
 Date: 1/1/16 City Engineer

1 OF 1



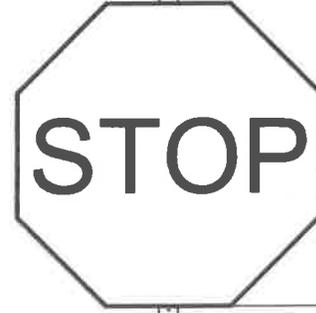
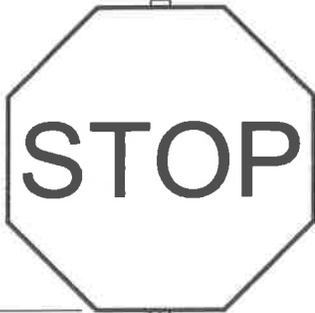
REVISIONS	DATE



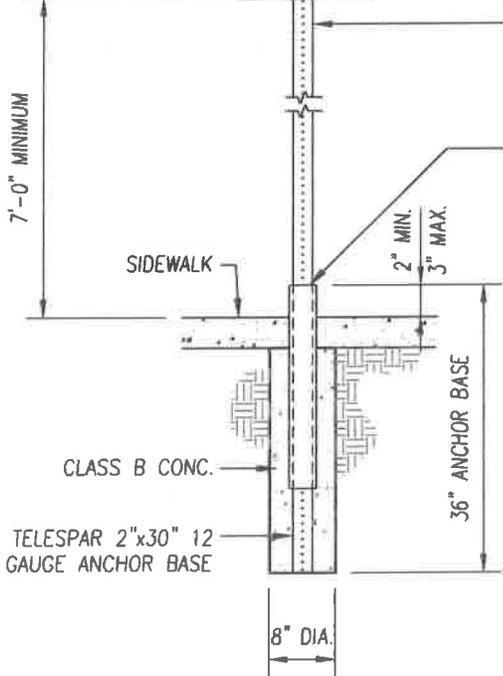
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
STREET SIGN LOCATIONS

Approved By: _____
Date: 1/11/16 City Engineer

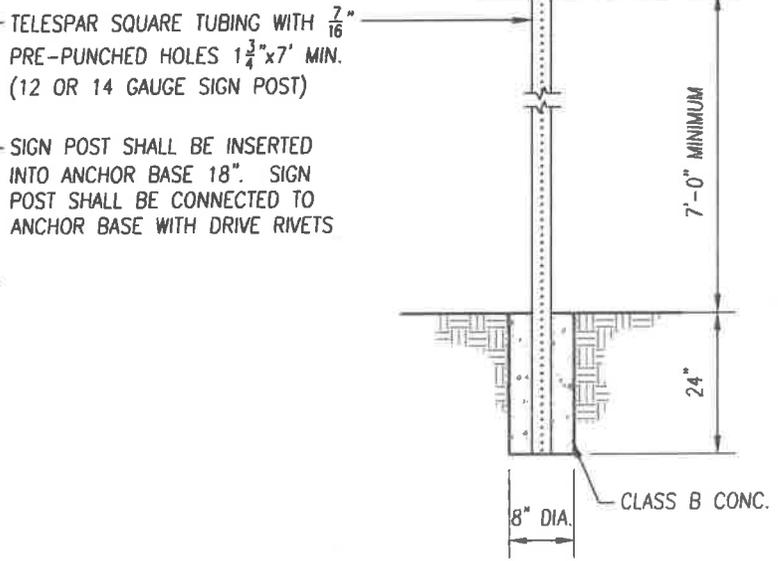
DRAWING NO.
7220
1 OF 1



A MINIMUM OF 3" OF POST WILL BE MAINTAINED ABOVE TOP OF STOP SIGN FOR STREET NAME BRACKET. STREET NAME BLADES, WHEN MOUNTED WITH "STOP" SIGN, BOTTOM BLADE SHALL BE PERPENDICULAR TO "STOP" SIGN



IN SIDEWALK



IN PARKWAY

NOTES:

1. STOP SIGN DIMENSIONS PER DIRECTION OF CITY ENGINEER. STOP SIGN SHEETING SHALL BE "HIGH INTENSITY" GRADE WITH 3M TAPE 1160 ANTI-GRAFFITI FILM.
2. STREET NAME SIGN MOUNTING HARDWARE SHALL BE FOR 1 3/4" SQUARE TUBING, STYLE 850 FOR EXTRUDED BLADES.

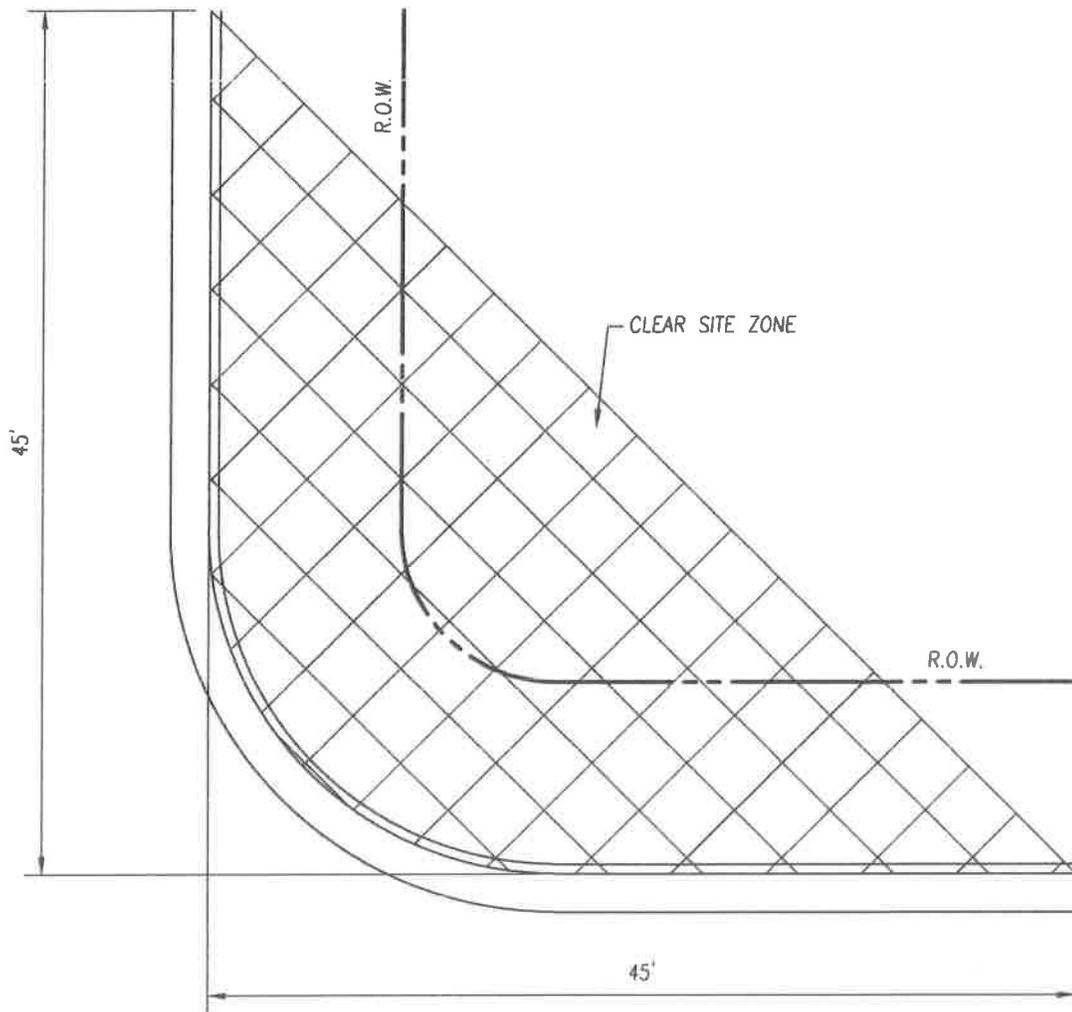
REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
STREET SIGN/ STOP SIGN
COMBINATION

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:
7225
1 OF 1



NOTE:
 STRUCTURES AND LANDSCAPING WITHIN THE CLEAR SITE ZONE SHALL NOT
 EXCEED 3' IN HEIGHT

REVISIONS	DATE

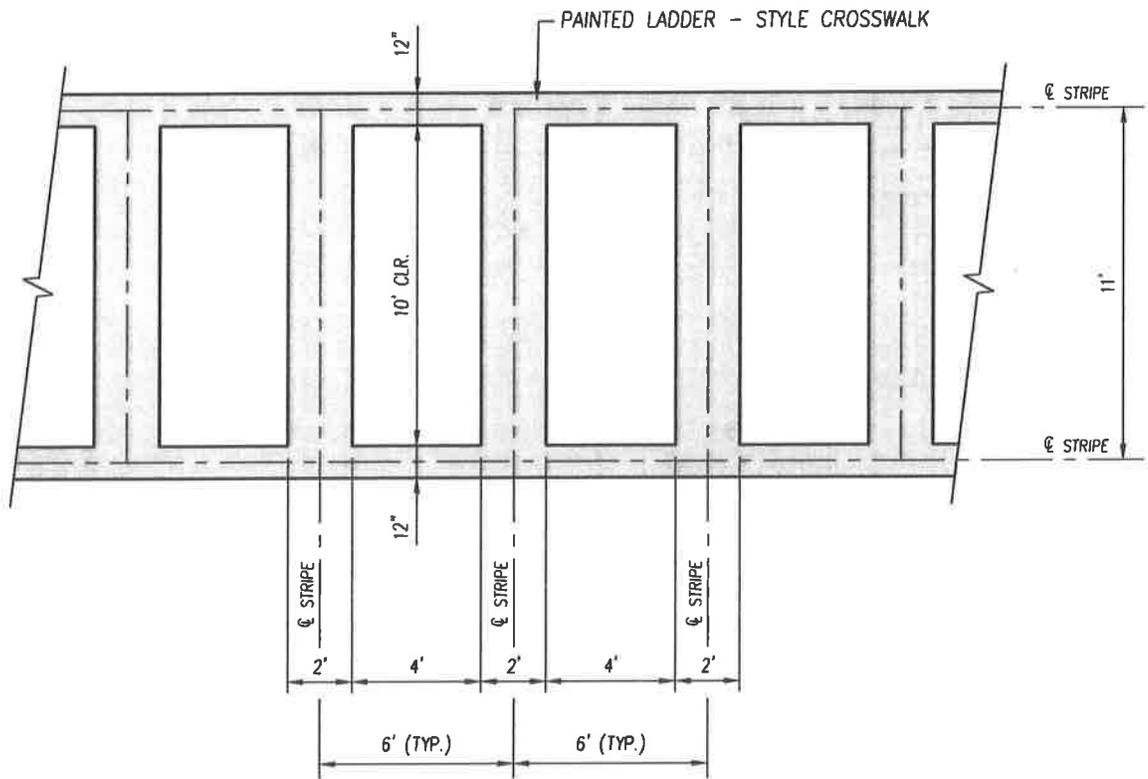


CITY OF TULARE
 PUBLIC IMPROVEMENT STANDARD

SIGHT TRIANGLE CLEARANCE

Approved By: _____
 Date: 1/1/16 City Engineer

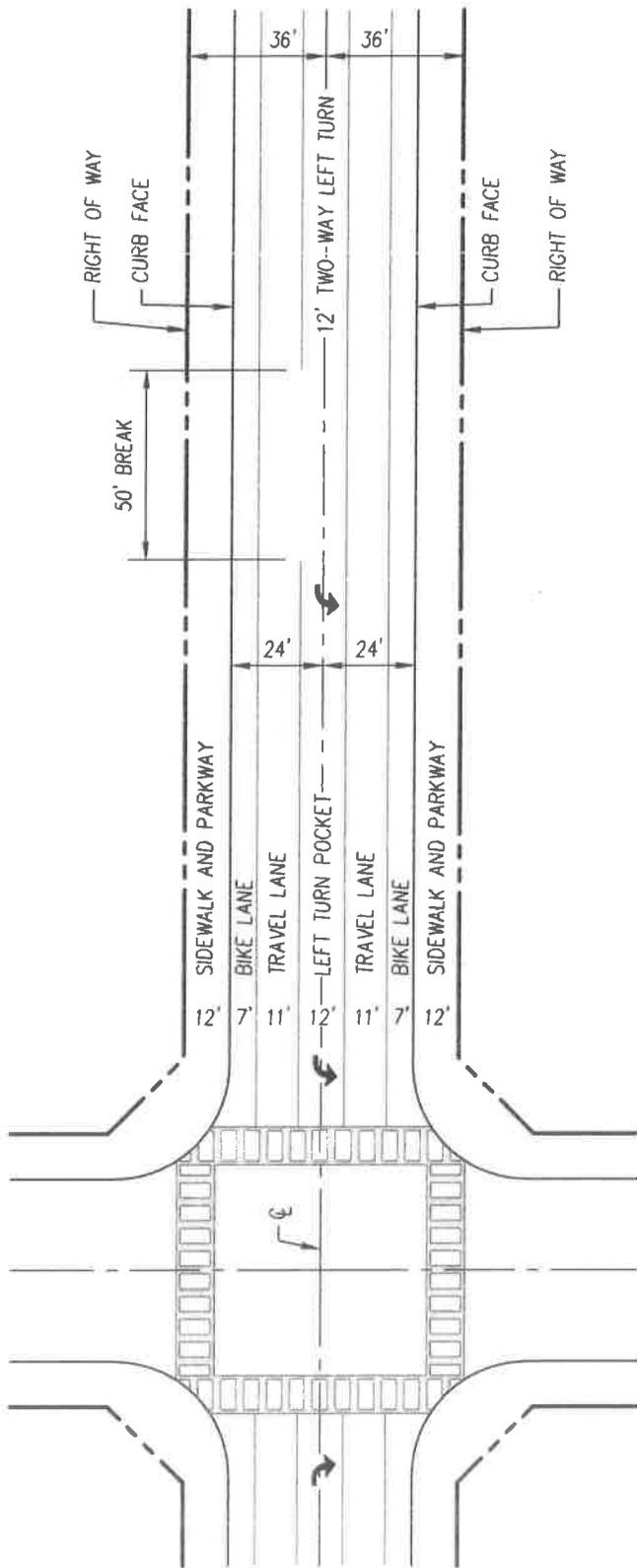
DRAWING NO
7230
 1 OF 1



NOTES:

1. PAINT COLOR:
 - WHITE IN NON-SCHOOL ZONES.
 - YELLOW IN SCHOOL ZONES.
2. REFER TO CITY OF TULARE TECHNICAL SPECIFICATIONS AND THE CALIFORNIA MUTCD (LATEST EDITION).
3. COMPLY WITH CALTRANS SPECIFICATIONS, SECTION 84 "TRAFFIC STRIPES AND PAVEMENT MARKINGS" (EXCEPT: SOLVENT BORNE PAINTS).
4. COMPLY WITH SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT, RULE NUMBER 460.1 FOR SOLVENT BORNE PAINTS.

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">REVISIONS</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	DATE												<p>CITY OF TULARE PUBLIC IMPROVEMENT STANDARD</p> <p>LADDER - STYLE CROSSWALK MARKING</p> <p>Approved By: _____ Date: 1/1/16 City Engineer</p>	<p>DRAWING NO.:</p> <p style="font-size: 24pt; font-weight: bold;">7235</p> <p style="text-align: right;">1 OF 1</p>
REVISIONS	DATE														



NOTES:

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REVISIONS	DATE



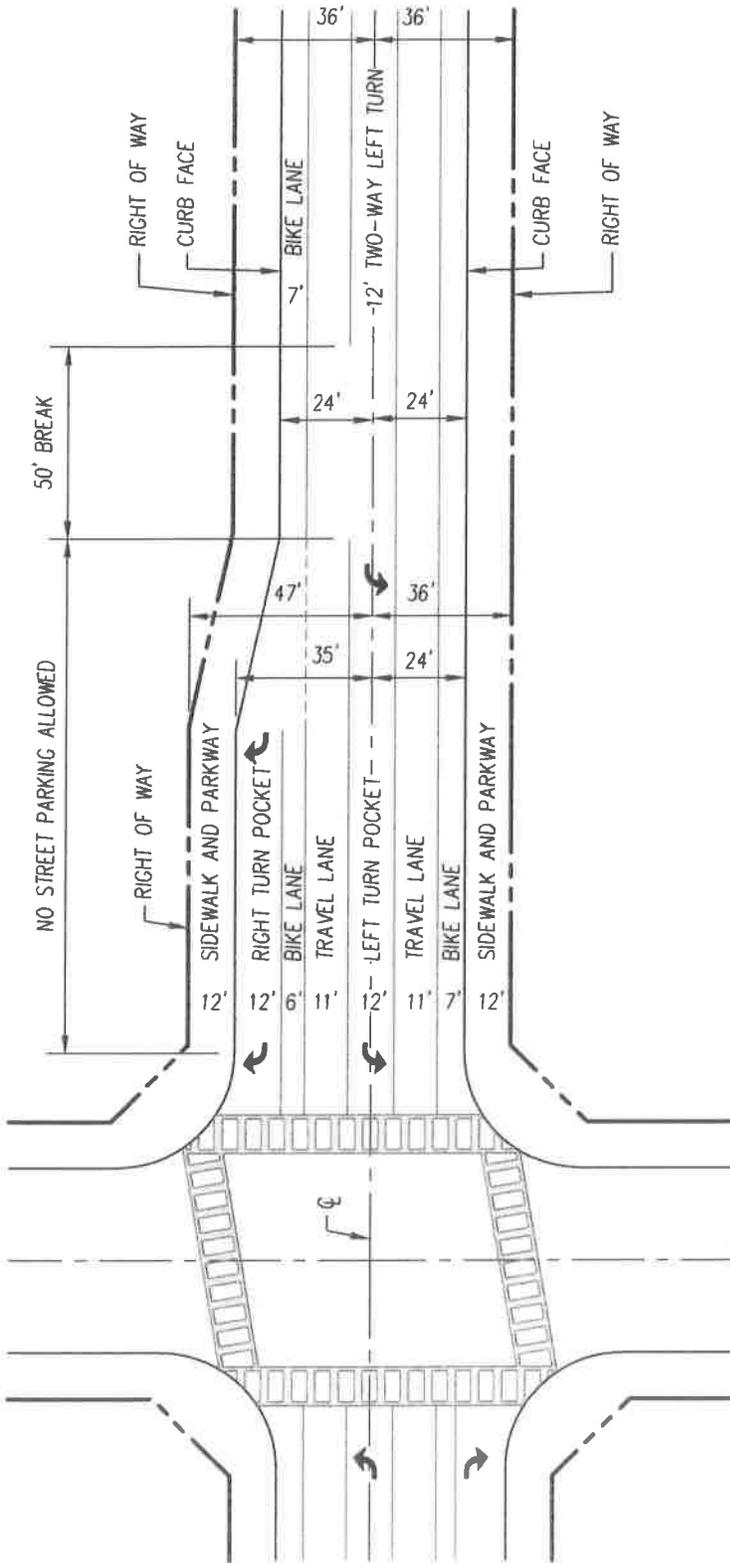
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

COLLECTOR INTERSECTION,
LANE CONFIGURATION

DRAWING NO
7240

Approved By: _____
Date: 1/1/16 City Engineer

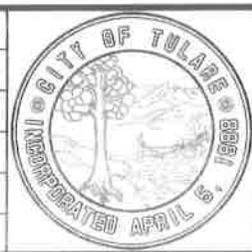
1 OF 1



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REVISIONS	DATE



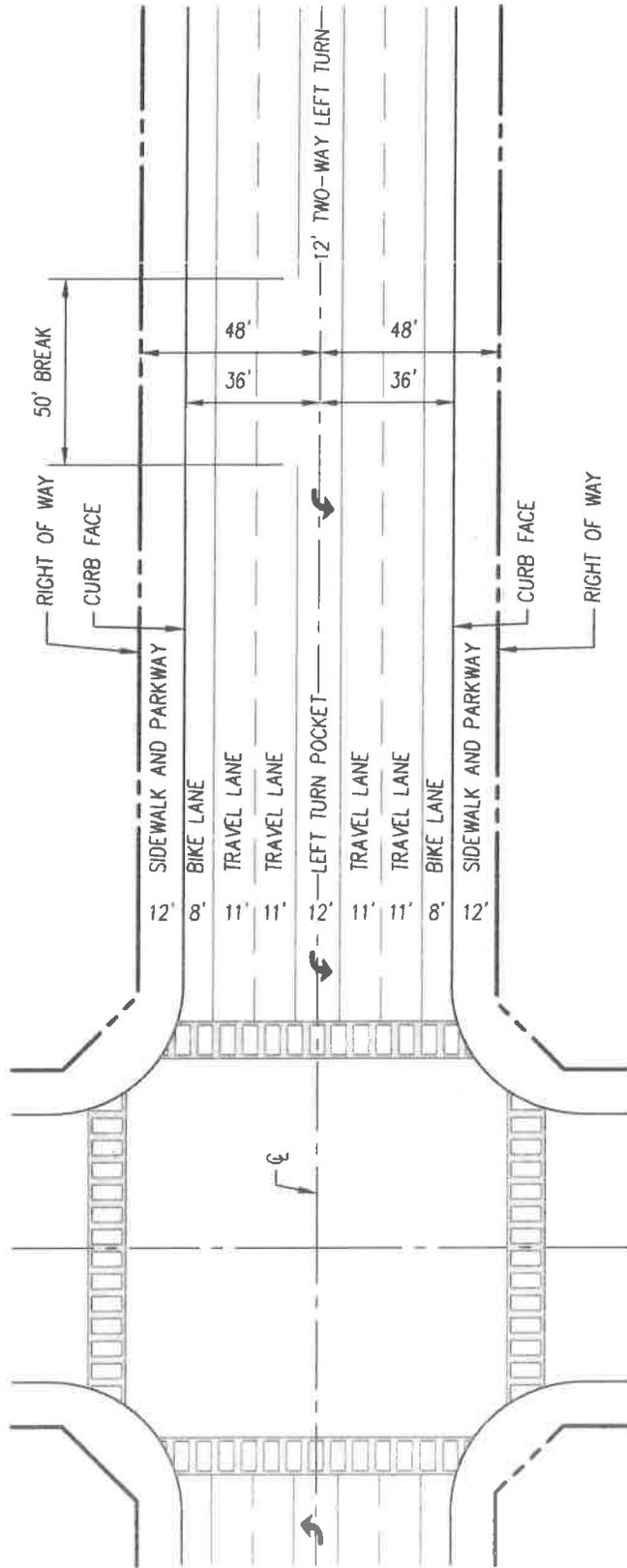
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

COLLECTOR INTERSECTION,
LANE CONFIGURATION
(DEDICATED RIGHT TURN)

DRAWING NO.:
7241

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



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1. FINAL GEOMETRICS SHALL BE SUBJECT TO APPROVAL OF THE CITY ENGINEER.
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REVISIONS	DATE



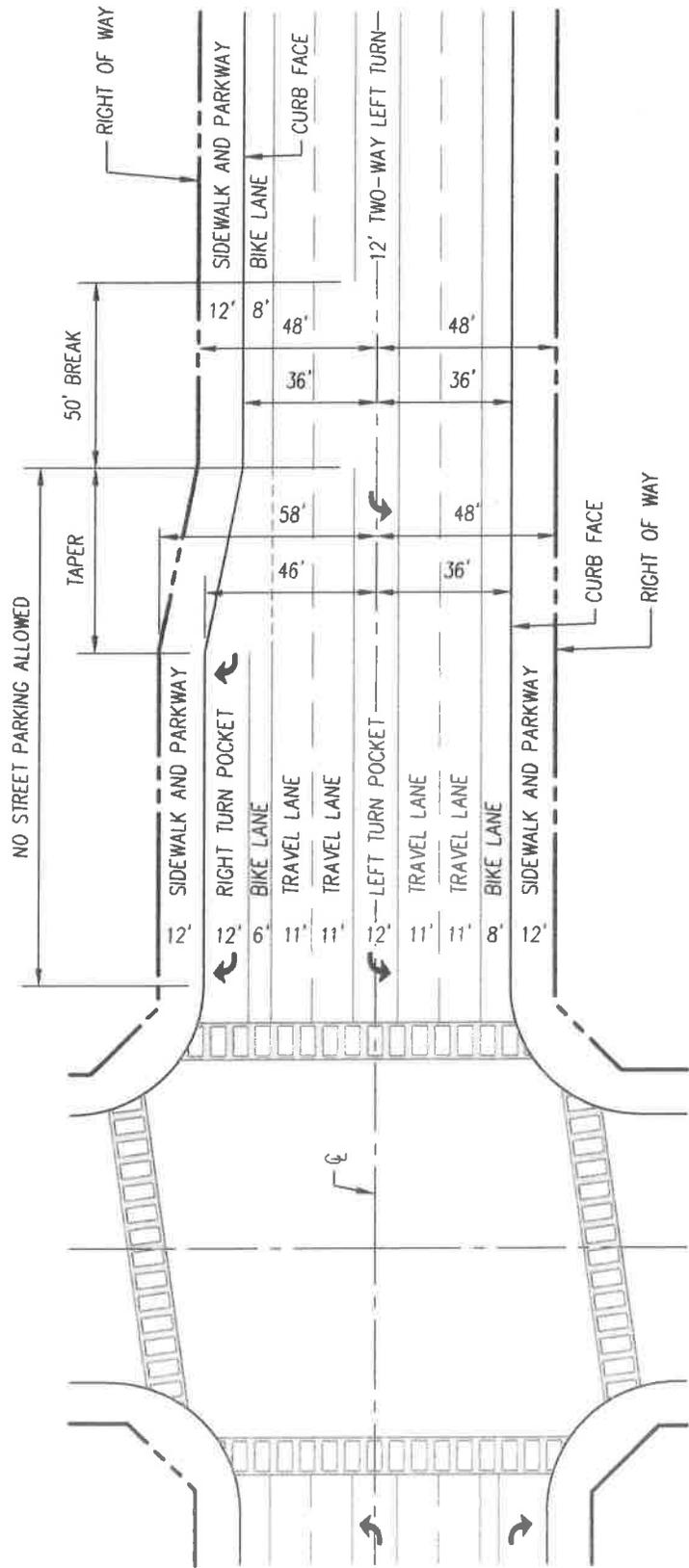
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

MINOR ARTERIAL INTERSECTION,
LANE CONFIGURATION

DRAWING NO
7245

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



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REVISIONS	DATE

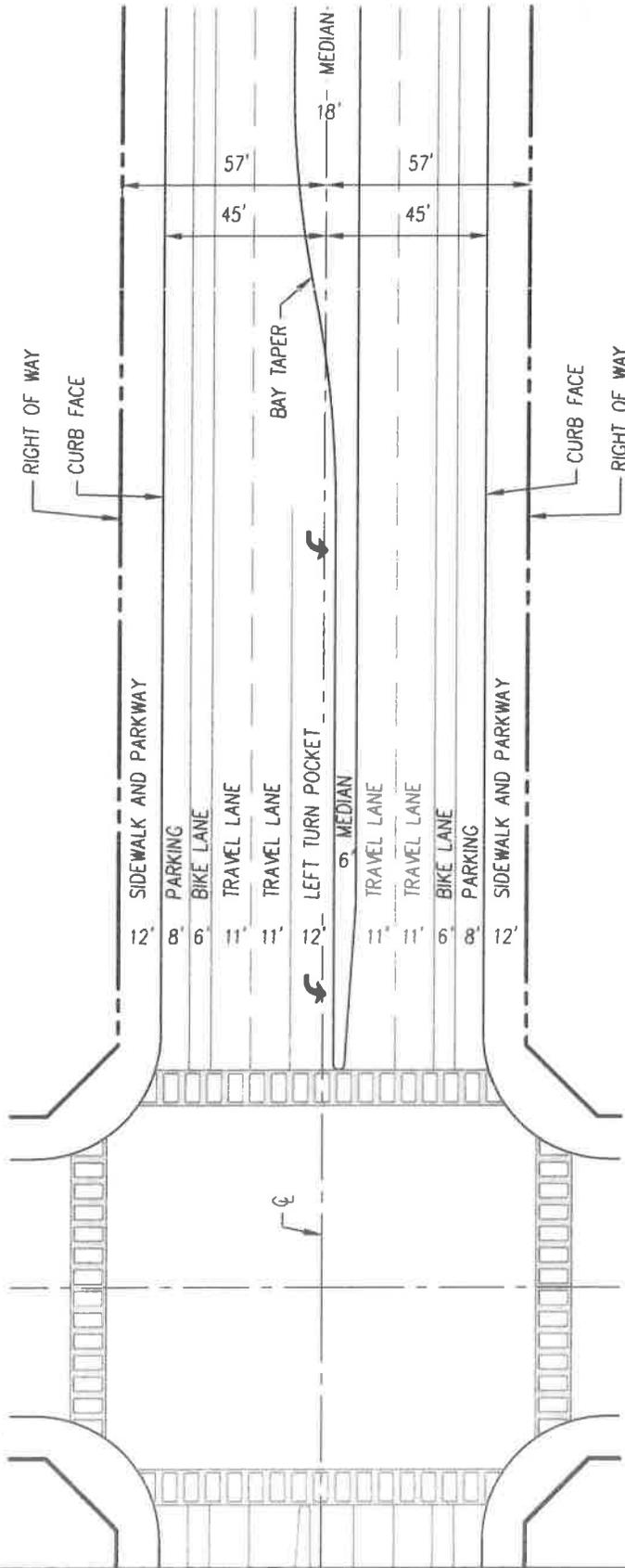


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

MINOR ARTERIAL INTERSECTION,
LANE CONFIGURATION
(DEDICATED RIGHT TURN)

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:
7246
1 OF 1



NOTES:

1. FINAL GEOMETRICS SHALL BE SUBJECT TO APPROVAL OF THE CITY ENGINEER.
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REVISIONS	DATE



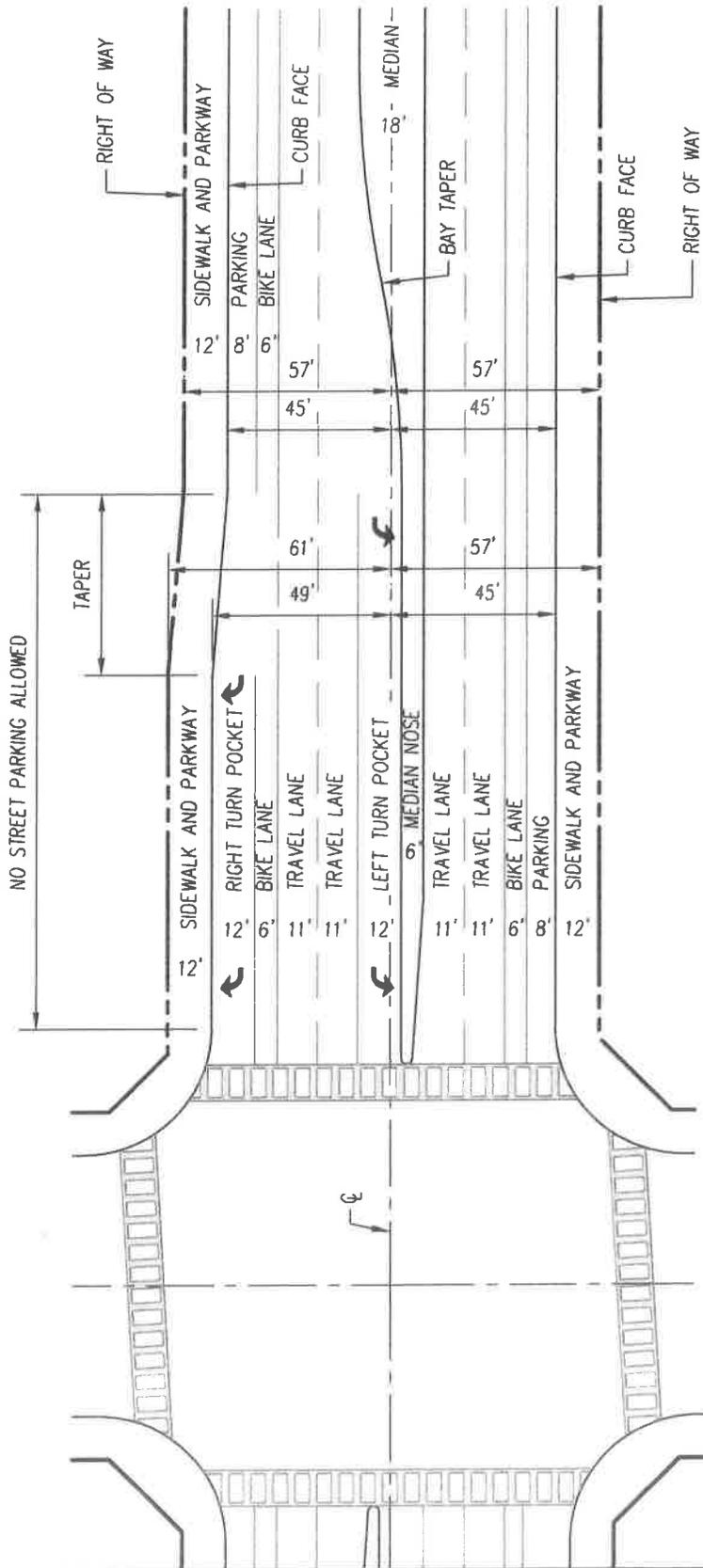
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

4 LANE MAJOR ARTERIAL INTERSECTION,
LANE CONFIGURATION

Approved By: _____
Date: 1/1/16

DRAWING NO
7250

1 OF 1



NOTES:

1. FINAL GEOMETRICS SHALL BE SUBJECT TO APPROVAL OF THE CITY ENGINEER.
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REVISIONS

DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

4 LANE MAJOR ARTERIAL INTERSECTION,
LANE CONFIGURATION
(DEDICATED RIGHT TURN)

DRAWING NO.:

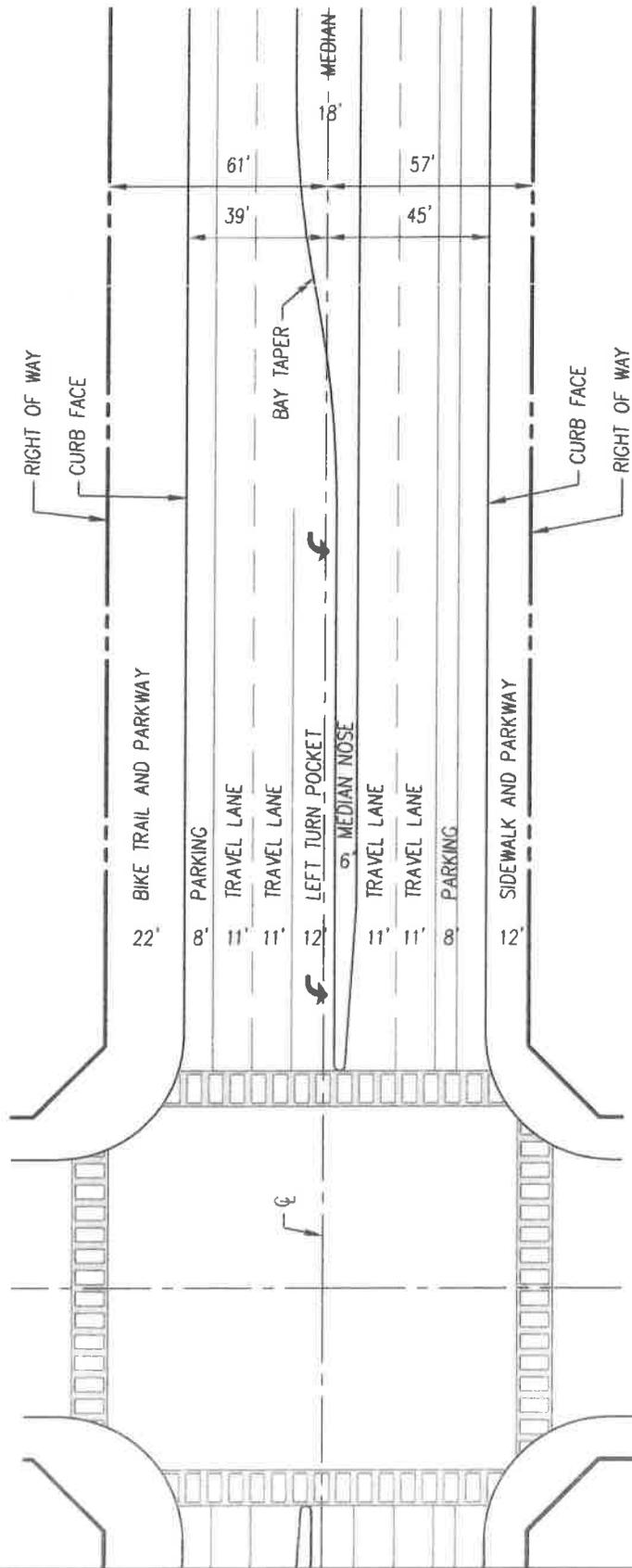
7251

Approved By: _____

Date: 1/1/16

City Engineer

1 OF 1



NOTES:

1. FINAL GEOMETRICS SHALL BE SUBJECT TO APPROVAL OF THE CITY ENGINEER.
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REVISIONS	DATE



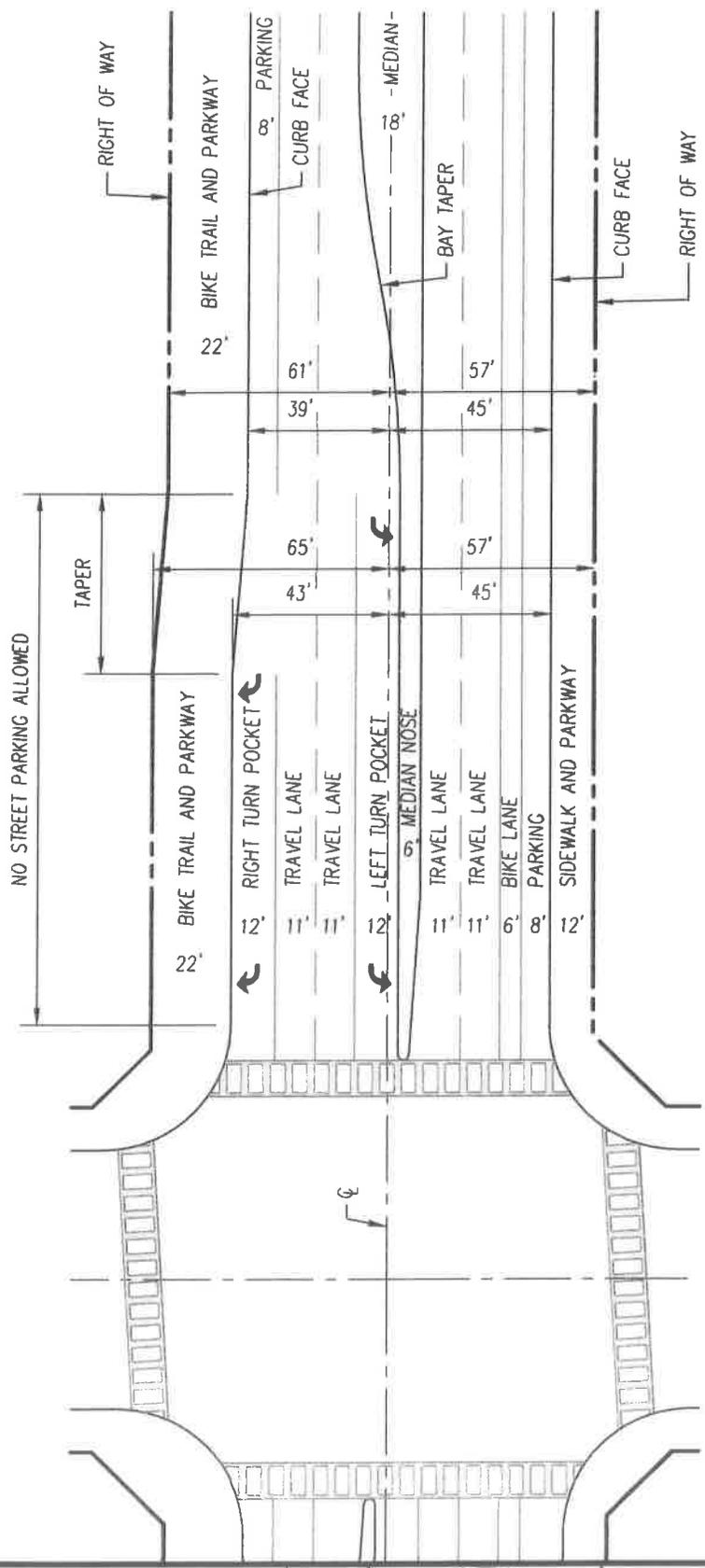
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

4 LANE MAJOR ARTERIAL INTERSECTION,
LANE CONFIGURATION
(WITH BIKE TRAIL)

DRAWING NO
7252

Approved By: _____
Date: 1/1/16
City Engineer

1 OF 1



NOTES:

1. FINAL GEOMETRICS SHALL BE SUBJECT TO APPROVAL OF THE CITY ENGINEER.
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REVISIONS	DATE



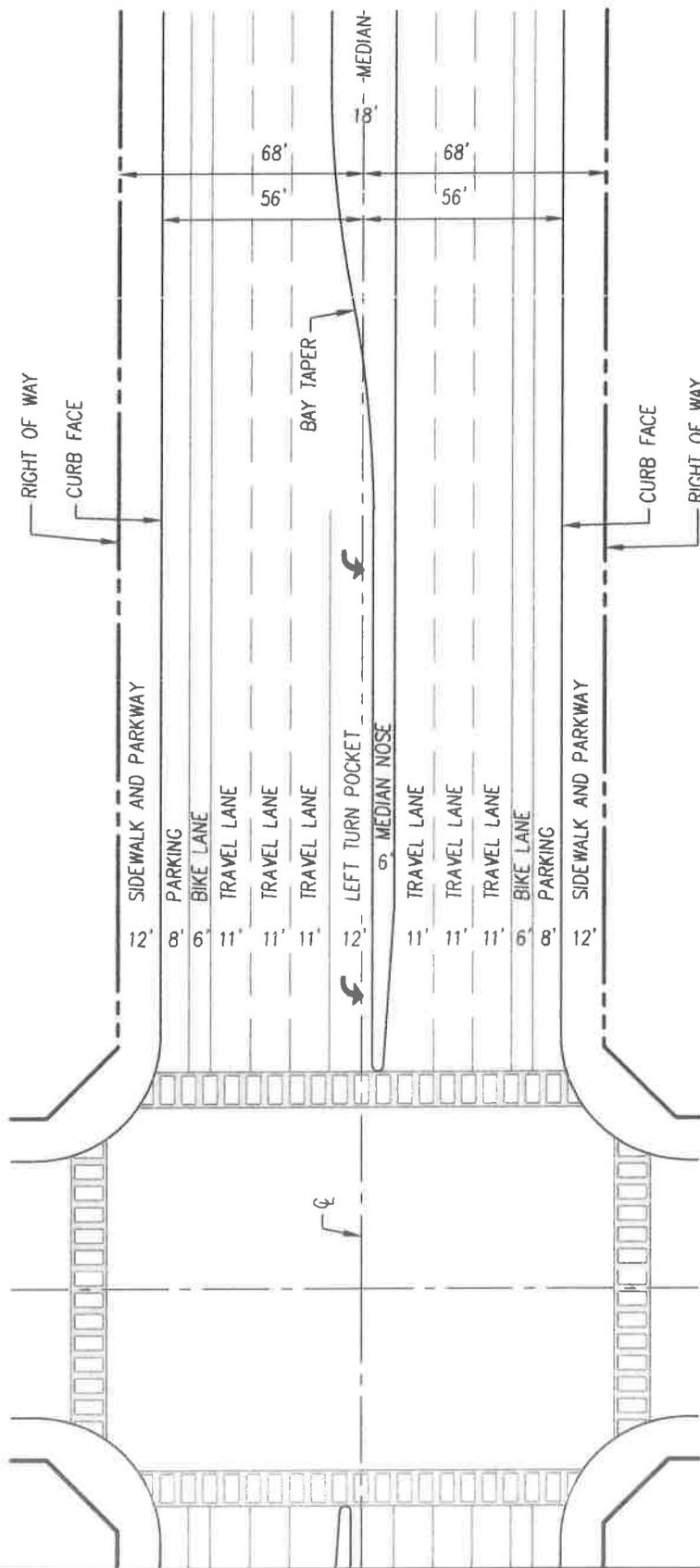
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

4 LANE MAJOR ARTERIAL INTERSECTION,
LANE CONFIGURATION
(DEDICATED RT. TURN AND BIKE TRAIL)

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:
7253

1 OF 1



NOTES:

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REVISIONS	DATE



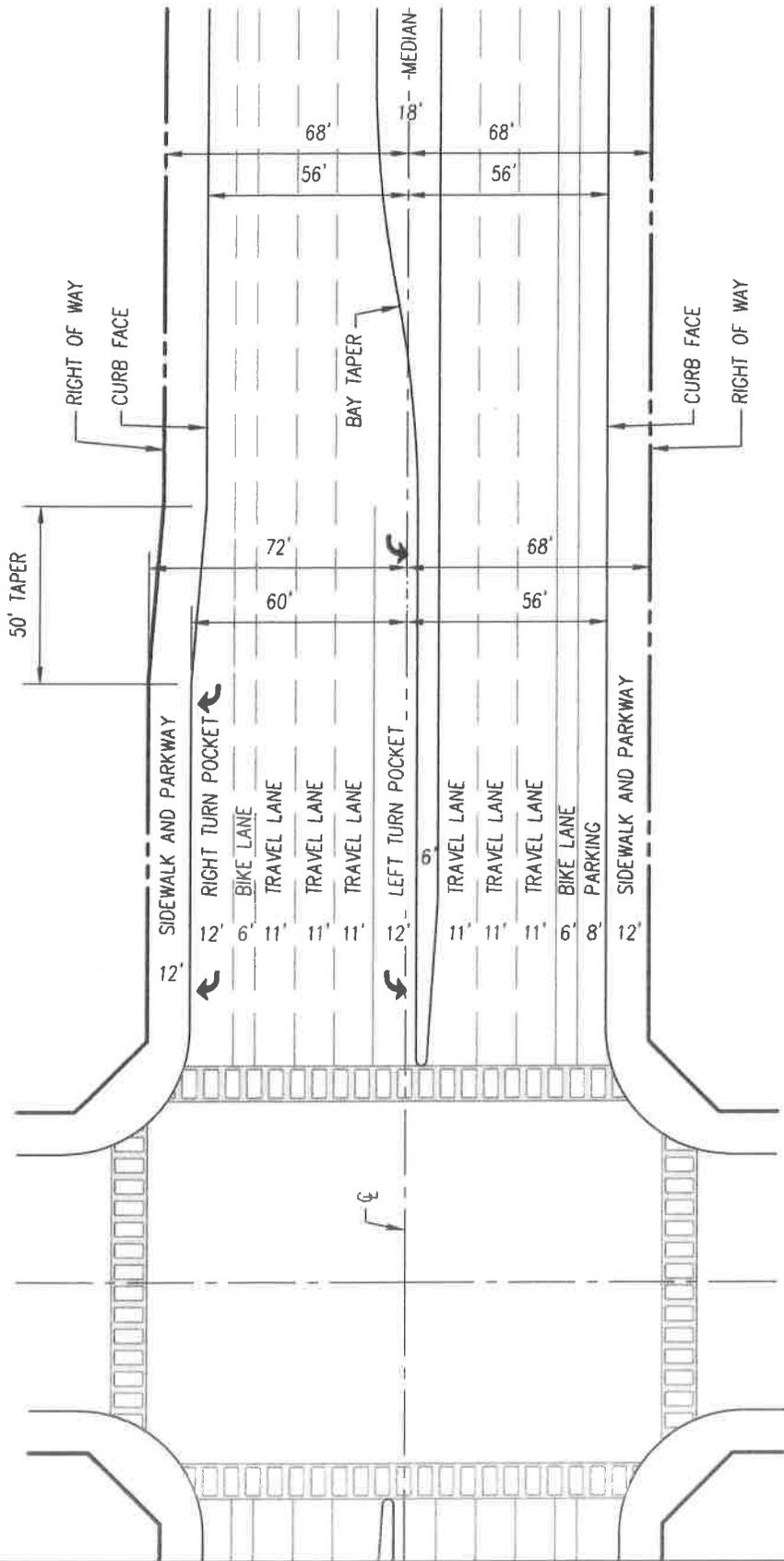
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

6-LANE MAJOR ARTERIAL INTERSECTION,
LANE CONFIGURATION

DRAWING NO
7255

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 1



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REVISIONS	DATE



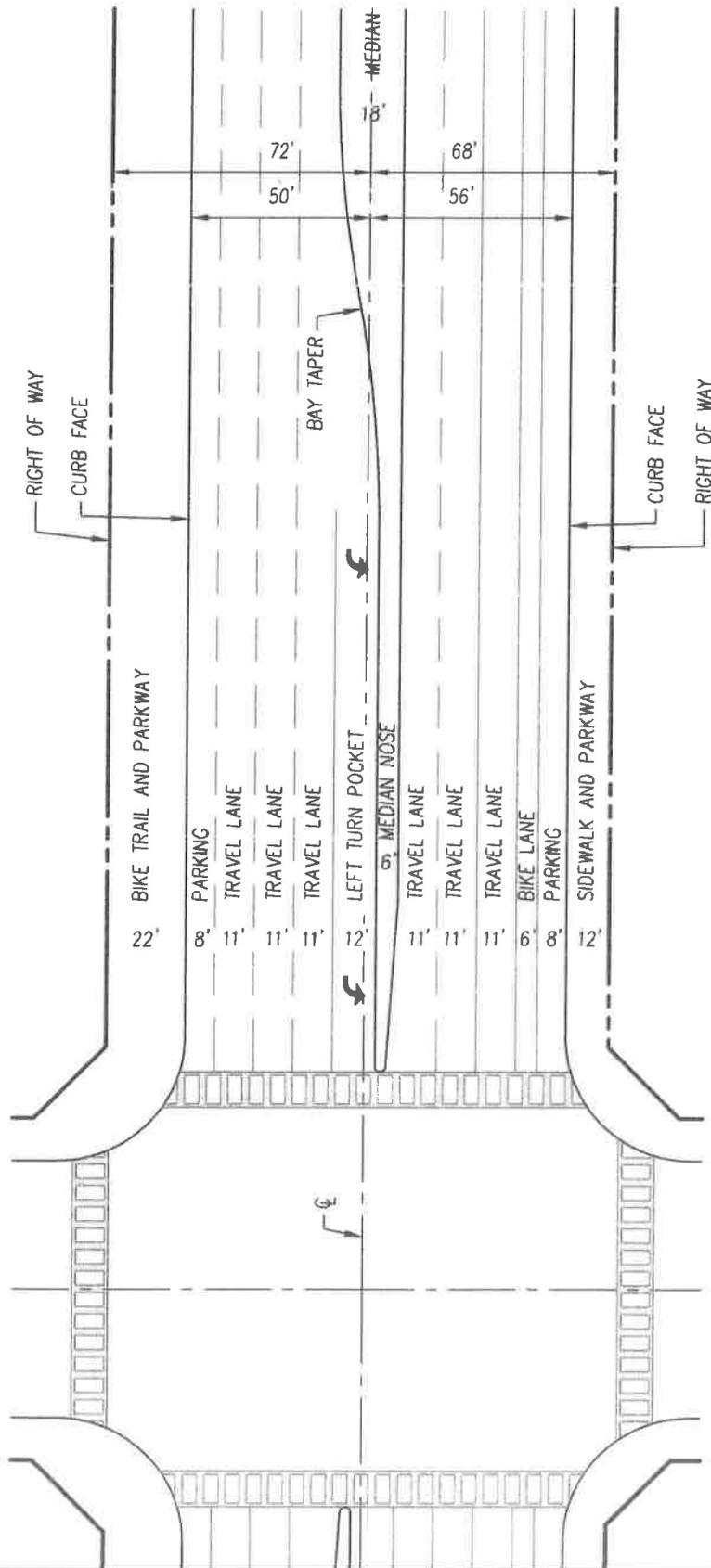
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

6-LANE MAJOR ARTERIAL INTERSECTION,
LANE CONFIGURATION
(DEDICATED RIGHT TURN)

DRAWING NO. 7256

Approved By: _____
Date: 1/1/16 City Engineer

1 OF 2



NOTES:

1. FINAL GEOMETRICS SHALL BE SUBJECT TO APPROVAL OF THE CITY ENGINEER.
2. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB.
3. THE LENGTH OF TURN POCKETS SHALL BE DETERMINED BY THE CITY ENGINEER.
4. ACCESSIBLE RAMPS ARE REQUIRED AT CURB RETURNS IN ACCORDANCE WITH DRAWING NOS 4110, 4120, & 4130.
5. MEDIANS (IF APPLICABLE) SHALL BE DESIGNED PER THE ENGINEERING STANDARDS.
6. ALL SIGNS AND MARKINGS SHALL BE PROVIDED AS REQUIRED IN THE ENGINEERING STANDARDS AND AS REQUIRED BY CALIFORNIA MUTCD STANDARDS.
7. BAY TAPERS (IF APPLICABLE) SHALL BE DESIGNED PER CALTRANS HIGHWAY DESIGN MANUAL AND SHALL BE 120' IN LENGTH UNLESS SPECIFIED OTHERWISE BY THE CITY ENGINEER.
8. THE LENGTH OF TAPERS FOR RIGHT TURN POCKETS (IF APPLICABLE) SHALL BE DETERMINED BY THE CITY ENGINEER.
9. ADEQUATE SIGHT DISTANCE SHALL BE PROVIDED PER CALTRANS HIGHWAY DESIGN MANUAL AND THE ENGINEERING STANDARDS.
10. CROSSWALKS SHOULD BE DESIGNED TO MINIMIZE ANY SKEWING ANGLES.
11. OTHER PROVISIONS AND REQUIREMENTS IN THE CITY OF TULARE GENERAL PLAN MAY APPLY.
12. THE CITY ENGINEER MAY REQUIRE "NO PARKING" SIGNS AND/OR RED CURBING AT AREAS WHERE STREET PARKING IS NOT ALLOWED.

REVISIONS	DATE

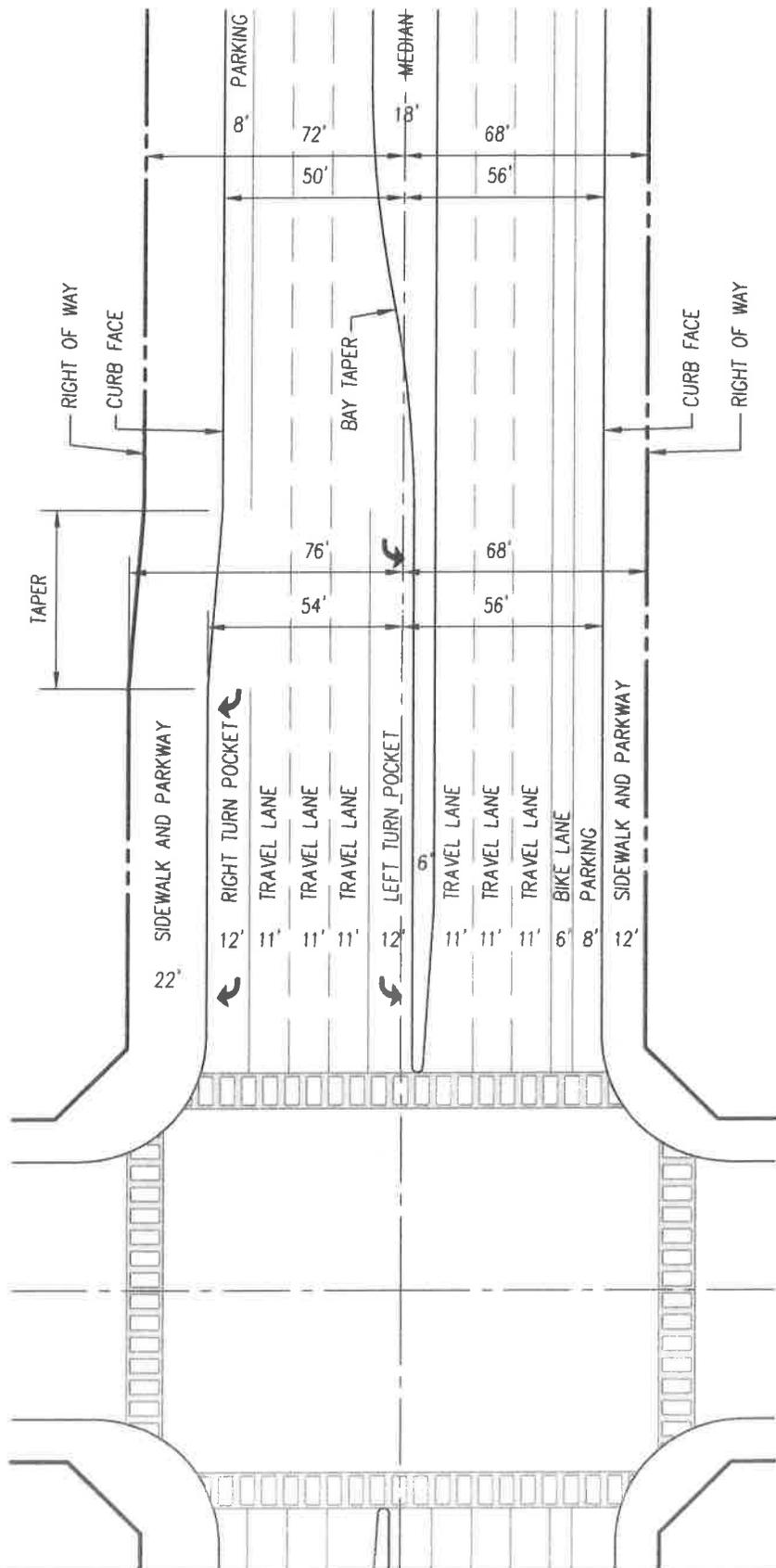


CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

6-LANE MAJOR ARTERIAL INTERSECTION,
LANE CONFIGURATION
(WITH BIKE TRAIL)

DRAWING NO.
7257

Approved By: _____
Date: 1/11/16 City Engineer



NOTES:

1. FINAL GEOMETRICS SHALL BE SUBJECT TO APPROVAL OF THE CITY ENGINEER.
2. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB.
3. THE LENGTH OF TURN POCKETS SHALL BE DETERMINED BY THE CITY ENGINEER.
4. ACCESSIBLE RAMPS ARE REQUIRED AT CURB RETURNS IN ACCORDANCE WITH DRAWING NO.S 4110, 4120, & 4130.
5. MEDIANS (IF APPLICABLE) SHALL BE DESIGNED PER THE ENGINEERING STANDARDS.
6. ALL SIGNS AND MARKINGS SHALL BE PROVIDED AS REQUIRED IN THE ENGINEERING STANDARDS AND AS REQUIRED BY CALIFORNIA MUTCD STANDARDS.
7. BAY TAPERS (IF APPLICABLE) SHALL BE DESIGNED PER CALTRANS HIGHWAY DESIGN MANUAL AND SHALL BE 120' IN LENGTH UNLESS SPECIFIED OTHERWISE BY THE CITY ENGINEER.
8. THE LENGTH OF TAPERS FOR RIGHT TURN POCKETS (IF APPLICABLE) SHALL BE DETERMINED BY THE CITY ENGINEER.
9. ADEQUATE SIGHT DISTANCE SHALL BE PROVIDED PER CALTRANS HIGHWAY DESIGN MANUAL AND THE ENGINEERING STANDARDS.
10. CROSSWALKS SHOULD BE DESIGNED TO MINIMIZE ANY SKEWING ANGLES.
11. OTHER PROVISIONS AND REQUIREMENTS IN THE CITY OF TULARE GENERAL PLAN MAY APPLY.
12. THE CITY ENGINEER MAY REQUIRE "NO PARKING" SIGNS AND/OR RED CURBING AT AREAS WHERE STREET PARKING IS NOT ALLOWED.

REVISIONS	DATE



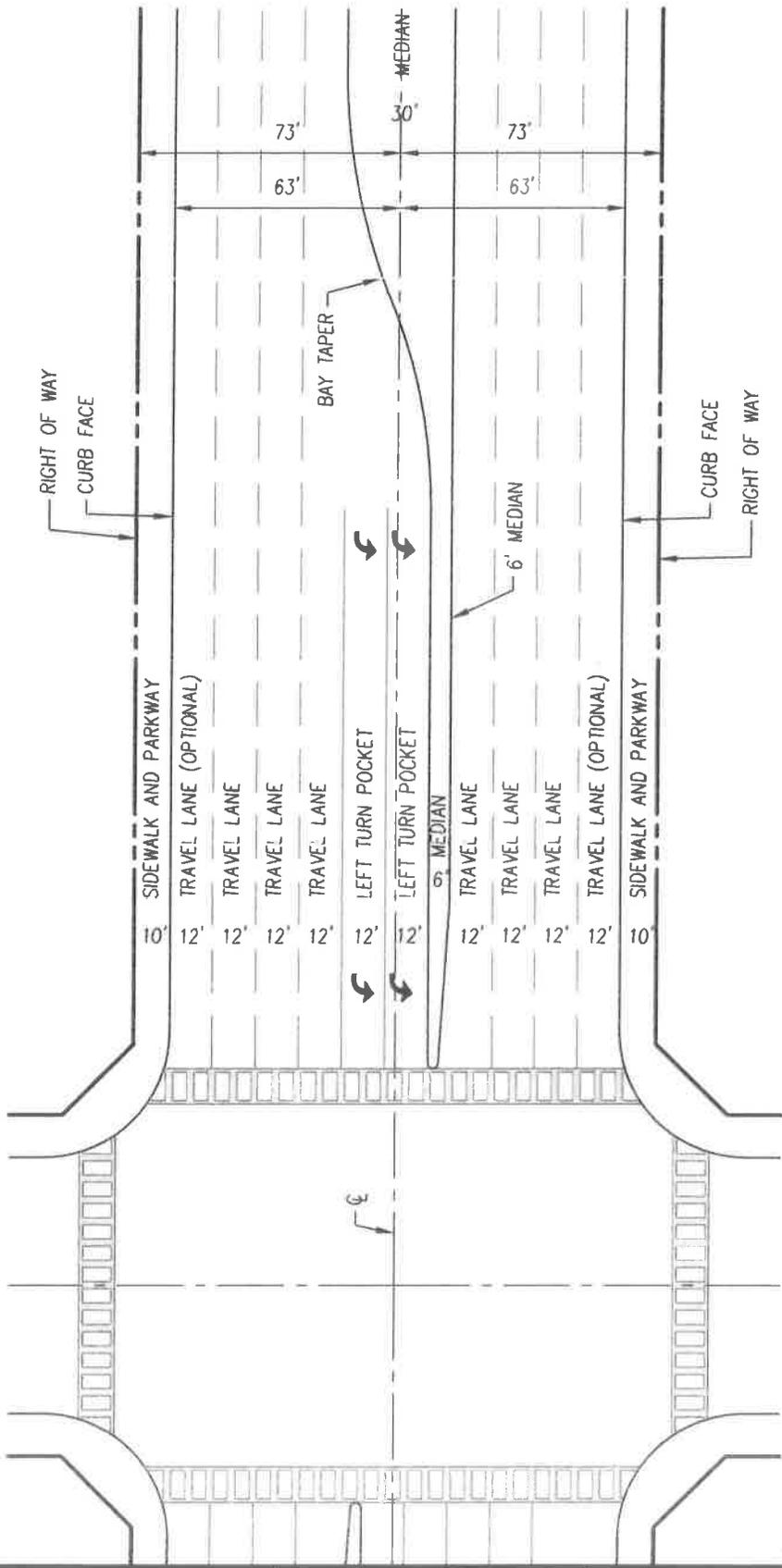
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

6-LANE MAJOR ARTERIAL INTERSECTION,
LANE CONFIGURATION
(DEDICATED RT. TURN AND BIKE TRAIL)

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:
7258

1 OF 1



NOTES:

1. FINAL GEOMETRICS SHALL BE SUBJECT TO APPROVAL OF THE CITY ENGINEER.
2. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB.
3. THE LENGTH OF TURN POCKETS SHALL BE DETERMINED BY THE CITY ENGINEER.
4. ACCESSIBLE RAMPS ARE REQUIRED AT CURB RETURNS IN ACCORDANCE WITH DRAWING NO.S 4110, 4120, & 4130.
5. MEDIANS (IF APPLICABLE) SHALL BE DESIGNED PER THE ENGINEERING STANDARDS.
6. ALL SIGNS AND MARKINGS SHALL BE PROVIDED AS REQUIRED IN THE ENGINEERING STANDARDS AND AS REQUIRED BY CALIFORNIA MUTCD STANDARDS.
7. BAY TAPERS (IF APPLICABLE) SHALL BE DESIGNED PER CALTRANS HIGHWAY DESIGN MANUAL AND SHALL BE 120' IN LENGTH UNLESS SPECIFIED OTHERWISE BY THE CITY ENGINEER.
8. THE LENGTH OF TAPERS FOR RIGHT TURN POCKETS (IF APPLICABLE) SHALL BE DETERMINED BY THE CITY ENGINEER.
9. ADEQUATE SIGHT DISTANCE SHALL BE PROVIDED PER CALTRANS HIGHWAY DESIGN MANUAL AND THE ENGINEERING STANDARDS.
10. CROSSWALKS SHOULD BE DESIGNED TO MINIMIZE ANY SKEWING ANGLES.
11. OTHER PROVISIONS AND REQUIREMENTS IN THE CITY OF TULARE GENERAL PLAN MAY APPLY.
12. THE CITY ENGINEER MAY REQUIRE "NO PARKING" SIGNS AND/OR RED CURBING AT AREAS WHERE STREET PARKING IS NOT ALLOWED.
13. STRIPING TO DELINEATE A 4TH TRAVEL LANE WILL BE AT THE DISCRETION OF THE CITY ENGINEER.

REVISIONS	DATE



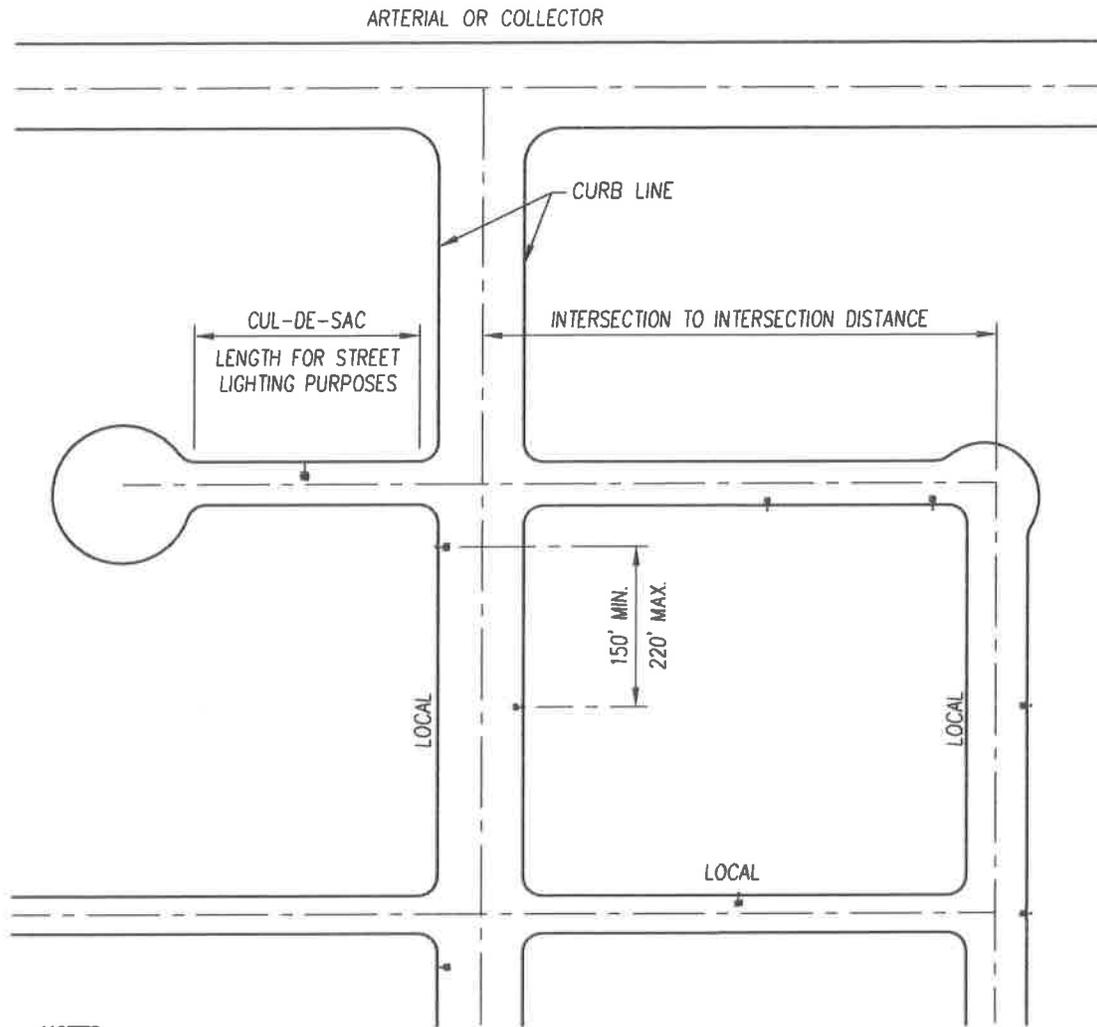
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

6-8 LANE MAJOR ARTERIAL,
INTERSECTION
LANE CONFIGURATION

DRAWING NO
7260

Approved By _____
Date: 1/1/16 City Engineer

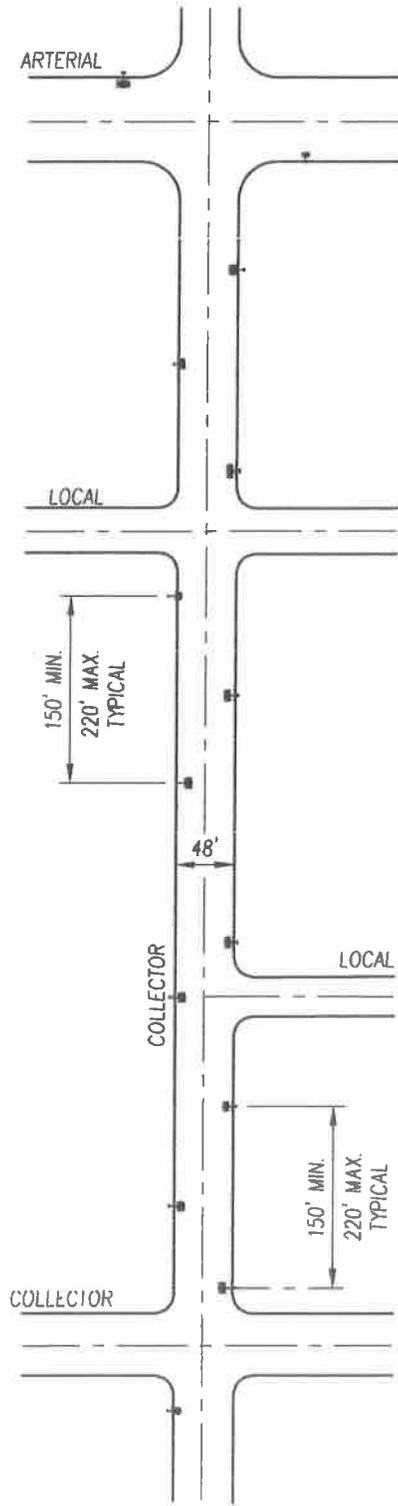
1 OF 1



NOTES:

1. STREETLIGHTS ON LOCAL STREETS SHALL BE 70 WATT - 5,800 LUMEN, LED LAMPS WITH CUT-OFF LUMINARIES, MOUNTED ON MARBLELITE POLES WITH 4' MAST ARMS AS PER SOUTHERN CALIFORNIA EDISON COMPANY STANDARDS. ALTERNATIVE STREETLIGHT POLES ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. STREETLIGHTS SHALL BE INSTALLED AT LOCATIONS AS DETERMINED BY THE CITY ENGINEER UPON REVIEW OF SUBMITTED IMPROVEMENT PLANS.
3. A STREETLIGHT SHALL BE INSTALLED AT EACH INTERSECTION. SHOULD THE DISTANCE BETWEEN INTERSECTIONS EXCEED 360', AN INTERMEDIATE STREETLIGHT, OR STREETLIGHTS, SHALL BE INSTALLED. SPACING OF STREETLIGHTS BETWEEN INTERSECTIONS WHERE REQUIRED SHALL BE 150' MINIMUM TO 220' MAXIMUM.
4. CUL-DE-SACS LESS THAN 150' IN LENGTH DO NOT REQUIRE A STREETLIGHT. CUL-DE-SACS GREATER THAN 150' IN LENGTH SHALL HAVE A MINIMUM OF ONE STREETLIGHT AND SHALL FOLLOW THE SPACING REQUIREMENTS MENTIONED ABOVE.
5. ALL STREETLIGHTS INSTALLED OR REPLACED IN THE CENTRAL BUSINESS DISTRICT ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
6. STREET LIGHTS SHALL BE LOCATED 2' BEHIND FACE OF CURB FOR SIDEWALK WITH PARKWAYS.
7. STREET LIGHTS SHALL BE LOCATED 1.5' BEHIND SIDEWALK FOR ADJACENT SIDEWALK CONFIGURATIONS.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD LOCAL STREET LIGHTING	DRAWING NO.:
			Approved By _____	
			Date: 1/1/16	1 OF 1
			City Engineer	



NOTES:

1. STREETLIGHTS ON COLLECTOR STREETS SHALL BE 100 WATT - 9,500 LUMEN, LED LAMPS WITH CUT-OFF LUMINARIES, MOUNTED ON MARBLELITE POLES WITH 4' MAST ARMS AS PER SOUTHERN CALIFORNIA EDISON COMPANY STANDARDS. ALTERNATIVE STREETLIGHT POLES ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. STREETLIGHTS SHALL BE INSTALLED AT LOCATIONS AS DETERMINED BY THE CITY ENGINEER UPON REVIEW OF SUBMITTED IMPROVEMENT PLANS.
3. TWO STREETLIGHTS SHALL BE INSTALLED AT EACH INTERSECTION. SHOULD THE DISTANCE BETWEEN INTERSECTIONS EXCEED 360', AN INTERMEDIATE STREETLIGHT, OR STREETLIGHTS, SHALL BE INSTALLED. SPACING OF STREETLIGHTS BETWEEN INTERSECTIONS WHERE REQUIRED SHALL BE 150' MINIMUM TO 220' MAXIMUM.
4. STREETLIGHTS SHALL BE INSTALLED ON BOTH SIDES OF THE STREET.
5. IF AN INTERSECTION IS SIGNALIZED, A STREETLIGHT SHALL BE INSTALLED ON EACH CORNER AS A PART OF THE TRAFFIC SIGNAL SYSTEM.
6. ALL STREETLIGHTS INSTALLED OR REPLACED IN THE CENTRAL BUSINESS DISTRICT ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
7. STREETLIGHTS SHALL TYPICALLY BE STAGGERED FROM SIDE TO SIDE ON STREET. STREETLIGHTS ON ONE SIDE OF STREET ARE ALLOWED WHERE CONDITIONS REQUIRE.

REVISIONS

DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

COLLECTOR STREET LIGHTING

DRAWING NO.

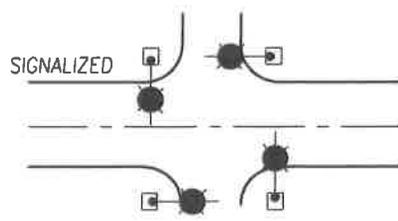
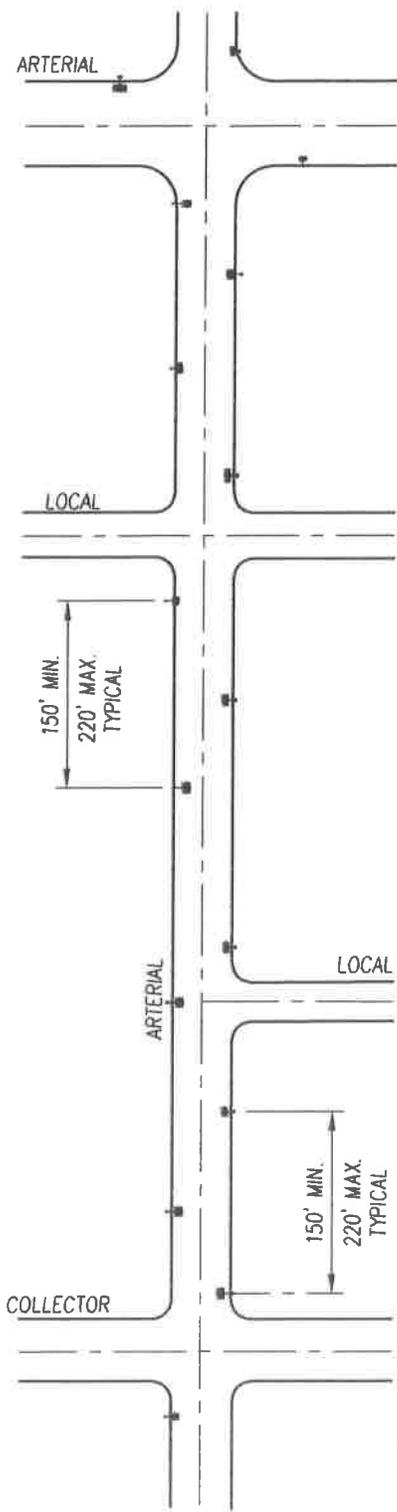
7315

Approved By: _____

Date: 1/1/16

City Engineer

1 OF 1



- NOTES:**
- STREETLIGHTS ON ARTERIAL STREETS WITH NO MEDIAN CURB SHALL BE 100 WATT - 9,500 LUMEN, LED LAMPS WITH CUT-OFF LUMINARIES, MOUNTED ON MARBLELITE POLES WITH 4' MAST ARMS AS PER SOUTHERN CALIFORNIA EDISON COMPANY STANDARDS. ALTERNATIVE STREETLIGHT POLES ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
 - STREETLIGHTS SHALL BE INSTALLED AT LOCATIONS AS DETERMINED BY THE CITY ENGINEER UPON REVIEW OF SUBMITTED IMPROVEMENT PLANS.
 - TWO STREETLIGHTS SHALL BE INSTALLED AT EACH INTERSECTION. SHOULD THE DISTANCE BETWEEN INTERSECTIONS EXCEED 360', AN INTERMEDIATE STREETLIGHT, OR STREETLIGHTS, SHALL BE INSTALLED. SPACING OF STREETLIGHTS BETWEEN INTERSECTIONS WHERE REQUIRED SHALL BE 150' MINIMUM TO 220' MAXIMUM.
 - STREETLIGHTS SHALL BE INSTALLED ON BOTH SIDES OF THE STREET IN A STAGGERED PATTERN.
 - IF AN INTERSECTION IS SIGNALIZED, A STREETLIGHT SHALL BE INSTALLED ON EACH CORNER AS A PART OF THE TRAFFIC SIGNAL SYSTEM.
 - ALL STREETLIGHTS INSTALLED OR REPLACED IN THE CENTRAL BUSINESS DISTRICT ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.

REVISIONS	DATE



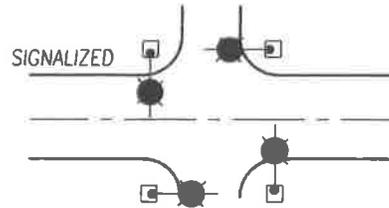
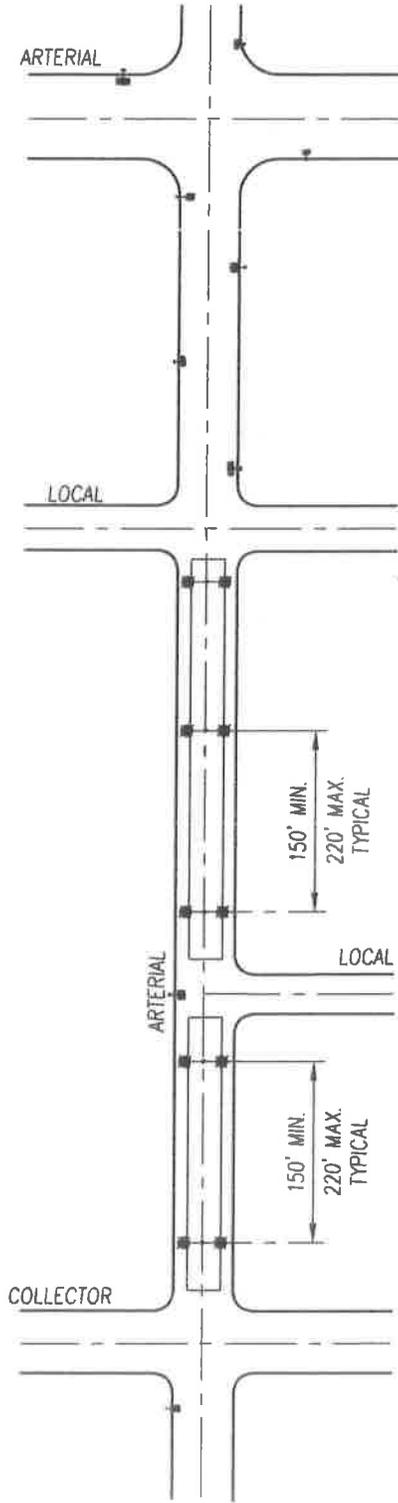
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

ARTERIAL STREET LIGHTING, NO
MEDIAN CURB

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:
7320

1 OF 1



NOTES:

1. STREETLIGHTS ON ARTERIAL STREETS WITH MEDIAN CURB SHALL BE 150 WATT - 16,000 LUMEN, LED LAMPS WITH CUT-OFF LUMINAIRES, MOUNTED ON MARBLELITE POLES WITH 4' MAST ARMS AS PER SOUTHERN CALIFORNIA EDISON COMPANY STANDARDS. ALTERNATIVE STREETLIGHT POLES ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. STREETLIGHTS SHALL BE INSTALLED IN MEDIAN. STREETLIGHTS INSTALLED IN MEDIAN SHALL BE INSTALLED ON SINGLE OCTAGONAL POLES WITH A POLE HEIGHT OF 25'-9" AND SHALL HAVE DUAL MAST ARMS WITH A LENGTH OF 8' EACH.
3. INTERSECTIONS MAY BE SUPPLEMENTED WITH LIGHTING BEHIND CURB AND GUTTER IF MEDIAN LIGHTING CANNOT BE POSITIONED TO PROVIDE ADEQUATE ILLUMINATION.
4. STREETLIGHTS SHALL BE INSTALLED AT LOCATIONS AS DETERMINED BY THE CITY ENGINEER UPON REVIEW OF SUBMITTED IMPROVEMENT PLANS.
5. STREETLIGHT SPACING SHALL BE 150' MINIMUM TO 220' MAXIMUM.
6. IF AN INTERSECTION IS SIGNALIZED, A STREETLIGHT SHALL BE INSTALLED ON EACH CORNER AS A PART OF THE TRAFFIC SIGNAL SYSTEM.
7. ALL STREETLIGHTS INSTALLED OR REPLACED IN THE CENTRAL BUSINESS DISTRICT ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.

REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

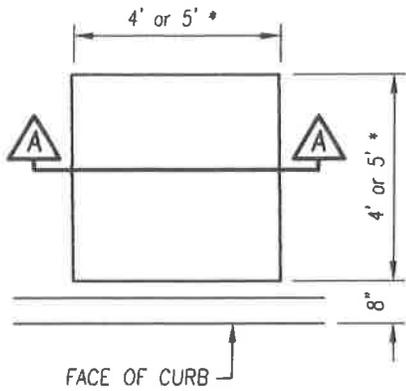
ARTERIAL STREET LIGHTING WITH
MEDIAN CURB

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO
7325
1 OF 1

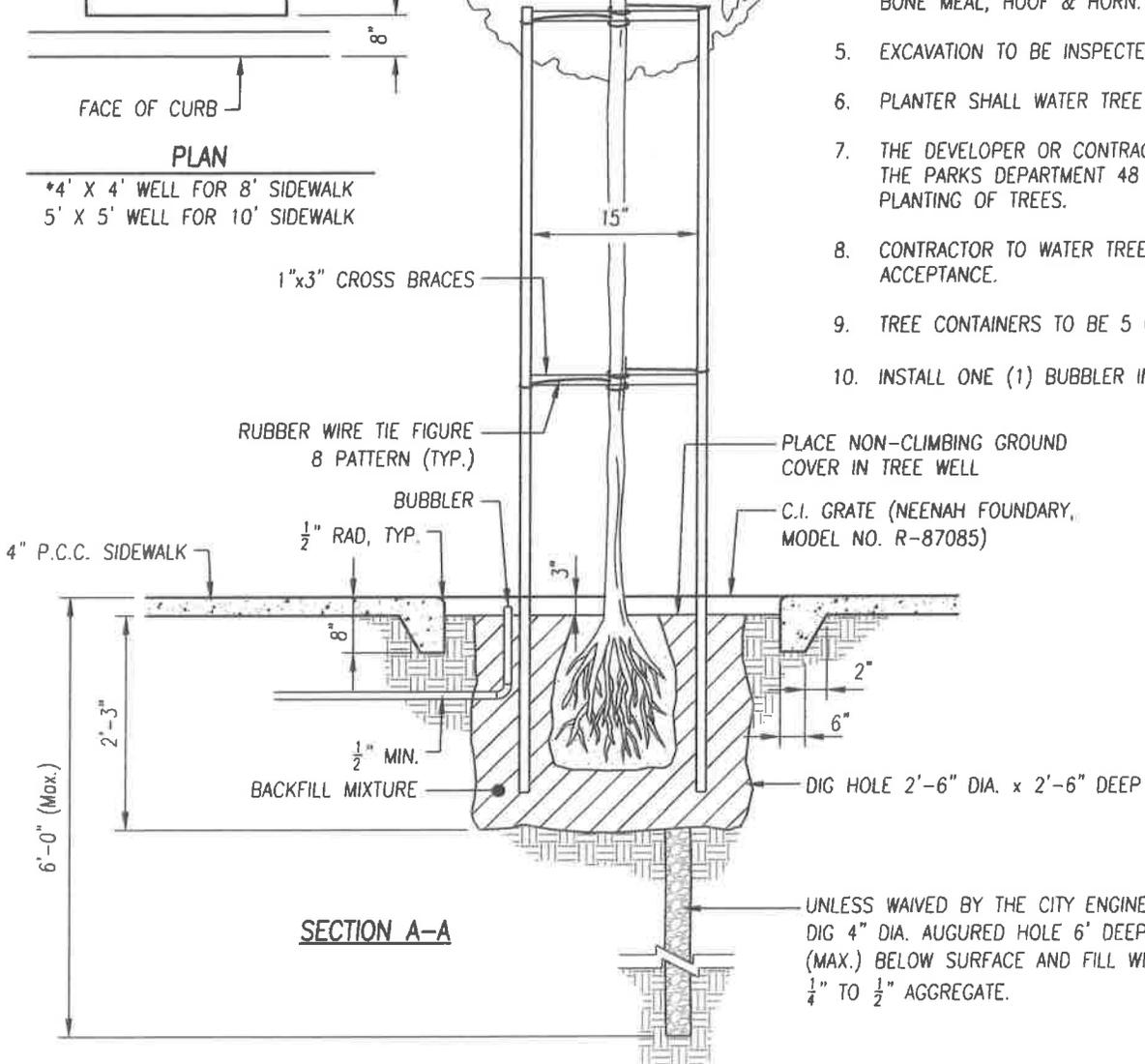
NOTES:

1. TREE WELLS SPACED AT 50' (MAX) O.C. OR AS INDICATED (LOCATION TO BE APPROVED BY PARKS DIRECTOR)
2. MIN. TRUNK CALIPER 3/4" MIDWAY UP TREE.
3. MIN. TREE HEIGHT 6', TOP OF CAN TO TOP OF TREE.
4. MIX BACKFILL MIXTURE WITH 1 CU. FOOT PEAT MOSS OR REDWOOD, PLUS 1/2 CUP EACH OF BONE MEAL, HOOF & HORN.
5. EXCAVATION TO BE INSPECTED BEFORE PLANTING.
6. PLANTER SHALL WATER TREE AT TIME OF PLANTING.
7. THE DEVELOPER OR CONTRACTOR SHALL NOTIFY THE PARKS DEPARTMENT 48 HOURS PRIOR TO PLANTING OF TREES.
8. CONTRACTOR TO WATER TREES UNTIL FINAL ACCEPTANCE.
9. TREE CONTAINERS TO BE 5 GAL. OR LARGER.
10. INSTALL ONE (1) BUBBLER IN TREE WELL.



PLAN

*4' X 4' WELL FOR 8' SIDEWALK
 5' X 5' WELL FOR 10' SIDEWALK



SECTION A-A

MAJOR STREET & COMMERCIAL AREA

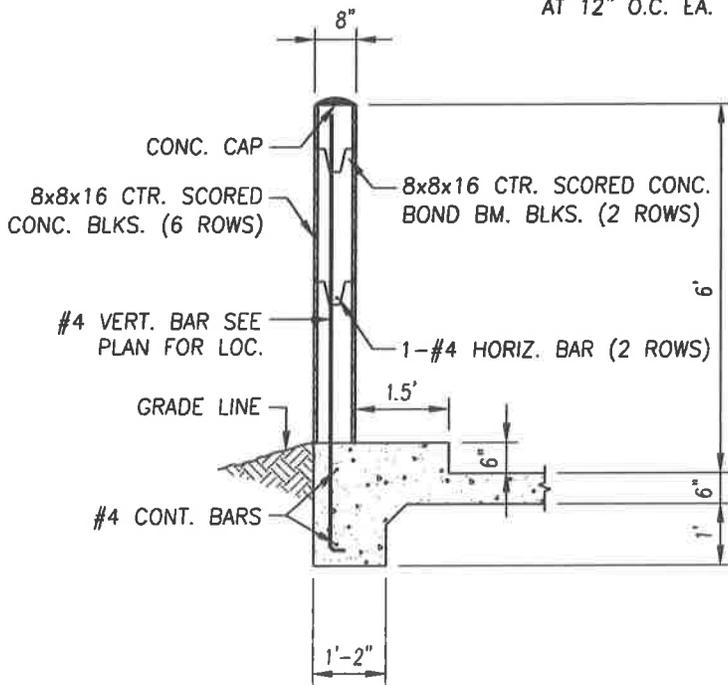
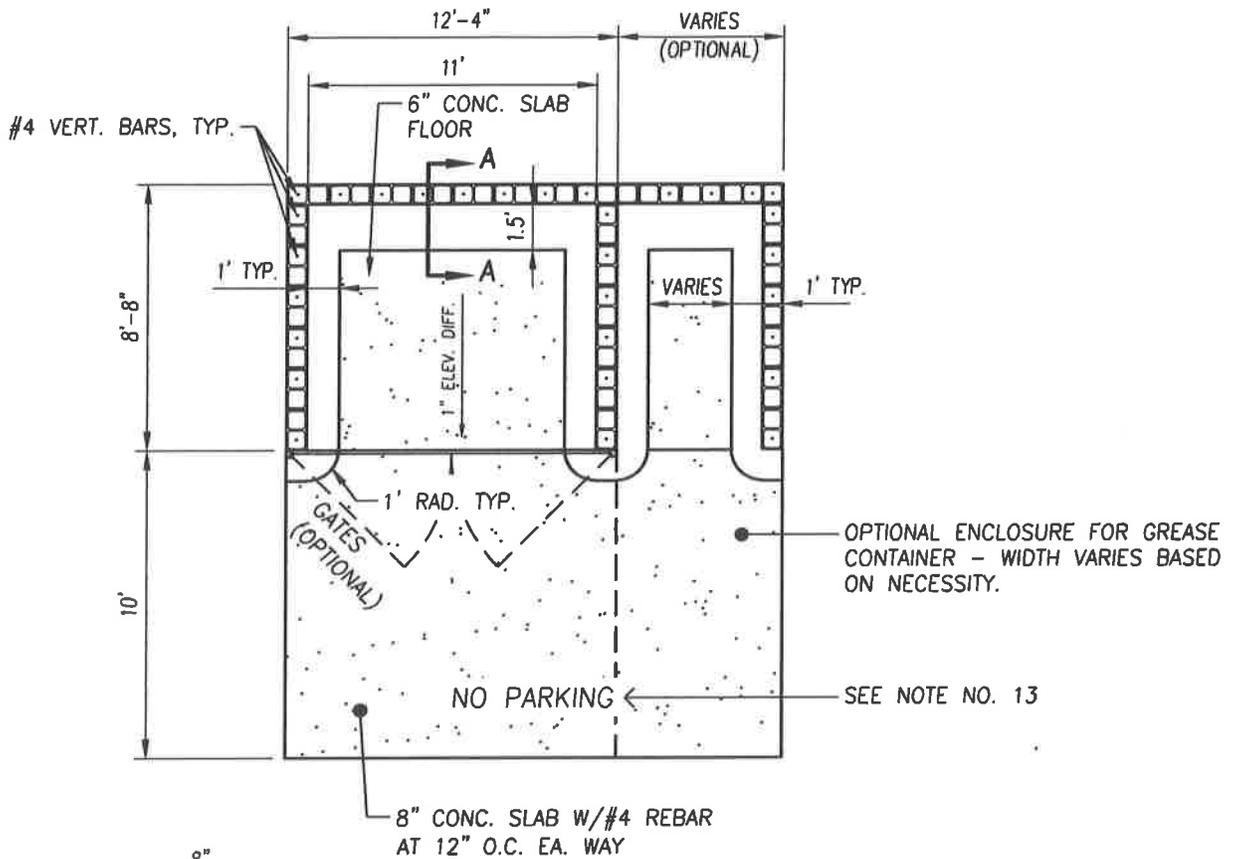
REVISIONS	DATE



CITY OF TULARE
 PUBLIC IMPROVEMENT STANDARD
 STREET TREE WELL

Approved By: _____
 Date: 1/1/16 City Engineer

DRAWING NO. 8010
 1 OF 1

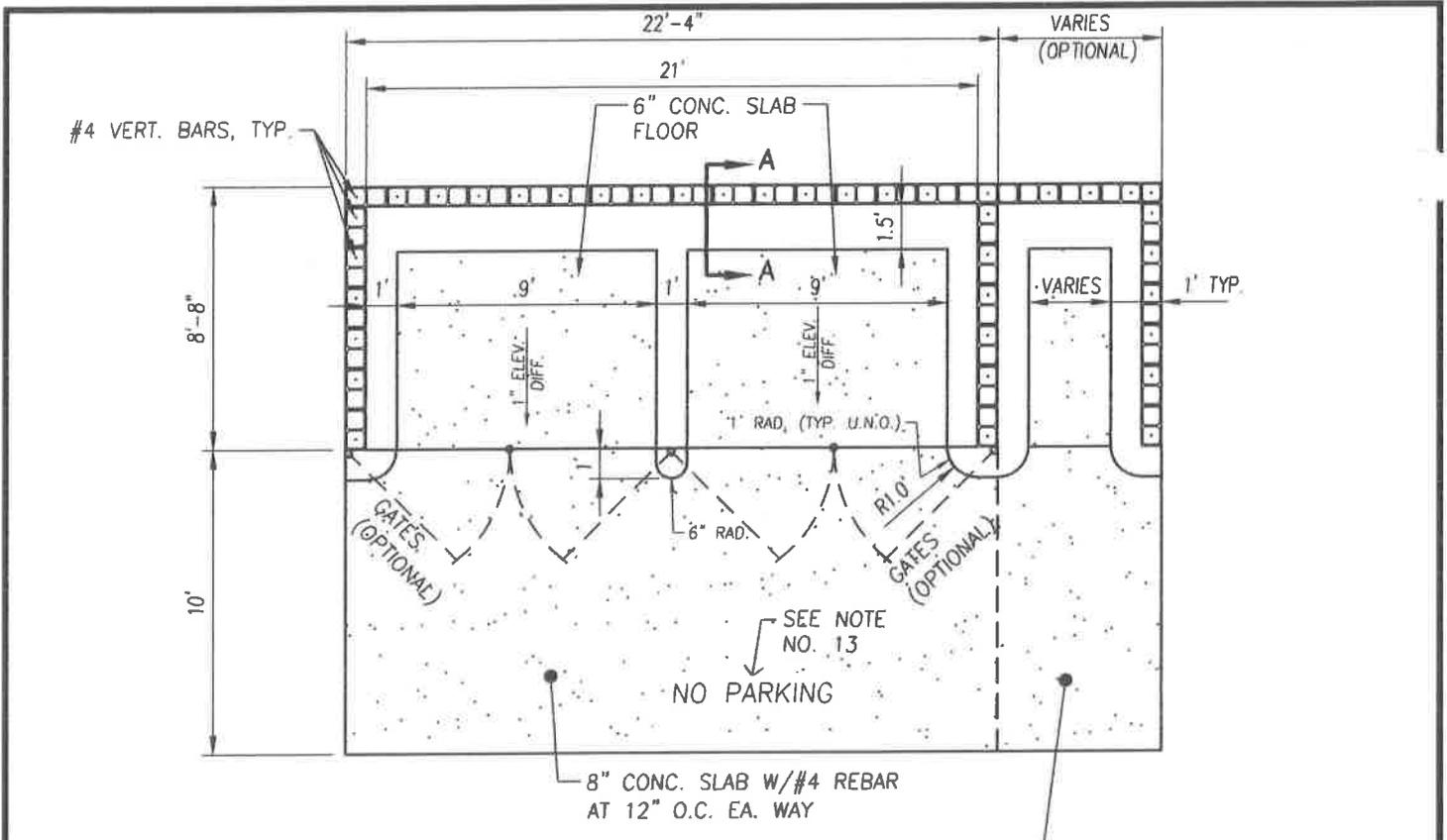


SECTION A-A

NOTES:

1. ALL CELLS IN CONC. BLOCKS SHALL BE FILLED SOLID WITH COARSE GROUT.
2. CORNER BLOCK ENDS AND CENTER WEB SHALL BE CUT TO FORM CONCRETE BOND BEAM.
3. ALL HORIZONTAL AND VERTICAL JOINTS SHALL BE RAKED TO MATCH CENTER SCORED BLOCK.
4. CONC. BLOCK, MORTAR AND COARSE GROUT SHALL CONFORM WITH CBC, LATEST EDITION. SEE DWG. NO. 9120 FOR CONCRETE AND MASONRY MATERIAL REQUIREMENTS.
5. SLAB FLOOR & FOOTING SHALL BE CLASS "B" PORTLAND CEMENT CONCRETE.
6. GROUND TO BE SLOPED 1% AWAY FROM WALLS.
7. LOCATION OF TRASH ENCLOSURE TO BE APPROVED BY THE SOLID WASTE DEPT. OF THE CITY OF TULARE.
8. THIS ENCLOSURE IS FOR STORAGE OF CITY OF TULARE SOLID WASTE CONTAINERS ONLY. IF STORAGE OF GREASE CONTAINERS IS NEEDED, ADD SEPARATE OPTIONAL ENCLOSURE.
9. HINGES SHALL BE ATTACHED TO THE FRONT AND OUTSIDE OF ENCLOSURE WALL, AND OUTSIDE OF CENTER POST.
10. GATES SHALL BE METAL WITH SELF-CLOSING HINGES AND CANE BOLTS/SLEEVES IN OPEN AND CLOSED POSITIONS.
11. HUNG GATES SHALL SWING OPEN TO 180 DEGREES FROM THE CLOSED POSITION AND HAVE A 4" CLEARANCE ABOVE FINISHED PAD OR APRON.
12. ENCLOSURE IS SUBJECT TO FINAL INSPECTION BY THE CITY OF TULARE SOLID WASTE DIVISION AND IS SUBJECT TO RECONSTRUCTION AT OWNER'S EXPENSE IF STANDARDS ARE NOT MET.
13. "NO PARKING" SHALL BE PAINTED AT THE END OF THE CONCRETE APRON IN 12" TALL, RED LETTERING.

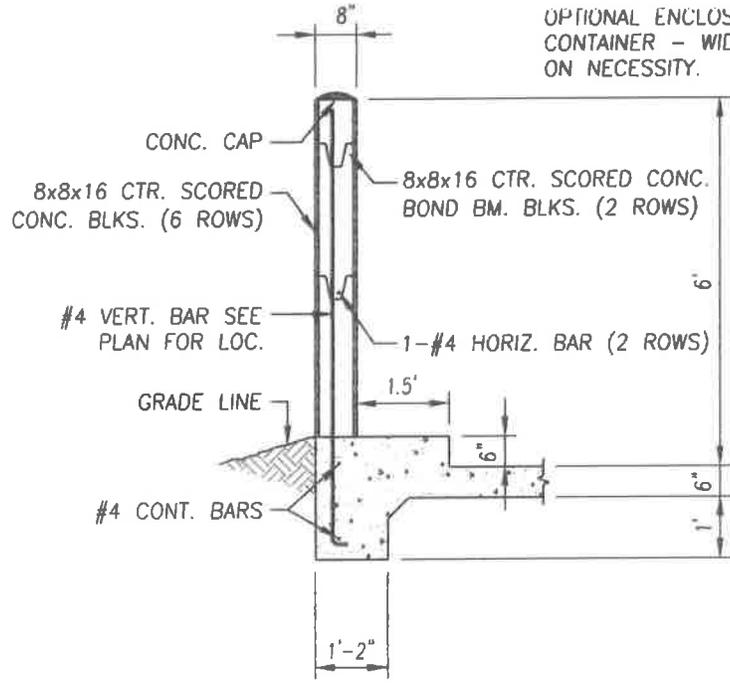
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			SINGLE WIDE TRASH ENCLOSURE	DRAWING NO.:
		Approved By:		1 OF
		Date: 1/1/16	City Engineer	



OPTIONAL ENCLOSURE FOR GREASE CONTAINER - WIDTH VARIES BASED ON NECESSITY.

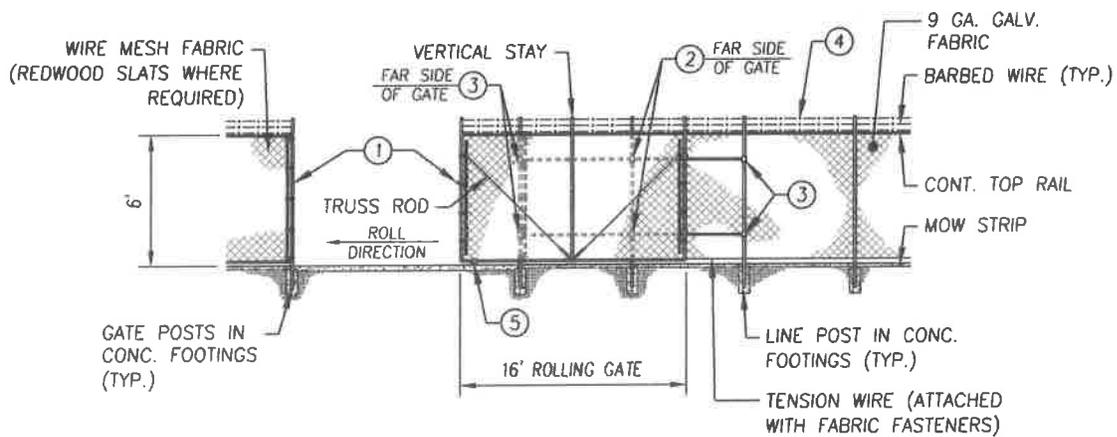
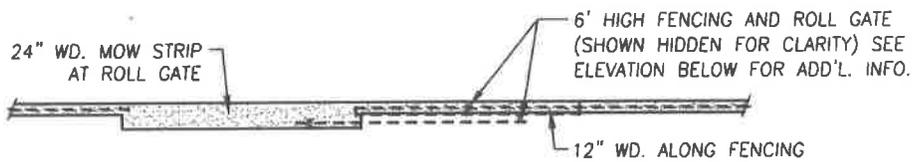
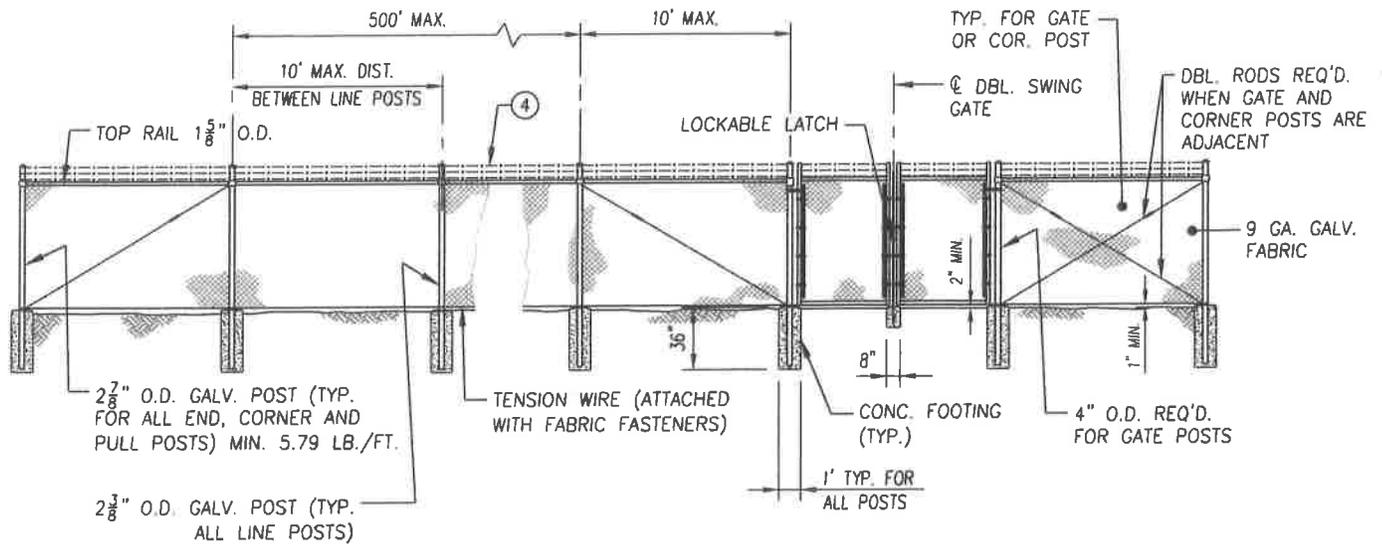
NOTES:

1. ALL CELLS IN CONC. BLOCKS SHALL BE FILLED SOLID WITH COARSE GROUT.
2. CORNER BLOCK ENDS AND CENTER WEB SHALL BE CUT TO FORM CONCRETE BOND BEAM.
3. ALL HORIZONTAL AND VERTICAL JOINTS SHALL BE RAKED TO MATCH CENTER SCORED BLOCK.
4. CONC. BLOCK, MORTAR AND COARSE GROUT SHALL CONFORM WITH CBC, LATEST EDITION. SEE DWG. NO. 9120 FOR CONCRETE AND MASONRY MATERIAL REQUIREMENTS.
5. SLAB FLOOR & FOOTING SHALL BE CLASS "B" PORTLAND CEMENT CONCRETE.
6. GROUND TO BE SLOPED 1% AWAY FROM WALLS.
7. LOCATION OF TRASH ENCLOSURE TO BE APPROVED BY THE SOLID WASTE DEPT. OF THE CITY OF TULARE.
8. THIS ENCLOSURE IS FOR STORAGE OF CITY OF TULARE SOLID WASTE CONTAINERS ONLY. IF STORAGE OF GREASE CONTAINERS IS NEEDED, ADD SEPARATE OPTIONAL ENCLOSURE.
9. HINGES SHALL BE ATTACHED TO THE FRONT AND OUTSIDE OF ENCLOSURE WALL, AND OUTSIDE OF CENTER POST.
10. GATES SHALL BE METAL WITH SELF-CLOSING HINGES AND CANE BOLTS/SLEEVES IN OPEN AND CLOSED POSITIONS.
11. HUNG GATES SHALL SWING OPEN TO 180 DEGREES FROM THE CLOSED POSITION AND HAVE A 4" CLEARANCE ABOVE FINISHED PAD OR APRON.
12. ENCLOSURE IS SUBJECT TO FINAL INSPECTION BY THE CITY OF TULARE SOLID WASTE DIVISION AND IS SUBJECT TO RECONSTRUCTION AT OWNER'S EXPENSE IF STANDARDS ARE NOT MET.
13. "NO PARKING" SHALL BE PAINTED AT THE END OF THE CONCRETE APRON IN 12" TALL, RED LETTERING.



SECTION A-A

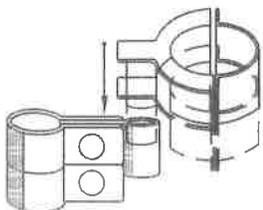
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			DOUBLE WIDE TRASH ENCLOSURE	DRAWING NO. 9015
		Approved By: _____	Date: 1/1/16 City Engineer	
			1 OF	



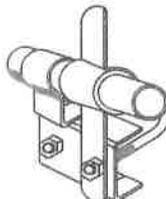
NOTES:

1. GATE FRAME AND ROLLING GATE PIPE TRACK SHALL BE 1 7/8" PIPE.
2. VERTICAL STAY SHALL BE 1 5/8" PIPE.
3. USE 3/8" STEEL TRUSS RODS WITH TURN BUCKLES.
4. THE CITY ENGINEER MAY REQUIRED BARBED WIRE.
5. REFER TO CITY OF TULARE TECHNICAL SPECIFICATIONS.

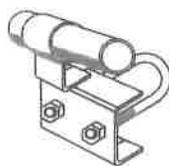
① LATCH



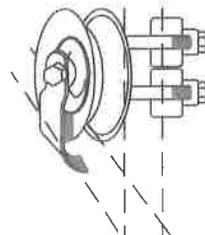
③ END TRACK BRACKET



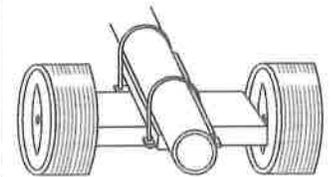
② LINE TRACK BRACKET



④ REAR WHEEL (PRESSED STEEL OR MALLEABLE)



⑤ DOUBLE WHEEL



REVISIONS

DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
CHAINLINK FENCE AND GATES

DRAWING NO.:

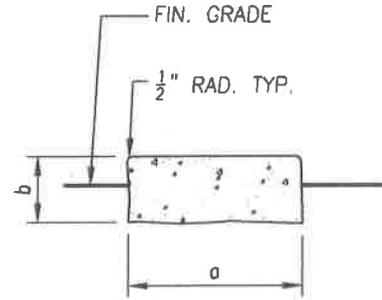
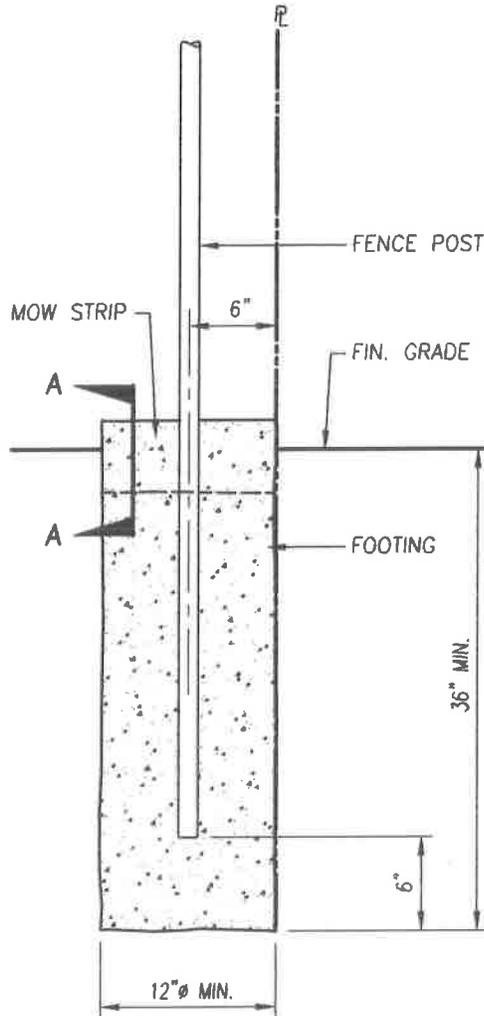
9110

Approved By: _____

Date: 1/1/16

City Engineer

1 OF 1



**SECTION A-A
MOW STRIP DETAIL**

MOW STRIP DIMENSIONS (INCHES)

LOCATION	a	b
ROLLING GATES	24	8
SWING TRAFFIC GATES	12	8
OTHER	12	6

REVISIONS

DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

FENCE FOOTING AND MOW STRIP

DRAWING NO.

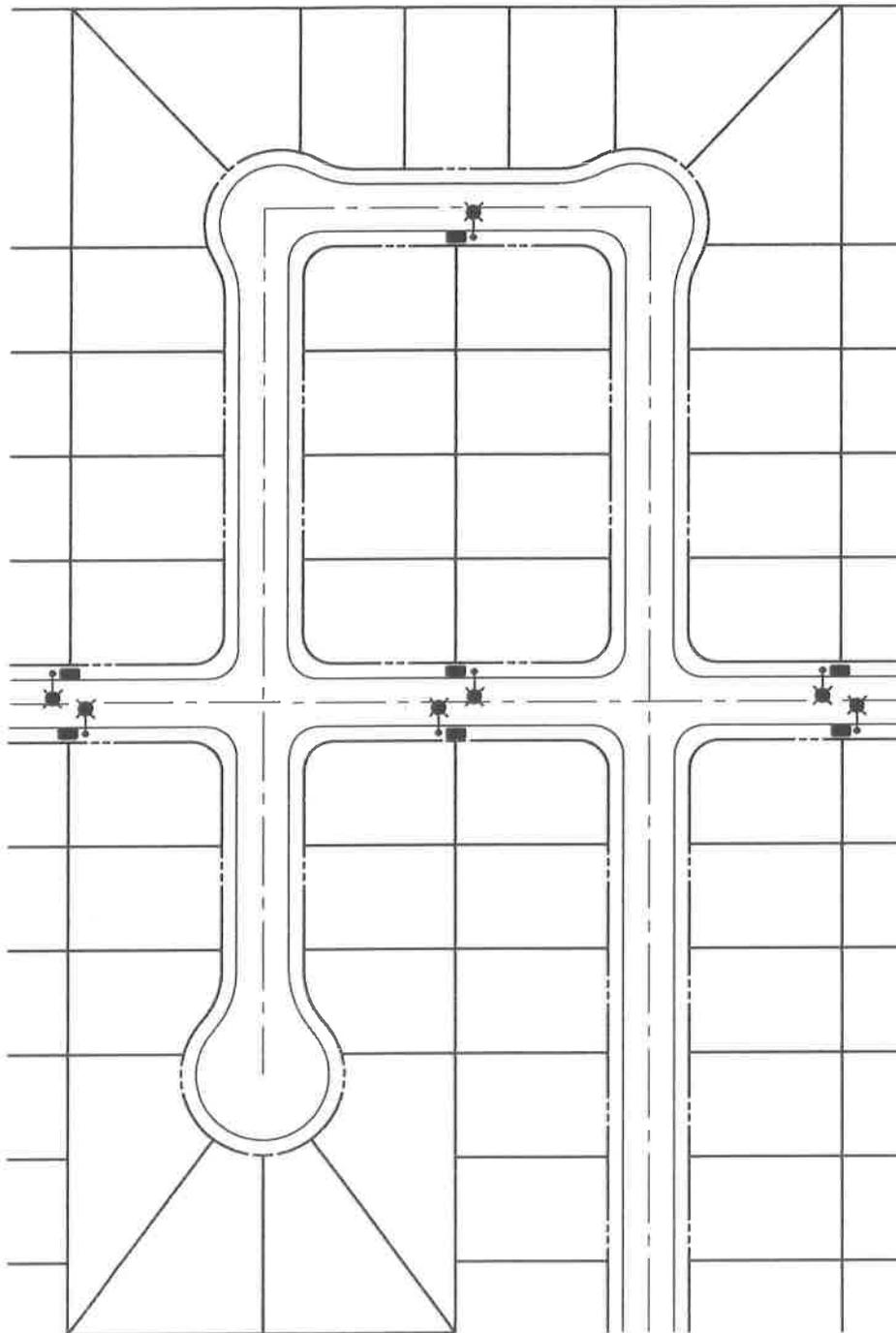
9115

Approved By: _____

Date: 1/1/16

City Engineer

1 OF 1

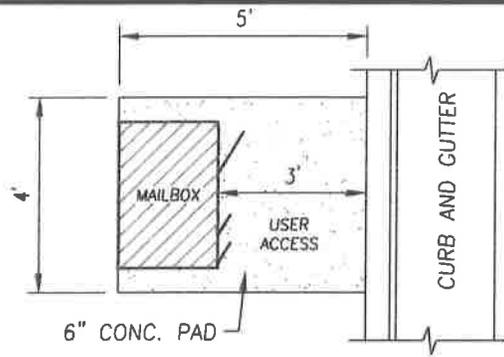


■ TYPICAL MAILBOX CLUSTER LOCATION

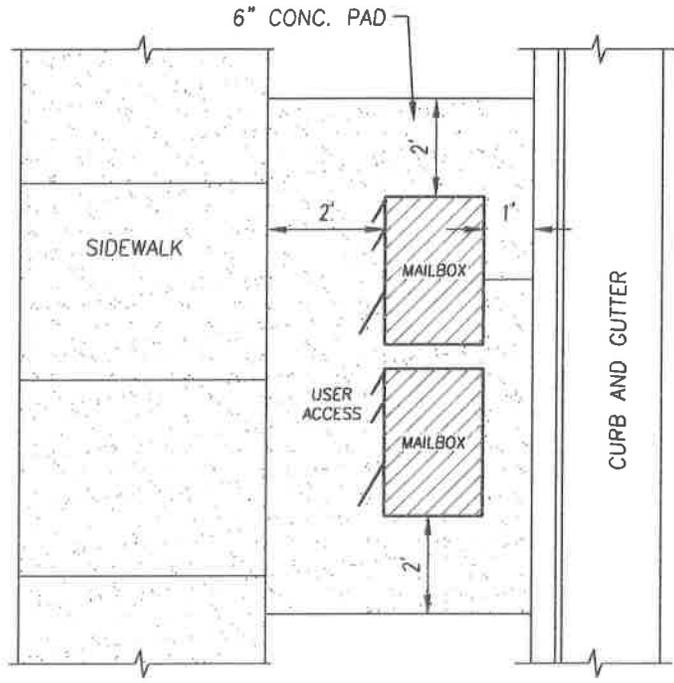
NOTES:

1. MAILBOX CLUSTER LOCATIONS SHALL HAVE A STREET LIGHT LOCATED WITHIN TEN FEET OF THE CLUSTER CONCRETE PAD.
2. ALL MAILBOX CLUSTER LOCATIONS SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE PRIOR TO INSTALLATION.

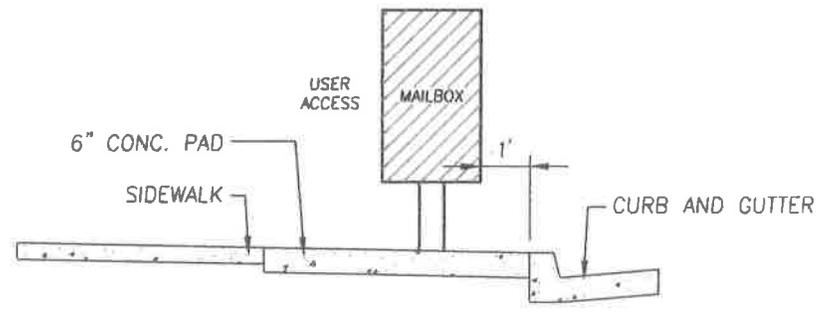
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD MAILBOX CLUSTER LOCATIONS	DRAWING NO.:
			Approved By: _____	9210
			Date: 1/1/16	1 OF 1
			City Engineer	



PLAN - WITHOUT SIDEWALK



PLAN - WITH SIDEWALK



SECTION - WITH SIDEWALK

NOTES:

1. ALL MAILBOX CLUSTER DESIGNS SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE PRIOR TO INSTALLATION.
2. ALL MAILBOX CONCRETE PADS SHALL HAVE 4"x6" WELDED WIRE MESH REINFORCEMENT.

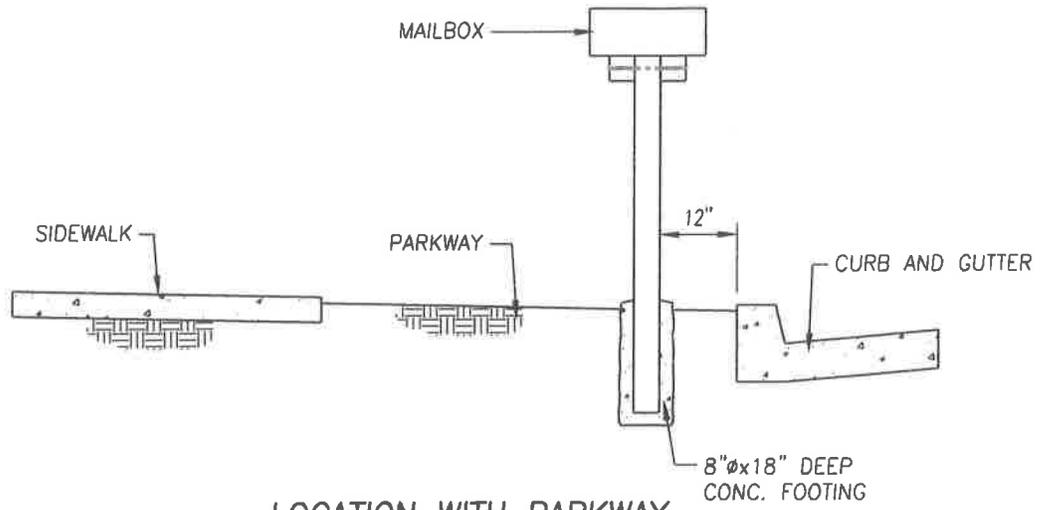
REVISIONS	DATE



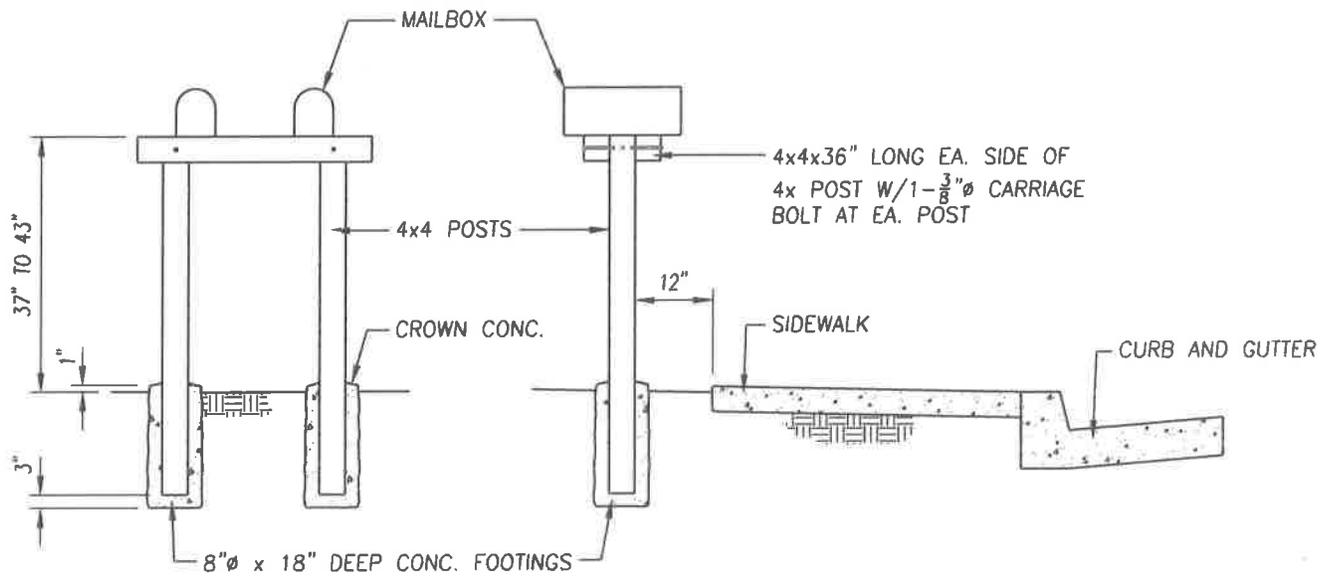
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
MAILBOX CLUSTER DETAIL

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.
9215
1 OF 1



LOCATION WITH PARKWAY



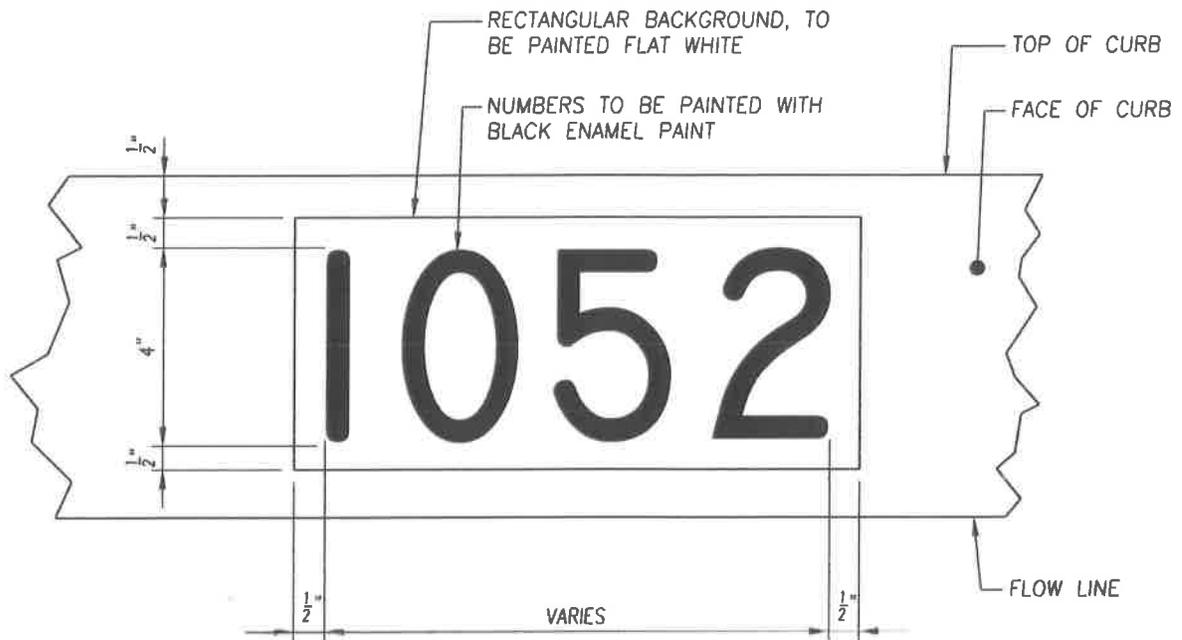
FRONT VIEW

LOCATION WITH ADJACENT SIDEWALK

NOTES:

1. MAILBOXES SHALL BE IN COLLECTIONS OF 2 MINIMUM TO 3 MAXIMUM.
2. MAILBOXES SHALL SERVE HOUSES ON ONE SIDE OF STREET ONLY.
3. HOMEOWNERS SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR.
4. VERTICAL STACKING OF MAILBOXES IS NOT PERMITTED
5. ALL WOOD POSTS SHALL BE NO. 2 PRESSURE TREATED DOUGLAS FIR OR REDWOOD.

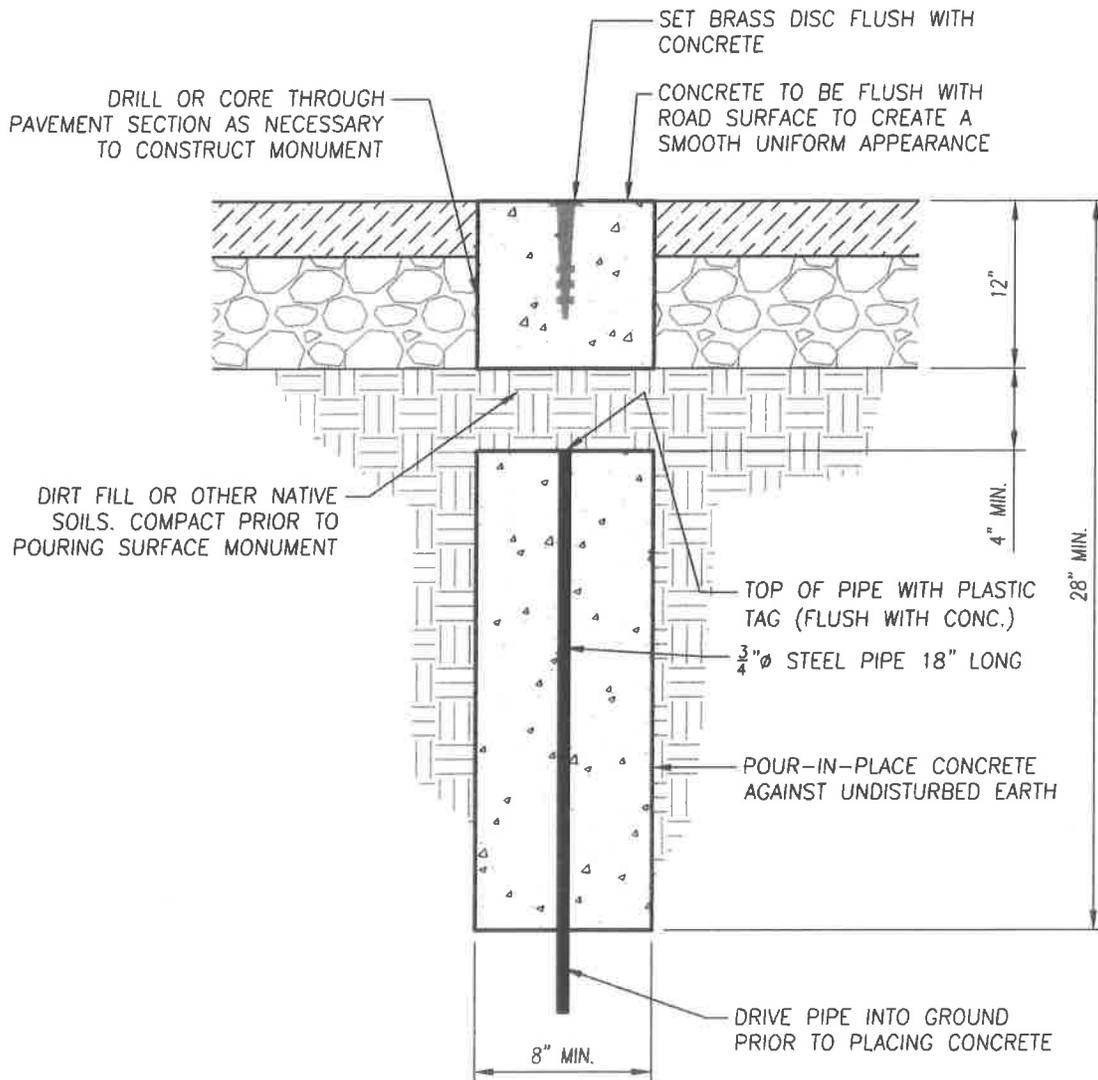
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			MAILBOX - INFILL AND REPLACEMENT ONLY	DRAWING NO.:
				9220
			Approved By: _____	1 OF 1
			Date: 1/1/16	City Engineer



NOTES:

1. HOUSE NUMBERS TO BE PAINTED NEAR THE DRIVEWAY APPROACH ON THE SIDE THAT IS CLOSEST TO THE CENTER OF THE LOT. STENCILS MUST BE APPROVED BY THE CITY ENGINEER.
2. REQUIRES NOTARIZED HOLD HARMLESS AGREEMENT FROM APPLICANT AND AN ENCROACHMENT PERMIT FROM THE ENGINEERING DEPARTMENT TO APPLICANT OBTAINING A CITY BUSINESS LICENSE THROUGH CITY FINANCE DEPARTMENT.
3. RESIDENTS CANNOT BE REQUIRED TO PAY FOR THIS SERVICE, EXCEPT BY WRITTEN AGREEMENT WITH THE RESIDENT WHICH IS ENTERED INTO PRIOR TO PAINTING.

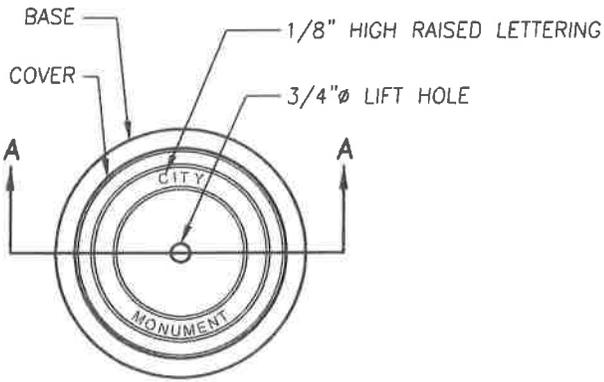
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			HOUSE NUMBER ON CURB	
			DRAWING NO.	
			9225	
			Approved By: _____ Date: 1/1/16 City Engineer	



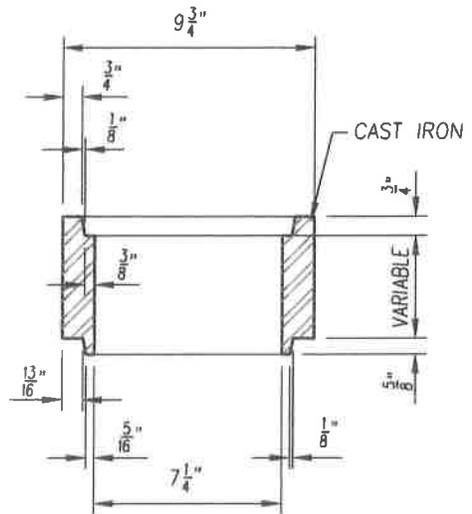
NOTES:

1. SURFACE MONUMENTS SHALL BE PLACED AT LOCATIONS IN THE PUBLIC STREET PER THE DIRECTION OF THE CITY ENGINEER
2. PLASTIC TAG ON REBAR SHALL BE MARKED WITH THE SURVEYOR'S LICENSE NUMBER RESPONSIBLE FOR SETTING THE MONUMENT.
3. MONUMENT SHALL BE 2" DIAMETER FLAT BRASS, WITH CORRUGATED STEM, BY "SURV-KAP" OR EQUAL.
4. THE BRASS DISC SHALL BE STAMPED WITH THE SURVEYOR'S LICENSE NUMBER, WHO IS RESPONSIBLE FOR SETTING THE MONUMENT.
5. BRASS DISC SHALL BE CENTER-PUNCHED BY SURVEYOR UPON COMPLETION OF MONUMENT CONSTRUCTION.

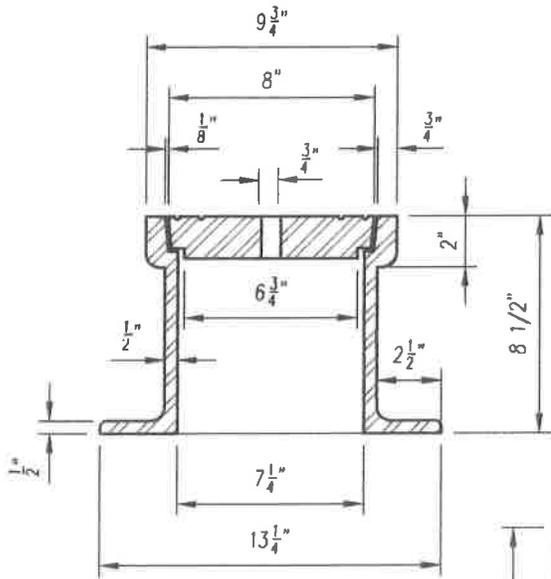
REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD SURFACE SURVEY MARKER	
			Approved By _____ Date 1/1/16 City Engineer	DRAWING NO.: 9310



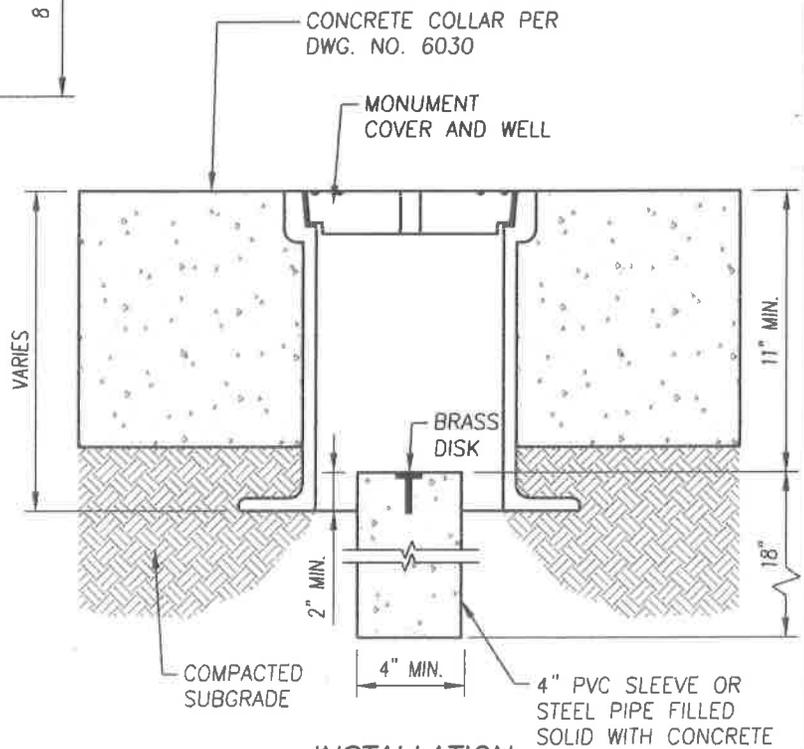
**CAST IRON BASE
& COVER**



**EXTENSION RING
SECTION**



SECTION A-A



**INSTALLATION
METHOD**

NOTES:

1. BASES, COVERS, & EXTENSIONS TO BE ATLAS FOUNDRY & MFG. CO., RICHMOND, CA.; PINKERTON FOUNDRY, LODI, CA.; OR EQUAL
2. MONUMENT WELLS SHALL BE USED AT SECTION CORNERS, AS DIRECTED BY THE CITY ENGINEER.
3. SEE DWG. NO. 9310 FOR BRASS DISC INFORMATION.

REVISIONS	DATE



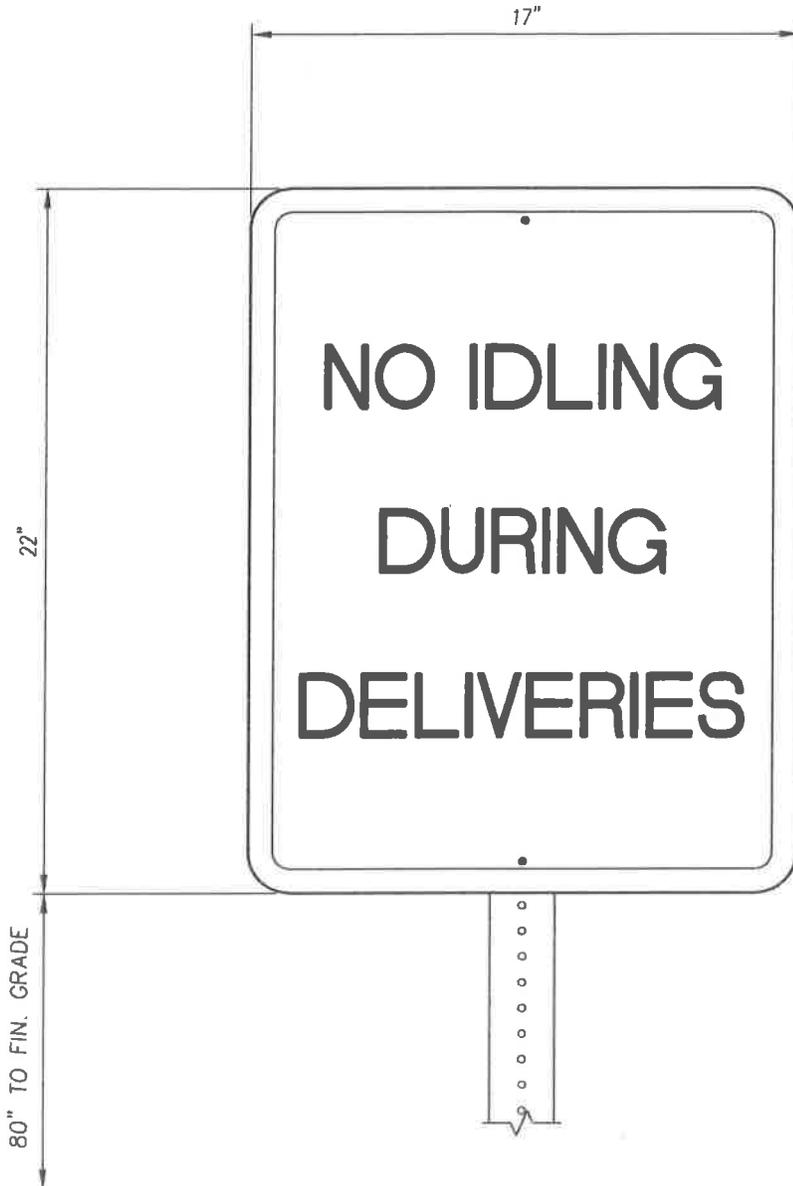
CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

SURVEY MONUMENT & WELL

DRAWING NO. **9311**

Approved By: _____
Date: 1/1/16 City Engineer

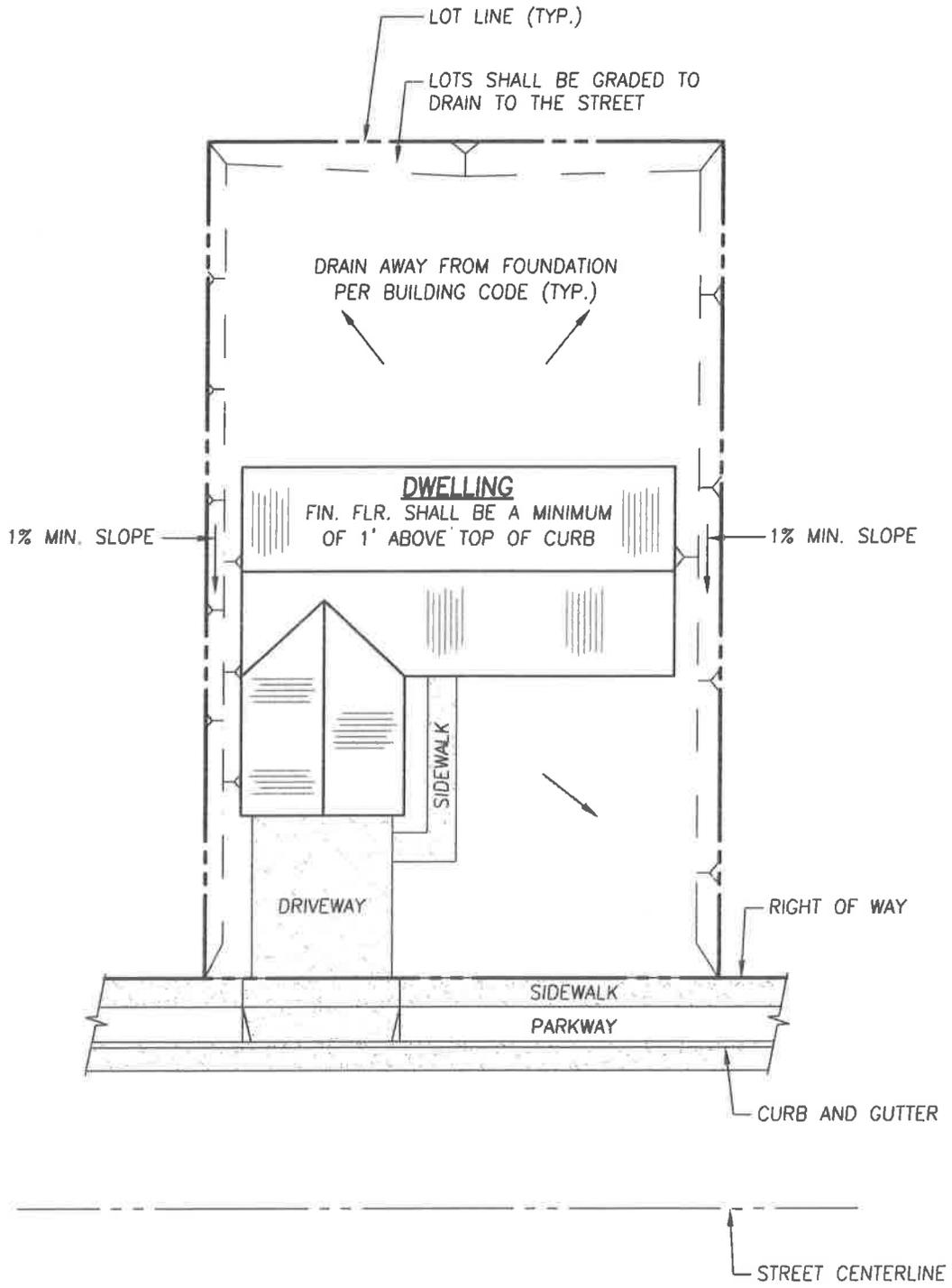
1 OF 1



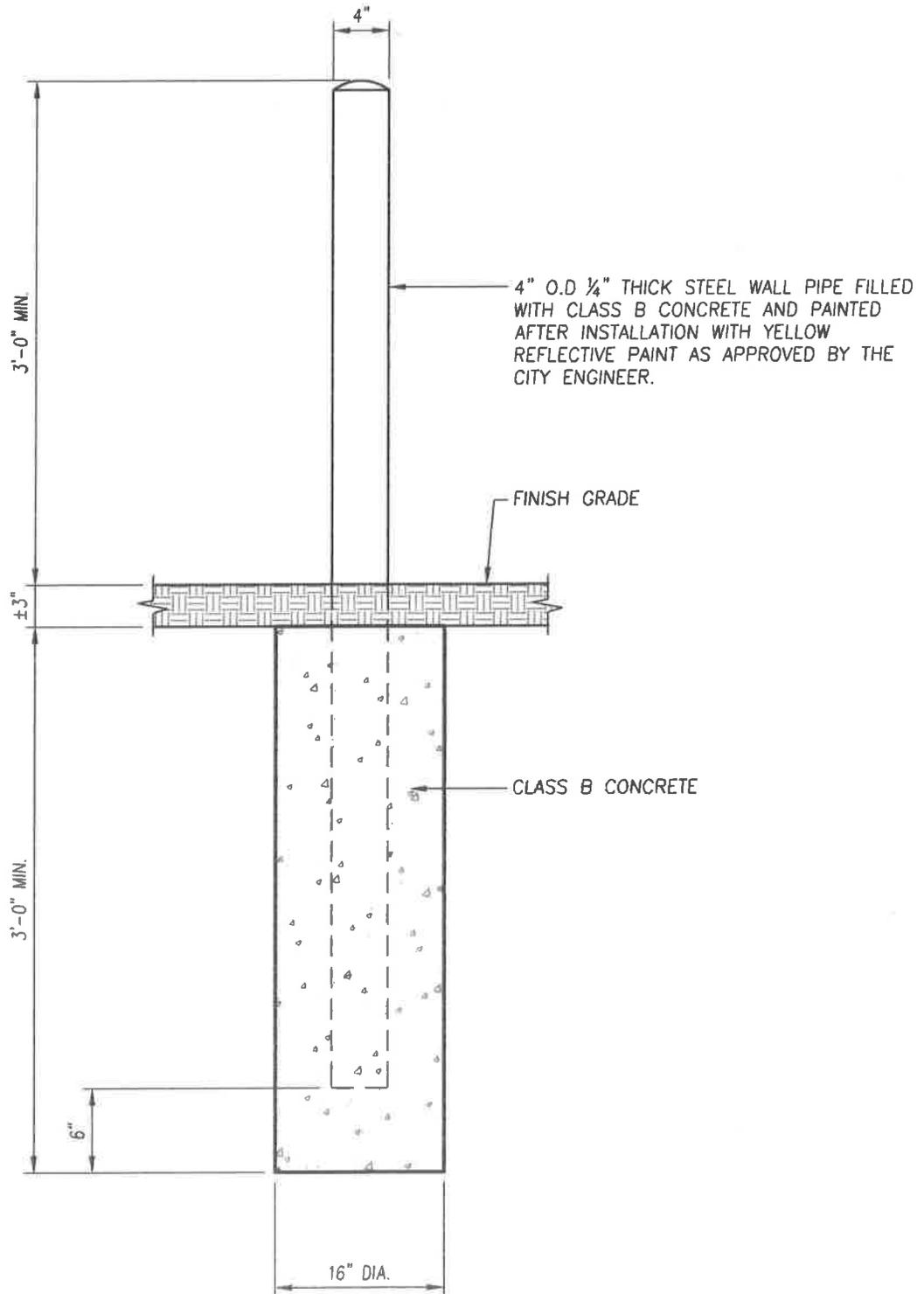
NOTES:

1. SIGN SHALL BE PROMINENTLY POSTED AT LOCATION WHERE DELIVERIES ARE RECEIVED.
2. SIGN SHALL HAVE BLACK LETTERING ON A WHITE BACKGROUND.
3. WORDING SHALL BE SIZED TO FIT SIGN.
4. MOUNT SIGN ON BUILDING OR ON POST SIMILAR TO CITY STANDARD DETAIL 7225.

REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD	
			TRUCK DELIVERY SIGNAGE	DRAWING NO.:
				9410
			Approved By: _____	
			Date: 1/1/16 City Engineer	1 OF 1



REVISIONS	DATE		CITY OF TULARE PUBLIC IMPROVEMENT STANDARD		
			TYPICAL RESIDENTIAL LOT DRAINAGE	DRAWING NO.	
			Approved By: _____	9510	
			Date: 1/1/16	City Engineer	
				1 OF 1	



REVISIONS	DATE



CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD

PIPE BOLLARD

Approved By: _____
Date: 1/1/16 City Engineer

DRAWING NO.:

9610

AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Finance

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Approve agreement Richard Burch to construct and finance utility connection and/or side walk, curb, gutter, and driveway construction and place costs thereof on property tax rolls in installments.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

Resolution No. 97-4314, dated May 6, 1997, of the City Council of the City of Tulare, and Resolution No. 97-511, dated April 17, 1997, of the Board of Public Utilities of the City of Tulare, authorized the adoption of the provisions of Streets & Highways Code Sections 5870 et seq., under the 1911 Act, for the purpose of financing certain costs and declaring the repayment of same to be assessed against property owners and placed on the property tax rolls.

An agreement has been entered into with Richard Burch to connect to the City's sewer or water system and place those costs on the property tax rolls in installments.

STAFF RECOMMENDATION:

Approve agreement Richard Burch to construct and finance utility connection and/or side walk, curb, gutter, and driveway construction and place costs thereof on property tax rolls in installments.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

Submitted by: Darlene Thompson

Title: Finance Director

Date: November 4, 2016

City Manager Approval: _____

**AGREEMENT FOR CITY OF TULARE TO CONSTRUCT AND
FINANCE UTILITY CONNECTIONS AND/OR SIDEWALK,
CURB, GUTTER AND DRIVEWAY CONSTRUCTION, AND
PLACE COSTS THEREOF ON PROPERTY TAX
ROLLS IN INSTALLMENTS**

THIS AGREEMENT, entered into this 15th day of November, 2016, by and between the CITY OF TULARE, a charter law city of the State of California (hereinafter referred to as "City") and Richard Burch, (hereinafter referred to as "Owner"), as follows:

WHEREAS, pursuant to Streets and Highways Code Sections 5871 et. seq., City may provide for the construction of sidewalks, curbs, gutters and driveways, as well as storm and sanitary sewer connection facilities and water connection facilities, and the public financing of said costs of construction; and

WHEREAS, by Resolution No. 97-4314, dated May 6, 1997, the City Council of the City of Tulare has determined that it is in the public interest and benefit to utilize said provisions of the Streets and Highways Code to assist private property owners in the construction and financing of said types of improvements and allow the repayment in installments by placing the annual payments on the property tax rolls; and

WHEREAS, Owner has made application to City requesting that City construct certain specified improvements and finance the costs thereof, to be repaid by Owner over a period of time, together with interest; and

WHEREAS, City has determined that Owner qualifies for participation in said program; and

WHEREAS, City has determined that said improvements will be of benefit to the health, safety and welfare of its residents; and

WHEREAS, Owner and City have on June 15, 2015 previously entered into a Preliminary Agreement for the construction and financing of said types of improvements;

NOW, THEREFORE, BE IT AGREED, as follows:

1. It is expressly understood and agreed by and between the parties that this Agreement replaces and supersedes a Preliminary Agreement between the parties dated June 15, 2015. Pursuant to said Preliminary Agreement, City has constructed and installed certain improvements identified in Exhibit "A" attached hereto and incorporated herein by this reference, on and over Owner's real property located 1692 E Foster Drive, City of Tulare, California.
2. It is herewith agreed that the actual cost of construction of said improvement is \$5,620.00, as more specifically set forth in said Exhibit "A".
3. City does further impose and Owner does further agree to pay a charge for the costs of administration associated with the construction, financing and placing of the annual installments on the real property tax roll. Said administrative charge is fixed in the amount of 5% of the cost of

construction, plus the costs charged by Tulare County to place the installments on the roll and record and release lien notices, which totals \$293.00.

4. Owner specifically requests the City Council authorize the payment of said charges in annual installments and that said annual installments be placed upon the County property tax rolls as a tax charge and lien against the subject real property.

5. Owner agrees to repay City for said actual costs of construction of said improvements together with interest at 7% per annum, plus said administrative charges in ten (10) equal annual installments, calculated to be \$858.64 per year, except that the final payment will be \$858.59.

6. The parties do further agree that these annual payments of principal and interest, together with administrative charges, shall be placed on the real property tax rolls of the County of Tulare and that said annual charge shall constitute a lien against the real property identified hereinabove. Said lien shall remain on the property until satisfied. The annual charge will be billed to Owner by the County of Tulare as part of the annual real property tax bill for said real property. The County of Tulare will also charge and collect a \$1.00 per year administrative fee which will be included in the annual tax roll charge.

7. That Owner does specifically acknowledge that he/she/it has a right to protest the placement of these costs on the tax roll, and that by entering into this Agreement, said Owner does specifically waive said right and entitlement thereto.

8. In the event that it becomes necessary to undertake legal proceedings to enforce any provision of this Agreement, the prevailing party shall be entitled to recover against the other party its costs, including reasonable attorneys' fees as determined by the court.

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

CITY OF TULARE

BY: _____

ATTEST:

OWNER

BY: _____

Chief Deputy City Clerk and Clerk
of the Council of the City of Tulare

BY: _____

**APPLICATION TO RECEIVE PUBLIC WORKS IMPROVEMENT
FINANCING FROM THE CITY OF TULARE FOR WATER AND SEWER
UTILITY CONNECTIONS, PAVEMENT, AND SIDEWALK, CURB, GUTTER, AND DRIVEWAY
CONSTRUCTION.**

DATE JUNE 11, 2015

PROPERTY ADDRESS 1692 E. FOSTER DR APN 182-100-014

	Name	Street Address	City	State & Zip Code	Phone Number
Property Owner	<u>RICHARD BURCH DONNA BURCH</u>	<u>1692 E. FOSTER DR.</u>	<u>TULARE</u>	<u>CA. 93274</u>	<u>559 303-7292</u>
Applicant (If Different)					

IS THIS PROPERTY IN TULARE CITY LIMITS? YES NO

HAVE YOU MADE EVERY ATTEMPT TO

LOCATE ALL NECESSARY PERMITS AND SOURCES? (CIRCLE ONE) YES NO

PLEASE EXPLAIN:

HAVE YOU READ AND DO YOU UNDERSTAND THE TERMS AND CONDITIONS OF THIS PROGRAM?

(CIRCLE ONE) YES NO

NAME OF APPLICANT: Donna Burch

	ESTIMATED COST	ACTUAL COST
1. Water System Connections	0.00*	\$
2. Sewer System Connections	0.00*	\$
3. Pavement	5,620.00 +	\$
4. Sidewalk Construction	281.00 +	\$
5. Curb and Gutter	12.00 +	\$
6. Driveway Approach Construction	0.03	\$
Sub-Total, Cost of Improvements	\$	\$ 5,620.00
7. Administrative Fee, 5%	\$	\$ 281.00
8. County Recording Fees	\$	\$ 12.00
Total Cost to be Financed:	\$	\$ 5,913.00

PLEASE DESCRIBE YOUR PROJECT BELOW AND PROVIDE APPLICABLE DRAWINGS:

NEW WATER CONNECTION

This loan is for 10 Years (Maximum of 10)

**CITY OF TULARE
PUBLIC WORKS IMPROVEMENT LOAN TO
RICHARD BURCH**

ANNUAL PAYMENT:

		\$858.64	WATER FUND PORTION	OUTSTANDING	PRINCIPAL PAID		INTEREST PAID - RATE OF 7%	
YR	DATE			PRINCIPAL	THIS PAYMENT	IN FISCAL YEAR	THIS PAYMENT	IN FISCAL YEAR
	11/16/16		BEGINNING BALANCE	5,913.00				
	12/10/17			5,878.47	34.53		394.79	
1	04/10/18			5,631.90	246.57	281.10	182.75	577.54
	12/10/18			5,466.12	165.78		263.54	
2	04/10/19			5,163.64	302.48	468.26	126.84	390.38
	12/10/19			4,975.95	187.69		241.63	
3	04/10/20			4,663.05	312.90	500.59	116.42	358.05
	12/10/20			4,451.94	211.11		218.21	
4	04/10/21			4,125.93	326.01	537.12	103.31	321.52
	12/10/21			3,889.68	236.25		193.07	
5	04/10/22			3,550.62	339.06	575.31	90.26	283.33
	12/10/22			3,287.45	263.17		166.15	
6	04/10/23			2,934.42	353.03	616.20	76.29	242.44
	12/10/23			2,642.41	292.01		137.31	
7	04/10/24			2,274.92	367.49	659.50	61.83	199.14
	12/10/24			1,952.05	322.87		106.45	
8	04/10/25			1,568.03	384.02	706.89	45.30	151.75
	12/10/25			1,212.09	355.94		73.38	
9	04/10/26			810.90	401.19	757.13	28.13	101.51
	12/10/26			419.53	391.37		37.95	
10	04/10/27			0.00	419.53	810.90	9.74	47.69
					<u>5,913.00</u>	<u>5,913.00</u>	<u>2,673.35</u>	<u>2,673.35</u>

ANNUAL PAYMENT:

		\$858.64	GRAND TOTAL LOAN	OUTSTANDING	PRINCIPAL PAID		INTEREST PAID - RATE OF 7%	
YR	DATE			PRINCIPAL	THIS PAYMENT	IN FISCAL YEAR	THIS PAYMENT	IN FISCAL YEAR
	11/16/16		BEGINNING BALANCE	5,913.00				
	12/10/17			5,878.47	34.53		394.79	
1	04/10/18			5,631.90	246.57	281.10	182.75	577.54
	12/10/18			5,466.12	165.78		263.54	
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5	04/10/22			3,550.62	339.06	575.31	90.26	283.33
	12/10/22			3,287.45	263.17		166.15	
6	04/10/23			2,934.42	353.03	616.20	76.29	242.44
	12/10/23			2,642.41	292.01		137.31	
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9	04/10/26			810.90	401.19	757.13	28.13	101.51
	12/10/26			419.53	391.37		37.95	
10	04/10/27		FINAL PAYMENTI <u>858.59</u>	0.00	419.53	810.90	9.74	47.69
					<u>5,913.00</u>	<u>5,913.00</u>	<u>2,673.35</u>	<u>2,673.35</u>

AGENDA ITEM:

**CITY OF TULARE
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Successor Agency to the Tulare Redevelopment Agency

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Adopt Resolution 2016-____ of the Successor Agency to the former Tulare Redevelopment Agency approving the Purchase and Sale Agreement and Escrow Instructions for 820 Wright Way (APN 175-220-010) and authorizing the Interim Tulare City Manager or designee to execute all related documents related thereto.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

The Successor Agency will consider a resolution approving the purchase and sale of a parcel located at 820 Wright Way, known as Property No. 3 in the City of Tulare’s Long Range Property Management Plan (LRPMP or PMP) (APN 175-220-010).

Pursuant to Health and Safety Code (HSC) section 34191.5, each successor agency is required to submit an LRPMP to its Oversight Board and the California State Department of Finance (DOF) for approval. The LRPMP describes the disposition and use of real properties owned by the former redevelopment agency. Property No. 3, located at 820 Wright Way in the City of Tulare, is designated for sale on the LRPMP. The vacant lot is currently zoned residential and sits on the corner of Wright Way and Bardsley Avenue.

Staff recommends that the Successor Agency recommend the offer from the City of Tulare Board of Public Utilities for \$30,000 for LRPMP Property No. 3 - 820 Wright Way. The Board of Public Utilities plans to build a water well on the property. Previous reports indicate the need for additional wells and water storage facilities in the City. The feasibility and suitability of the site, along with the quality and availability of water, is to be determined. However, due to its ideal location adjacent to an area identified as favorable for the construction of a new water facility, the City is moving forward with the required approvals and testing. Testing will take three to four weeks, with another two weeks to analyze results. If the test results indicate the site is not suitable or feasible for a well, the agreement to purchase the property will be terminated.

On Thursday October 6, 2016, the City of Tulare Board of Public Utilities discussed terms for purchasing Property No. 3 in closed session. The Board of Public Utilities agreed to purchase the property once a broker’s opinion of value was prepared. The proposed purchase price is based on market comparables in a broker opinion of value prepared by Craig Smith & Associates, Inc. dated October 2016 indicating a value of the property to be \$30,000. A purchase and sale agreement (PSA) was drafted to incorporate the terms of sale.

The Successor Agency can recommend or object to the proposed offer. If the Successor Agency recommends the offer, it will move forward to obtain approval from the Oversight Board. Upon Oversight Board approval, the buyer and Successor Agency will execute the PSA and open

escrow on the property. If the either the Successor Agency or Oversight Board object to the recommendation, the Successor Agency will continue to entertain new offers, review current offers, and consider an alternative recommendation.

Proceeds from the sale of Successor Agency LRPMP properties will either be distributed to the local taxing entities through the dissolution process or, if needed, used to pay for enforceable obligations on the Recognized Obligation Payment Schedule.

STAFF RECOMMENDATION:

Adopt Resolution 2016-_____ of the Successor Agency to the former Tulare Redevelopment Agency approving the Purchase and Sale Agreement and Escrow Instructions for 820 Wright Way (APN 175-220-010) and authorizing the Interim Tulare City Manager or designee to execute all related documents related thereto.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

FUNDING SOURCE/ACCOUNT NUMBER:

Submitted by: Steve Bonville

Title: General Services Director

Date: 11/7/16

City Manager Approval: _____

RESOLUTION 2016-03

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF TULARE APPROVING THE PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS FOR PROPERTY 3, LOCATED AT 820 WRIGHT WAY, OF THE CITY OF TULARE'S LONG RANGE PROPERTY MANAGEMENT PLAN.

WHEREAS, the City of Tulare ("City") elected to serve as the Successor Agency to the Tulare Redevelopment Agency ("Successor Agency") pursuant to the Dissolution Act (enacted by Assembly Bills x1 26 and 1484, and Senate Bill 107, as codified in the California Health and Safety Code); and

WHEREAS, among the duties of successor agencies under the Dissolution Act is the preparation of a Long Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former redevelopment agency for consideration by a local oversight board and the California State Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

WHEREAS, the LRPMP includes an inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust"), which was established to serve as the repository of the former redevelopment agency's real properties; and

WHEREAS, among the properties in the Trust, a property located at 820 Wright Way, situated in the northwest corner of Bardsley Avenue and Wright Way, identified as Property Number 3 of the LRPMP ("Property 3") also known as Assessor's Parcel Number 175-220-010, is designated for sale in the LRPMP; and

WHEREAS, a broker opinion of value dated October 2016 estimated the value of Property 3 at \$30,000 (Exhibit A); and

WHEREAS, on October 6, 2016 the Board of Public Utilities of the City of Tulare ("Public Utilities Board") met and discussed the purchase of Property 3; and

WHEREAS, the Public Utilities Board offered to purchase the property based on the property value received by the broker opinion of value, to construct a water well; and

WHEREAS, a report produced by Carollo Engineers indicates the need for additional water wells and water storage capacity in the City; and

WHEREAS, Property 3 is located on the edge of an area within the City that Carollo Engineers recommends for the construction of new wells; and

WHEREAS, City staff recommends the Successor Agency approve the Purchase and Sale Agreement with the Public Utilities Board and present it to the Oversight Board to the Successor Agency for approval (Exhibit B).

BE IT HEREBY RESOLVED by the Successor Agency to the Redevelopment Agency of the City of Tulare as follows:

1. All the recitals in this Resolution are true and correct and incorporated herein.
2. The Successor Agency hereby approves the purchase and sale agreement to sell Property 3 to the Public Utilities Board for a consideration of \$30,000.
3. The City Manager or another designee of the Successor Agency is hereby authorized and directed to transmit a copy of this resolution to the California State Department of Finance as supporting documentation for sale of Property 3.
4. The Secretary shall attest to the adoption of this resolution.

PASSED AND ADOPTED by the Successor Agency to the Redevelopment Agency of the City of Tulare at a regular meeting on this 15th day of November 2016.

Successor Agency Chairperson
Mayor of the City of Tulare

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF TULARE)

I, Roxanne Yoder, Chief Deputy City Clerk of the City of Tulare, as the Successor Agency to the Tulare Redevelopment Agency, certify the foregoing is the full and true Resolution 2016-03 passed and adopted by the Successor Agency to the Redevelopment Agency of the City of Tulare at a regular meeting held on November 15, 2016, by the following vote:

Aye(s): _____

Noe(s): _____ Absent/Abstention(s): _____

Dated: PAUL MELIKIAN, City Clerk

Roxanne Yoder, Chief Deputy City Clerk

Exhibit A – 820 Wright Way Broker Opinion of Value

Exhibit B – 820 Wright Way Broker Purchase and Sale Agreement

PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS

820 Wright Way, City of Tulare

This PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS (“PSA” or “Agreement”), dated for reference purposes only as of November ____, 2016, is by and between the Successor Agency to the Tulare Redevelopment Agency (“Successor Agency” or “Seller”), and the City of Tulare (“City” or “Purchaser”). The Successor Agency in accordance with California Health and Safety Code, section 34173 (g) is a separated legal entity from the City of Tulare. Seller and Purchaser are referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS

A. Seller is the fee owner of approximately 42,661 square feet of real property located at 820 Wright Way in the City of Tulare, Tulare County, California, described as Assessor’s Parcel Number 175-220-010 and more particularly described in the Legal Description attached hereto as Exhibit A, attached hereto and incorporated herein, including all improvements located thereon (“Property”); and all rights, privileges, easements and appurtenances to the Property, if any, including, without limitation, all of Seller’s right, title and interest, if any, in and to all minerals, oil, gas and other hydrocarbon substances, development rights and water stock relating thereto; and all of Seller’s right, title and interest in and to any easements and other appurtenances used or connected with the beneficial use or enjoyment of the Property together with Seller’s interest in and to any architectural, site, landscaping, or other permits, applications, development rights or agreements, licenses, approvals, certificates, authorizations and other entitlements, will serve letters, transferable guarantees and warranties covering the Property, all contract rights (including rights under the Service Contracts as hereinafter defined), books, records, reports, test results, environmental assessments, as-built plans, specifications and other similar documents and materials relating to the use or operation, maintenance or repair of the Property or the construction or fabrication thereof, and all transferable utility contracts relating to the Property, to the extent assignable and accepted by Purchaser.

B. In December 2011, a California State Supreme Court ruling on the constitutional validity of two 2011 legislative budget trailer bills, Assembly Bill (“AB”) X1 26 (Chapter 5, Statutes of 2011) and ABX1 27 (Chapter 6, Statutes of 2011), resulted in the outright elimination of all 425 redevelopment agencies in the State of California. The dissolution procedures under ABX1 26 include a process for the disposition and/or transfer of assets, including property holdings of former redevelopment agencies. Subsequent legislation, AB 1484 (Chapter 26, Statutes of 2012), which was passed, signed, and enacted on June 28, 2012, made significant changes to the provisions of ABX1 26, including the process for asset management/disposition/transfers. Senate Bill (“SB”) 107, which was signed by the Governor on September 22, 2015 also made changes to the property disposition provisions of ABX1 26 and AB 1484. All three pieces of legislation are herein referred to as the Dissolution Act.

C. Under the Dissolution Act, the Property is subject to the disposition process requiring the California State Department of Finance (“DOF”) to approve a Long-Range

Property Management Plan (“PMP”) prepared by the Successor Agency describing the proposed sale of properties owned by the Successor Agency, including the Property.

D. Seller desires to sell, and Purchaser desires to purchase, the Property, all in accordance with the terms set forth below.

TERMS & CONDITIONS

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, Seller and Purchaser agree as follows:

1. **Sale.** On the terms contained herein, including the above Recital which are incorporated herein, and subject to the conditions of this PSA, Purchaser hereby agrees to purchase from Seller, and Seller agrees to sell to Purchaser the Property, on the Closing Date, as defined in Section 12.

2. **Acceptance.** Following Oversight Board approval, Seller shall accept and execute this PSA (“Acceptance”). The PSA shall be deemed accepted upon approval by the Oversight Board and full execution by both Seller and Purchaser.

3. **Opening of Escrow.** Within three (3) business days of Acceptance, the parties shall open an escrow (“Escrow”) with Escrow Holder by causing an executed copy of this PSA to be deposited with Teresa Alves, Escrow Officer, Chicago Title Insurance Company, 164 N M St, Tulare, CA 93274, Telephone: (559) 686-8684, Email: talves@ctt.com (“Escrow Holder”). Escrow shall be deemed open on the date that a fully executed copy of this PSA is delivered to Escrow Holder and accepted by Escrow Holder as evidenced by Escrow Holder’s execution of this PSA (“Opening of Escrow”).

4. **Payment of Purchase Price and Deposit.** The purchase price for the Property (“Purchase Price”) shall be in the amount of Thirty-Thousand and 00/100 Dollars (\$30,000.00). City agrees to pay to Successor Agency, and Successor Agency agrees to accept from City, as and for the full purchase price for said real property, fixtures & equipment, improvements pertaining to the realty, severance damages, and relocation claims pursuant to Government Code §7260 et. seq., the total sum of Thirty Thousand and 00/100 Dollars (\$30,000.00). City agrees to deposit Five Thousand and 00/100 Dollars (\$5,000.00) in escrow with the Escrow Agent within five (5) days from and after the Opening of Escrow as defined in Section 3. The Escrow Holder is hereby authorized to pay the same to Agency upon and after: (a) Conveyance of said real property by Agency to City as hereinabove provided; (b) Acceptance by City of a Grant Deed conveying said real property to City; (c) Delivery to City of the policy of title insurance as hereinabove provided; (d) Recordation of the Deed conveying said real property to City.

5. **Closing Deliveries to Escrow Holder.**

5.1 **By Seller.** Seller hereby covenants and agrees to deliver or cause to be delivered to Escrow Holder within one (1) Business Day prior to the Closing Date the following documents:

5.1.1 Deed. An executed grant deed in the form attached hereto as Exhibit B (“Deed”).

5.1.3 Closing Statement. An executed settlement statement reflecting the pro-rations and adjustments required under Section 10.

5.1.4 Closing Documents. Any additional tax forms, recordation forms, 1099s or other documents as may be reasonably required by the Escrow Holder or the Title Company to consummate the transaction contemplated by this Purchase and Sale Agreement.

5.1.5 Cash Pro-rations. The amount, if any, required of Seller under Section 10.

5.2 By Purchaser. Purchaser hereby covenants and agrees to deliver or cause to be delivered to Escrow Holder on or prior to the Closing Date the following instruments and documents, the delivery of each of which shall be a condition precedent to the Closing for the benefit of Seller.

5.2.1 Purchase Price. Purchaser shall deliver to Escrow Holder the Purchase Price in accordance with Section 4.

5.2.2 Preliminary Change of Ownership Report. Purchaser shall deliver to Escrow Holder a Preliminary Change of Ownership Report completed in the manner required in Tulare County.

5.3 Additional Closing Items. Each party shall also execute and deliver to the Escrow Holder such documents, certificates and instruments as may customarily be required in transactions of this type. The items required to be submitted to the Escrow Holder pursuant to this Section and Sections 5.1 and 5.2 are referred to herein collectively as the “Closing Items.”

6. **Title**. As evidence of title, within five (5) days of the Opening of Escrow, or as soon thereafter as is reasonably practical, the Seller shall deliver to the Purchaser a commitment for an owner’s policy of title insurance with standard exceptions (“Title Insurance Commitment”) issued by David Tibbs, Email: david.tibbs@titlegroup.fntg.com, from Chicago Title Insurance Company, 164 N M St, Tulare, CA 93274, Telephone: (559) 686-8684, (“Title Company”), in the amount of the Purchase Price (or such amount as required by Purchaser), dated no later than the Opening of Escrow, and guaranteeing the title in the condition required for performance of this PSA, together with copies of all documents shown in the commitment as affecting title (“Title Documents”) and a scaled and dimensioned plot showing the location of any easements on the Property.

The Purchaser shall have thirty (30) days from receipt of the Title Insurance Commitment and Title Documents to inspect the state of the title and matters affecting title, and to object to the matters shown thereby. Failure to object in writing within the above period shall constitute a waiver of the Purchaser’s objections to title. If the Purchaser objects to any matter disclosed by the Title Insurance Commitment or Title Documents, then the Seller shall have ten (10) Business Days from the date it is notified in writing of the particular defects claimed, to elect, in its

reasonable discretion, either: (1) to remedy the title defect that is the subject of the Purchaser's objection, or (2) not remedy the title defect that is the subject of the Purchaser's objection, at Seller's option: Seller's election shall be communicated in writing to Purchaser. If Seller elects not to remedy such title defect, then Purchaser shall have two (2) Business Days following receipt of Seller's notification under the preceding sentence to elect to either (x) waive its title objection and accept title subject to the alleged title defect, or (y) terminate this PSA.

Seller may cure any title objection that may be cured by the payment of a sum certain (such as existing mortgages, land contracts and other liens) by paying or depositing that sum at Closing.

Notwithstanding the foregoing, Purchaser hereby objects to all liens evidencing monetary encumbrances (other than liens for non-delinquent general real property taxes to be paid by Purchaser under this PSA) and Seller agrees to cause all such liens to be eliminated at Seller's sole cost (including all prepayment penalties and charges) prior to the Closing Date. At the Closing, Seller will provide the Title Company with a commercially reasonable owner's affidavit, which will include a representation by the Seller (if accurate as of the Closing) that will allow the Title Company to issue an endorsement to Purchaser's title policy against potential mechanic's and materialmen's liens; provided, however that if such representation is not accurate, Seller will work with the Title Company to provide alternative assurances to allow the Title Company to issue to Purchaser such lien endorsement at the Closing.

Notwithstanding anything to the contrary contained in this PSA, if, at any time prior to the Closing, any updates to the Title Insurance Commitment are received by Purchaser, Purchaser shall have ten (10) Business Days (regardless of the date) following Purchaser's receipt of such update and legible copies of all underlying documents referenced therein (that were not referenced in the Title Documents previously provided to Purchaser) to notify Seller of objections to items on any such updates ("Title Updates"). Purchaser, at its sole election, may hire a land surveyor for preparing an ALTA survey for the Property (the "Survey"). Notwithstanding the foregoing, Purchaser shall have ten (10) Business Days after receipt of the Survey to object to any matters of survey in writing to Seller, in which event the procedure set forth in this Section shall apply to such Survey objections.

7. **Possession.** Unless this PSA is earlier terminated pursuant to the terms hereof, the Seller shall deliver and the Purchaser shall accept possession of the Property on the Closing Date, without any rights of tenants or any other party in possession.

8. **Conditions to Closing.** Seller's obligation to sell and Purchaser's obligation to purchase the Property shall be subject to and expressly conditioned upon satisfaction (or waiver) of the following conditions precedent to the Closing set forth in Sections 8.1 and 8.2.

8.1 Department of Finance Approval. Purchaser acknowledges that this transaction and agreement shall be contingent upon the approval of the California State DOF ("Final Approval Date"). Seller shall give Purchaser prompt written notice once the Final Approval Date has occurred. Purchaser shall have the right to terminate this PSA by written notice to the Seller if DOF approval is not obtained by the Seller within three hundred sixty-five (365) days following the Opening of Escrow.

8.2 Suitability Testing. All Parties acknowledge that this transaction and agreement shall be contingent upon passing a test (“Suitability Test”) to determine whether the site meets certain requirements including but not limited to State mandated standards. The Suitability Test and results analysis will take approximately forty-two (42) days to complete. Purchaser shall have the right terminate this PSA by written notice to the Seller if the Suitability Test yields a negative finding, indicating that the site is not suitable for a water storage facility, as determined by a hydrogeologist.

9. **Purchaser’s Contingencies, Contingency Period, Survey and Development Approvals**. Within ninety (90) calendar days following the Opening of Escrow (the “Contingency Period”), Purchaser shall have the right to perform and to seek all necessary investigations, inspections and approvals necessary to develop and operate the Project at the Property, as described in Sections 9.1, 9.2, and 9.3:

9.1 Review and Approval of Documents and Materials. Within ten (10) days of the Opening of Escrow, Seller shall deliver to Purchaser any and all documents, reports, surveys, environmental assessments, engineering reports, building plans and blueprints for the Property and other materials in Seller’s possession or under its control or that of its agents, respecting the Property, including any Hazardous Substance Conditions Report concerning the Property and relevant adjoining properties, any Natural Hazard Zone Disclosure Report, and all lease agreements relating to any tenant or occupant then occupying the Property (collectively, “Materials”). During the Contingency Period, Purchaser may review and evaluate the Materials to determine whether the Property is appropriate for Purchaser’s proposed use, in its sole discretion.

9.2 Purchaser’s Due Diligence & Survey. During the Contingency Period or Extended Contingency Period, the Purchaser and its agents may, at the Purchaser’s sole expense, conduct tests and physical inspections of the property, including building inspections and environmental site assessments desired by the Purchaser. Purchaser shall also conduct such investigations about zoning, building codes, and availability of permits and approvals for its intended construction and use of the Property, as it deems prudent in its sole discretion. Purchaser shall restore the Property to the condition that it was in prior to those tests and inspections and shall indemnify, defend and hold Seller harmless from all damages, costs, loss, expense (including attorney fees) and liability resulting from Purchaser’s activities, acts and omissions on the Property. Notwithstanding anything to the contrary contained in this PSA, (i) the defense, indemnity, and hold harmless provision contained in this Section shall not apply to the extent such liabilities arise in connection with the negligence or willful misconduct of Seller, its employees, agents, contractors, licensees or invitees and (ii) provided further that Purchaser shall have no liability to Seller or to its employees, agents or contractors by reason of, nor shall Purchaser have any duty to indemnify, defend or hold any person or entity harmless from or against, any liabilities, including, without limitation, any claim for diminution in value of the Property or for environmental remediation or clean-up costs, resulting directly from Purchaser having merely discovered and/or reported (to the extent required by applicable law) any adverse physical condition, title condition, environmental condition or other defect with respect to the Property. The foregoing provisions shall survive the Closing or any termination of this PSA. Purchaser shall notify Seller in advance of its desire to conduct any inspections at the Property to give Seller adequate opportunity to make reasonable arrangements with the tenant in

possession (if any). During the Contingency Period or Extended Contingency Period, the Purchaser shall have the right, but not the obligation, to cause a Survey of the Property at its own expense. The Survey report shall also: (1) be certified to the Purchaser and (2) be prepared and sealed by a registered California Property Surveyor. Copies of any final non-privileged, non-attorney-client work product reports and/or surveys prepared pursuant to this PSA shall be delivered to Seller. Purchaser shall not be liable for reports/Survey and said reports/Survey are provided to the Seller for reference purposes only.

9.3 Purchaser's Objections. Purchaser shall have the right at any time on or before the expiration of the Contingency Period to terminate this PSA if, during Purchaser's due diligence investigations of the Property and in connection with its obtaining of the Approvals, Purchaser determines in its sole and absolute discretion that the Property is not acceptable to Purchaser. Purchaser has termination rights during the Extended Contingency Periods as described in Section 9.4.

9.4 Extended Contingency Period. Notwithstanding anything contained herein to the contrary, if Purchaser has been diligently pursuing its due diligence investigations of the Property and obtaining the Approvals, Purchaser and Seller shall extend the Contingency Period (each, an "Extended Contingency Period") by Purchaser notifying the Seller of its desire to do so before the prior Contingency Period or Extended Contingency Period, as applicable, has lapsed. Upon the exercise of an Extended Contingency Period, all references in this PSA to "Contingency Period" shall be deemed to include the exercised Extended Contingency Period.

(a) Each Extended Contingency Period is also referred to herein individually as an "Extended Contingency Period" and collectively as "Extended Contingency Periods."

9.5 Termination Notice. Purchaser may exercise Purchaser's termination rights pursuant to Sections 9.3 and 9.4 by delivering written notice of termination to Seller and Escrow Agent (a "Termination Notice") on or before the expiration of the Contingency Period or Extended Contingency Period, as applicable. Upon the timely delivery of such Termination Notice, this PSA shall automatically terminate and be of no further force or effect and neither party shall have any further rights or obligations hereunder.

9.6 Disclaimer of Warranties. Purchaser shall acquire the Property in its "AS IS" condition and shall be responsible for all defects in the Property, whether patent or latent, including, without limitation, the physical, environmental, and geotechnical condition of the Property, and the existence of any contamination, hazardous materials, vaults, debris, pipelines, wells, or other structures located on, under or about the Property. Except as expressly set forth in this PSA, Seller makes no representation or warranty concerning the physical, environmental, geotechnical or other condition of the Property. Purchaser acknowledges that, once Purchaser obtains title to the Property, any liability of the Seller for the environmental condition of the Property shall be extinguished, and that Seller shall have no liability for remediating any environmental condition of the Property. Purchaser shall indemnify Seller against any claim or liability relating to the environmental condition of the Property; provided, however, that Seller shall remain liable for (1) any hazardous materials released into the Property while Seller owned the Property, (2) any third party claim that arose during Seller's ownership of the Property;

(3) Seller's fraud or willful misconduct about this PSA; and (4) breach of Seller's Representation and Warranties. The foregoing indemnity obligation shall survive the Closing.

10. **Prorated and Adjusted Items.** The following items shall be prorated and/or adjusted as follows:

10.1 Taxes. Escrow is not to be concerned with proration of Seller's taxes for the current fiscal year. Seller and Purchaser are public agencies and therefore exempt from the payment of property taxes.

10.2 Other Costs. Seller shall pay all water, sewer, telephone, and all other applicable utility charges incurred on or before the Closing Date with respect to the Property. After the Closing, Purchaser shall pay all such charges. Seller shall pay the applicable transfer taxes, the cost of recording any curative instruments and the cost of a CLTA standard coverage owner's title policy. Purchaser shall pay the cost of recording the Deed conveying title to the Property, the costs associated with Purchaser's financing, the cost of any extended coverage or ALTA owner's title policy and the cost of any title endorsements. Escrow fees shall be shared equally by the parties. Each party shall pay its own legal fees.

11. **Default.**

11.1 PURCHASER'S DEFAULT. IF PURCHASER FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY AS PROVIDED IN THIS AGREEMENT DUE TO ANY UNCURED MATERIAL DEFAULT OF PURCHASER (AND NOT DUE TO A FAILURE OF A CONDITION PRECEDENT), SELLER SHALL BE RELEASED FROM ITS OBLIGATION TO SELL THE PROPERTY TO PURCHASER. PURCHASER AND SELLER HEREBY ACKNOWLEDGE AND AGREE THAT IT WOULD BE IMPRACTICAL AND/OR EXTREMELY DIFFICULT TO FIX OR ESTABLISH THE ACTUAL DAMAGE SUSTAINED BY SELLER BECAUSE OF SUCH DEFAULT BY PURCHASER, AND AGREE THAT THE DEPOSIT (INCLUDING ALL INTEREST ACCRUED THEREON) IS A REASONABLE APPROXIMATION THEREOF. ACCORDINGLY, IF PURCHASER BREACHES THIS AGREEMENT BY DEFAULTING IN THE COMPLETION OF THE PURCHASE, THE DEPOSIT (INCLUDING ALL INTEREST ACCRUED THEREON) SHALL CONSTITUTE AND BE DEEMED TO BE THE AGREED AND LIQUIDATED DAMAGES OF SELLER, AND SHALL BE PAID BY PURCHASER TO SELLER AS SELLER'S SOLE AND EXCLUSIVE REMEDY. EXCEPT FOR ATTORNEYS' AND OTHER FEES RECOVERABLE PURSUANT TO SECTION 24 AND ITS RIGHTS TO BE INDEMNIFIED AS PROVIDED IN THIS AGREEMENT, SELLER AGREES TO AND DOES HEREBY WAIVE ALL OTHER REMEDIES AGAINST PURCHASER WHICH SELLER MIGHT OTHERWISE HAVE AT LAW OR IN EQUITY BECAUSE OF SUCH DEFAULT BY PURCHASER. THE PAYMENT OF THE DEPOSIT (INCLUDING ALL INTEREST ACCRUED THEREON) AS LIQUIDATED DAMAGES IS NOT INTENDED TO BE A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1671, 1676 AND 1677.

SELLER'S INITIALS: _____ PURCHASER'S INITIALS: _____

11.2 SELLER'S DEFAULT. IF SELLER FAILS TO COMPLETE THE SALE OF THE PROPERTY AS PROVIDED IN THIS AGREEMENT BY REASON OF ANY MATERIAL DEFAULT OF SELLER (AND NOT DUE TO A FAILURE OF A CONDITION PRECEDENT), PURCHASER MAY EITHER (I) PROCEED AGAINST SELLER BY BRINGING AN ACTION FOR SPECIFIC PERFORMANCE UNDER THIS AGREEMENT WITHOUT ANY RIGHT TO SEEK DAMAGES OF ANY KIND OR NATURE, OR (II) TERMINATE THIS AGREEMENT IN WHICH EVENT THE INITIAL DEPOSIT AND ANY ADDITIONAL DEPOSITS SHALL BE RETURNED TO PURCHASER AND SELLER WILL REIMBURSE PURCHASER FOR ITS OUT-OF-POCKET COSTS RELATING TO THIS TRANSACTION AND INCURRED AS OF THE DATE OF SELLER'S DEFAULT UP TO A MAXIMUM THE AMOUNT DEPOSITED OF \$5,000.00. PURCHASER AND SELLER HEREBY ACKNOWLEDGE AND AGREE THAT IT WOULD BE IMPRACTICAL AND/OR EXTREMELY DIFFICULT TO FIX OR ESTABLISH THE ACTUAL DAMAGE SUSTAINED BY PURCHASER BECAUSE OF SUCH MATERIAL DEFAULT BY SELLER AND AGREE THAT THE REMEDY SET FORTH IN CLAUSE (II) ABOVE IS A REASONABLE APPROXIMATION THEREOF. ACCORDINGLY, IN THE EVENT THAT SELLER BREACHES THIS AGREEMENT BY MATERIALLY DEFAULTING IN THE COMPLETION OF THE SALE, AND PURCHASER ELECTS NOT TO EXERCISE THE REMEDY SET FORTH IN CLAUSE (I) ABOVE BUT INSTEAD ELECTS THE REMEDY SET FORTH IN CLAUSE (II) ABOVE, SUCH SUMS SHALL CONSTITUTE AND BE DEEMED TO BE THE AGREED AND LIQUIDATED DAMAGES OF PURCHASER WHICH IS NOT INTENDED TO BE A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO PURCHASER PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1671, 1676 AND 1677. EXCEPT FOR ATTORNEYS' AND OTHER FEES RECOVERABLE PURSUANT TO SECTION 24 BELOW AND ITS RIGHTS TO BE INDEMNIFIED AS PROVIDED IN THIS AGREEMENT, PURCHASER AGREES TO AND DOES HEREBY WAIVE ALL OTHER REMEDIES AGAINST SELLER WHICH PURCHASER MIGHT OTHERWISE HAVE AT LAW OR IN EQUITY BECAUSE OF SUCH DEFAULT BY SELLER.

SELLER'S INITIALS: _____ PURCHASER'S INITIALS: _____

12. **Closing.** Consummation of this sale and purchase ("Closing") shall take place within five (5) days following the waiver of all contingencies or expiration of the Contingency Period, as it may be extended by one or more Extended Contingency Periods, unless this PSA has been duly and timely terminated pursuant to the provisions of this PSA. Closing shall take place at the offices of the Escrow Holder and coordinated through their affiliate offices. As used herein, "Closing Date" means the date and time on which the Deed is recorded in the Official Records of the County of Tulare.

12.1 Outside Closing Date. In no event shall the Closing occur later than one hundred twenty (120) days following the Opening of Escrow (the "Outside Closing Date"). Notwithstanding Section 30.7 or any other provision of this PSA, the Outside Closing Date shall not be subject to extension for force majeure delays.

13. **Pre-Closing Covenants.** Between the date hereof and the Closing Date, unless otherwise consented to in writing by Purchaser, the Seller shall:

13.1 Maintain the Property in compliance with all applicable laws and in its present condition, reasonable wear and use excepted.

13.2 Not suffer or permit any new easements, encumbrances, liens or security interests to attach to the Property, or transfer or convey the Property or any portion or portions of the Property.

13.3 Not enter or amend any contracts or agreements pertaining to the Property, which would survive the Closing and be binding upon Purchaser.

13.4 Maintain hazard and liability insurance with respect to the Property, in amounts determined to be appropriate by Seller, in Seller's reasonable discretion.

14. **Risk of Loss.**

14.1 Condemnation. If before the Closing Date any action or proceeding is commenced for the condemnation or exercise of the rights of eminent domain with respect to the Property or any portion of the Property, or if Seller is notified by the duly authorized officer of a duly empowered condemning authority of the intent to commence such action or proceeding ("Condemnation") and if such Condemnation would materially and adversely affect the use or operation of the Property, have the effect of decreasing the square footage of the buildable area at the Property, or reduce or eliminate access to the Property, then Purchaser may either (a) terminate this PSA, or (b) proceed with the Closing without modifying the terms of this PSA and without reducing the Purchase Price, on the condition that Seller must assign and turn over, and Purchaser will be entitled to keep, all awards for the Condemnation that accrue to Seller; provided, however, if any award is rendered specifically to compensate Seller for Seller's lost goodwill, such an award shall belong to Seller. Seller may not negotiate, resist, or stipulate to any Condemnation without Purchaser's written consent. Seller must notify Purchaser of any notice of Condemnation of all or any portion of the Property within five (5) days after the receipt of such notice, and Purchaser must exercise its option(s) as provided in this Section within fifteen (15) days after receipt of such notice. If necessary, the Closing Date will be extended to give Purchaser the full 15-day period to make such election. Notwithstanding the foregoing, if any condemnation action is commenced prior to the Closing Date, Purchaser shall have the right to terminate this PSA and to receive the return of an amount equal to Purchaser's out-of-pocket costs incurred about this transaction.

14.2 Damage and Destruction. If before the Closing Date any damage or destruction of the Property, or any portion of it, occurs, then within three (3) days after determination of the amount of the Insurance Proceeds (defined below) to be received with respect to such loss, Purchaser must elect, by written notice to Seller, either to: (a) terminate this PSA; or (b) receive an assignment of the Insurance Proceeds with respect to such loss and proceed to Closing without any reduction in the Purchase Price (in which event the Closing shall occur within thirty (30) days after such election). If Purchaser shall fail to provide such written notice of election within ten (10) days after determination of the amount of the Insurance

Proceeds to be received with respect to such loss, then Purchaser shall be deemed to have elected to terminate this PSA. As used herein, "Insurance Proceeds" means the proceeds from all insurance maintained by Seller with respect to the Property and/or to such loss, including without limitation fire and casualty and liability insurance.

15. Representations and Warranties of Seller. Seller represents and warrants to Purchaser that, to Seller's actual knowledge, except as set forth or otherwise disclosed in this PSA, or in any exhibit to this PSA, or in any schedule of exceptions attached to this PSA:

15.1 This PSA has been duly authorized and executed on behalf of Seller. As of the Opening of Escrow, this PSA constitutes a valid and binding agreement, enforceable in accordance with its terms. As of the Opening of Escrow, Seller has obtained all consents, releases and permissions and has given all required notifications related to the transaction herein contemplated and required under any covenant, agreement, encumbrance, law or regulation to which Seller is a party or by which Seller is bound.

15.2 Seller is the fee simple owner of the Property. Seller is not a party to any contract, agreement or commitment to sell, convey, assign, transfer or otherwise dispose of any portion or portions of the Property.

15.3 Seller has not received notice of violation of any applicable law, ordinance, regulation, order or requirement relating to Seller's operation or use of the Property.

15.4 To Seller's actual knowledge: (i) neither the Property nor any part thereof is in breach of any environmental laws; (ii) no part of the Property has ever been used as a landfill, dump, toxic waste disposal site or storage area; (iii) there are no underground storage tanks at the Property, or, with respect to removed tanks, at the time of removal, any contaminated soil was removed; and (iv) the Property is free of any Hazardous Materials that would trigger response or remedial action under any environmental laws or any existing common law theory based on nuisance or strict liability. This warranty is limited to matters of which Seller has actual knowledge, and Purchaser acknowledges that Seller has not made any affirmative investigation as to environmental issues affecting the Property about this PSA. As used in this PSA, the term "Hazardous Material" means any flammable items, explosives, radioactive materials, hazardous or toxic substances, material or waste or related materials, including any substance defined as or included in the definition of "hazardous substances", "hazardous wastes", "hazardous materials" or "toxic substances" now or subsequently regulated under any applicable federal, state or local laws or regulations, including without limitation petroleum-based products, paints, solvents, lead, cyanide, DDT, printing inks, acids, pesticides, ammonia compounds and other chemical products, asbestos, PCBs and similar compounds, and including any different products and materials which are subsequently found to have adverse effects on the environment or the health and safety of persons.

15.5 There is no litigation pending or to the actual knowledge of Seller, threatened, against or by Seller or the Property which relates to, or if decided adversely, could have a material adverse effect upon, the Property (including condemnation or similar proceedings).

15.6 Except as disclosed in writing to Purchaser by Seller as part of the Materials, there are no leases, licenses or other occupancy or use agreements, written or oral, in effect in which Seller has granted any party rights to possession or use of the Property or any portion thereof, nor has Seller given any party an option or right of first refusal to purchase any portion of the Property.

15.7 Except as disclosed in writing to Purchaser by Seller as part of the Materials, the Property is not subject to any operating, maintenance or repair contract or other agreements that will bind the Property or Purchaser after the Closing (“Service Contracts”).

15.8 Except as disclosed in the Materials, Seller has no actual knowledge of any violations of health, environmental or other applicable law, ordinance, code, order or regulation in any respect regarding the Property.

15.9 Seller is not aware of any inaccuracy or incompleteness of any of the documents, materials or reports contained in the Materials.

15.10 To Seller’s actual knowledge and except for matters of record as of the date hereof, there are no bonds or assessments or charges for any public improvements or utilities made against the Property which remain unpaid (or which will remain unpaid by Seller as of the Closing Date).

15.11 No representation, statement or warranty by Seller contained in this PSA or in any exhibit attached hereto contains or will contain any untrue statements or omits, or will omit, a material fact necessary to make the statement of fact therein recited not misleading. If, after Seller’s execution hereof and prior to the Closing, any event occurs or condition exists of which Seller becomes aware which renders any of the representations contained herein untrue or misleading, Seller shall promptly notify Purchaser in writing. All representations and warranties contained in this PSA shall be deemed remade as of the Closing Date, except in the event of a change in circumstances not within the control of Seller affecting any representations or warranties set forth herein, in which case Seller shall provide written notice to Purchaser regarding such changed circumstances within a reasonable time following such change (not to exceed five (5) Business Days following the date the City Manager/City Clerk obtains actual knowledge of the changed circumstance), and prior to the Closing. As used herein, “actual knowledge” of Seller refers to the actual knowledge of Seller’s employees and agents directly involved in the negotiation and/or drafting of this PSA, those responsible for the acquisition or maintenance of the Property, the City’s Legal Counsel and the City Clerk.

16. **Assignment.** This Purchase and Sale Agreement shall not be assigned by any party hereto to any person or entity without the express written consent of Seller. In the event of an assignment of Purchaser’s interests under this PSA, the assignee shall agree in writing to assume and be bound by the terms and provisions hereof, in which event any assignment will not release Purchaser from any of its obligations hereunder, until the Closing at which point Purchaser’s assignee shall be responsible for all obligations of Purchaser hereunder.

17. **Business Days.** As used herein, the term “Business Days” refers to Monday through Friday, excluding holidays on which the City of Tulare or Seller are closed for business.

18. **Binding Effect.** The covenants herein shall bind and inure to the benefit of the executors, administrators, successors and assigns of the respective parties.

19. **Brokers.** Purchaser and Seller each represents and warrants to the other that it has not engaged the services of any real estate broker, salesperson, agent or finder, nor done any other act nor made any statement, promise or undertaking, which would result in the imposition of liability for the payment of any real estate brokerage commission, finder's fee or otherwise about the transaction described in this PSA. If any person or entity perfects a claim for a brokerage commission, finder's fee or otherwise, based upon any agreement, statement or act, the Party through whom such person or entity makes such a claim shall be responsible therefor and shall defend, indemnify and hold the other Party and the property harmless from and against such claim and all loss, costs and expense associated therewith, including attorneys' fees. No commission shall be paid because of this transaction.

20. **Integration; Merger; Amendment; Survival of Representations.** Seller and Purchaser have not made any covenants, warranties, or representations not set forth in this PSA. This PSA constitutes the entire Agreement between the parties. Except as otherwise provided herein, all representations, warranties and covenants set forth in this PSA shall survive closing. This instrument shall as to all prior drafts or forms exchanged between the parties or executed by the parties, be the sole effective instrument between them as to the provisions set forth in this PSA. None of the terms and provisions hereof shall be altered or amended unless in writing and signed by the parties.

21. **Execution in Counterparts and by Fax/Email.** This document may be validly executed and delivered by facsimile transfer/e-mail and/or portable document format (collectively, "Electronic Copy"). Any signer who executes this document and transmits this document by Electronic Copy intends that the Electronic Copy of their signature is to be deemed an original signature for all purposes. Any such Electronic Copy printout and any complete photocopy of such Electronic Copy printout are hereby deemed to be an original counterpart of this document. This PSA may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

22. **Notices.** All notices shall be in writing and delivered personally, by overnight air courier service, by facsimile transmission or email, or by U.S. certified or registered mail, return receipt requested, postage prepaid, to the parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally, one (1) Business Day after depositing with an overnight air courier, or two (2) Business Days after depositing in the mail immediately, upon transmission (as confirmed by electronic confirmation of transmission generated by the sender's machine) for any notice given by facsimile or email:

If to Seller:	Successor Agency to the Tulare Redevelopment Agency 411 East Kern Ave. Tulare, CA 93274 Attn: Paul Melikian, Interim City Manager Fax: (559) 366-1701 Email: pmelikian@tulare.ca.gov
---------------	---

with a copy to: Law Offices of David Hale
401 Clovis Ave Ste 208
Clovis, CA 93612
Attn: David Hale, Legal Counsel
Email: DavidHale@dphlawoffice.com

If to Purchaser: City of Tulare
411 East Kern Ave.
Tulare, CA 93274
Attn: Paul Melikian, Interim City Manager

23. **Governing Law.** This PSA shall be construed per the laws of the State of California.

24. **Attorney's Fees.** In the event any action or suit is brought by a party hereto against another party hereunder by reason of any breach of any of the covenants, agreements or provisions on the part of the other party arising out of this PSA, then in that event the prevailing party shall be entitled to have and recover from the other party all costs and expenses of the action or suit, including actual attorneys' fees, expert witness fees, accounting and engineering fees, and any other professional fees resulting therefrom.

25. **Expenses.** Seller and Purchaser shall pay their respective expenses and costs in connection with the preparation of this PSA and other agreements and documents related to this PSA and the transactions contemplated herein.

26. **Severability.** If any term of this PSA is held by a court of competent jurisdiction to be invalid or unenforceable, then this PSA, including all the remaining terms, will remain in full force and effect as if such invalid or unenforceable term had never been included.

27. **Construction.** In determining the meaning of, or resolving any ambiguity with respect to, any word, phrase or provision of this PSA, no uncertainty or ambiguity shall be construed or resolved against a party under any rule of construction, including the party primarily responsible for the drafting and preparation of this PSA. Headings used in this PSA are provided for convenience only and shall not be used to construe meaning or intent. As used in this PSA, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates

28. **Qualification; Authority.** Each individual executing this PSA on behalf of a party which is an entity, represents, warrants and covenants to the other party that (a) such person is duly authorized to execute and deliver this PSA on behalf of such entity in accordance with authority granted under the organizational documents of such entity, and (b) such entity is bound under the terms of this PSA.

29. **Counterparts.** This PSA may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall be deemed but one and the same instrument, and a facsimile or e-mailed PDF copy of such execution shall be deemed an original.

30. **Miscellaneous.**

30.1 Execution of Documents. The parties agree to execute such instructions to Title Company and such other instruments and to do such further acts as may be reasonably necessary to carry out the provisions of this PSA.

30.2 Inducement. The making, execution and delivery of this PSA by the parties hereto have been induced by no representations, statements, warranties or agreements other than those expressly set forth herein.

30.3 Incorporation of Exhibits. The exhibits attached hereto are incorporated herein by reference.

30.4 Relationship of Parties. Notwithstanding anything to the contrary contained herein, this PSA shall not be deemed or construed to make the parties hereto partners or joint venturers, or to render either party liable for any of the debts or obligations of the other, it being the intention of the parties to merely create the relationship of Seller and Purchaser with respect to the Property to be conveyed as contemplated hereby.

30.5 Survival of Warranties. It is the express intention and agreement of the parties to this PSA that all covenants, representations and warranties made by Seller in this PSA shall survive this PSA, the recordation of the Deed and the Closing for a period of twelve (12) months.

30.6 Limitation of Liability. The parties agree that neither the holders of beneficial interests nor the trustees, officers, members, employees or agents of either party or any assignee or affiliate of either party shall be personally liable under the PSA and all parties hereto shall look solely to the assets of the entity, for the payment of any claim or the performance of any obligation of either under this PSA.

30.7 Force Majeure. If either Party is delayed or prevented from performing any act required in this PSA by reason of any event beyond the reasonable control of either Party, including without limitation, by labor disputes, fire, unusual delay in deliveries, weather or acts of God, terrorism, delay in the issuance of permits or approvals, acts of governmental entities, unavoidable casualties or any other such causes beyond such Party's control, then the time herein fixed for completion of such obligation(s) shall be extended by the number of days that such Party has been delayed.

31. **Waiver of Jury Trial.** THE PARTIES HEREBY WAIVE THEIR RESPECTIVE RIGHTS TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING INVOLVING THE PROPERTY OR ARISING OUT OF THIS AGREEMENT.

32. **Independent Review.** The Parties have had the opportunity to obtain, and have obtained, independent legal or other professional advice regarding this PSA. The Parties acknowledge that the terms of this PSA have been read and fully explained and that those terms are fully understood and voluntarily accepted.

33. **Voluntary Agreement.** The Seller and Purchaser represent that they have read this PSA in full and understand and voluntarily agree to all its provisions. Both the Seller and Purchaser further declare that, prior to signing this PSA, they availed themselves of relevant data, through sources of their own selection, including a legal representative, in deciding whether to execute this Agreement.

34. **Entire Agreement.** This PSA constitutes the final agreement between the Parties. It is the complete and exclusive expression of the Parties' agreement on the matters contained in this PSA. All prior and contemporaneous negotiations and agreements between the Parties on the matters contained in this PSA are expressly merged into and superseded by this PSA. In entering this PSA, neither Party has relied upon any statement, representation, warranty, or agreement of the other Party except for those expressly contained in this PSA. There are no conditions precedent to the effectiveness of this PSA other than those expressly stated in this Agreement.

35. **Amendments.** This PSA may not be amended or modified except in writing signed by the Purchaser and Seller.

36. **Third Parties.** This PSA does not and is not intended to confer any rights or remedies upon any party other than the Parties.

37. **Interpretation.** This PSA shall be construed as to its fair meaning and not strictly for or against either Party. The headings hereof are descriptive only and not to be construed in interpreting the provisions hereof.

[Signatures appear on following page]

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

SELLER:

Successor Agency, to the Tulare Redevelopment Agency

Paul Melikian, Interim City Manager

ATTEST:

Roxanne Yoder, Deputy City Clerk

APPROVED AS TO FORM:

David Hale, Legal Counsel

PURCHASER:

CITY OF TULARE,
a California municipal corporation

By: _____
Paul Melikian, Interim City Manager

EXHIBIT A

LEGAL DESCRIPTION

For APN/Parcel ID(s): 175-220-10

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF TULARE, STATE OF CALIFORNIA; THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10, 234.4 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF THE LAND CONVEYED TO C. F. GELLER AND NETTIE GELLER, HIS WIFE, BY DEED DATED MARCH 11, 1947; THENCE EAST ALONG THE SOUTH LINE OF THE LAND SA CONVEYED TO C. F. GELLER AND WIFE, AND ALONG THE SOUTH LINE OF THE PROPERTY CONVEYED TO ESTHER MCCOY A SINGLE WOMAN, BY DEED DATED FEBRUARY 28, 1949, AND RECORDED MARCH 25, 1949 IN BOOK 1353, PAGE 569 OF OFFICIAL RECORDS 276 FEET TO THE SOUTHEAST CORNER OF THE LAND SO CONVEYED TO ESTHER MCCOY; THENCE NORTH ALONG THE EAST LINE OF THE LAND SO CONVEYED TO ESTHER MCCOY; 179 FEET MORE OR LESS, SAID POINT BEING IN THE SOUTH LINE OF CEDAR STREET, THENCE EASTERLY ALONG THE SOUTH LINE OF CEDAR STREET, 249.48 FEET MORE OR LESS, TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO THOMAS C. MENDOZA AND WIFE, BY DEED DATED SEPTEMBER 24, 1959, AND RECORDED OCTOBER 9, 1959, IN BOOK 2150, PAGE 650 OF OFFICIAL RECORDS; THENCE SOUTH 252 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE PROPERTY CONVEYED TO HARVEY L. GALLEGHER AND WIFE, BY DEED DATED JUNE 28, 1946, SAID POINT BEING 12 FEET WEST OF THE NORTHWEST CORNER OF THE LAND AS CONVEYED TO HARVEY L. GALLAGHER AND WIFE: THENCE EAST 12 FEET TO SAID CORNER, THENCE SOUTH ALONG WITH WEST LINE OF THE LAND SO CONVEYED TO HARVEY L. GALLAGHER AND WIFE, 210 FEET TO THE SOUTHWEST CORNER OF THE LAND SO CONVEYED TO HARVEY L. GALLAGHER AND WIFE, SAID POINT BEING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; 535 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS WAY CONVEYED TO THE HOUSING AUTHORITY OF THE COUNTY OF TULARE, IN DEED RECORDED APRIL 25, 1973, IN BOOK 3105, PAGE 233 OF OFFICIAL RECORDS, AS FILE NO. 17952.

EXHIBIT B

DEED

FREE RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Tulare
411 East Kern Avenue
Tulare, CA 93274

SPACE ABOVE THIS LINE FOR RECORDER'S USE
EXEMPT FROM RECORDING FEE PER GOV. CODE § 27383

GRANT DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the SUCCESSOR AGENCY to the Tulare Redevelopment Agency ("Grantor"), hereby grants to BOARD OF PUBLIC UTILITIES, CITY OF TULARE ("Grantee"), all of its respective rights, title, and interest in the real property hereinafter referred to as the "Property" in the City of Tulare, County of Tulare, State of California, as more particularly described in Attachment 1 attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf as of the date written below.

SUCCESSOR AGENCY to the Tulare Redevelopment
Agency

Paul Melikian, Interim City Manager

ATTEST:

Roxanne Yoder, Deputy City Clerk

APPROVED AS TO FORM:

David Hale, Legal Counsel

Attachment 1 to Grant Deed

LEGAL DESCRIPTION

For APN/Parcel ID(s): 175-220-10

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF TULARE, STATE OF CALIFORNIA; THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10, 234.4 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF THE LAND CONVEYED TO C. F. GELLER AND NETTIE GELLER, HIS WIFE, BY DEED DATED MARCH 11, 1947; THENCE EAST ALONG THE SOUTH LINE OF THE LAND SA CONVEYED TO C. F. GELLER AND WIFE, AND ALONG THE SOUTH LINE OF THE PROPERTY CONVEYED TO ESTHER MCCOY A SINGLE WOMAN, BY DEED DATED FEBRUARY 28, 1949, AND RECORDED MARCH 25, 1949 IN BOOK 1353, PAGE 569 OF OFFICIAL RECORDS 276 FEET TO THE SOUTHEAST CORNER OF THE LAND SO CONVEYED TO ESTHER MCCOY; THENCE NORTH ALONG THE EAST LINE OF THE LAND SO CONVEYED TO ESTHER MCCOY; 179 FEET MORE OR LESS, SAID POINT BEING IN THE SOUTH LINE OF CEDAR STREET, THENCE EASTERLY ALONG THE SOUTH LINE OF CEDAR STREET, 249.48 FEET MORE OR LESS, TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO THOMAS C. MENDOZA AND WIFE, BY DEED DATED SEPTEMBER 24, 1959, AND RECORDED OCTOBER 9, 1959, IN BOOK 2150, PAGE 650 OF OFFICIAL RECORDS; THENCE SOUTH 252 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE PROPERTY CONVEYED TO HARVEY L. GALLEGHER AND WIFE, BY DEED DATED JUNE 28, 1946, SAID POINT BEING 12 FEET WEST OF THE NORTHWEST CORNER OF THE LAND AS CONVEYED TO HARVEY L. GALLAGHER AND WIFE: THENCE EAST 12 FEET TO SAID CORNER, THENCE SOUTH ALONG WITH WEST LINE OF THE LAND SO CONVEYED TO HARVEY L. GALLAGHER AND WIFE, 210 FEET TO THE SOUTHWEST CORNER OF THE LAND SO CONVEYED TO HARVEY L. GALLAGHER AND WIFE, SAID POINT BEING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; 535 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS WAY CONVEYED TO THE HOUSING AUTHORITY OF THE COUNTY OF TULARE, IN DEED RECORDED APRIL 25, 1973, IN BOOK 3105, PAGE 233 OF OFFICIAL RECORDS, AS FILE NO. 17952.



Cal BRE #01222088

Steve Bonville
3989 South K Street
Tulare, CA 93274

RE: Broker Opinion of Value

Dear Steve,

As requested, please consider this letter as a Broker's Opinion of Value for the vacant lot located at the corner of Wright Way and Bardsley Ave. also known as APN 175-220-010. The lot is zoned as a residential lot. After viewing comparable sales in the area it is my professional opinion the lot has a market value of \$30,000. Please find information enclosed used to establish the value.

Sincerely,

Craig Smith, Broker
Craig Smith & Associates, Inc.

A REAL ESTATE COMPANY

CMA Report
Sorted by Status (asc), Price (asc)

Listings as of 10/10/2016 1:44:45 PM

Property Type: Lots & Land Include Property Subtype: Lots Transaction Type: Sale Areas: Tulare NW,Tulare SW City: Tulare Statuses: Active, Contingency (4/13/2016 or after) , Short Sale Pending (4/13/2016 or after) , Pending, Sold (4/13/2015 or after)

Lots & Land

Active

Address	City	Map	Acre	SqFt	Date	\$/Acre	DOM/ CDOM	Orig Price	List Price	
120 S E St	Tulare		0.1722	7500 sf	01/03/16	202671.31	281/3580	34,900	34,900	
725 W Inyo Ave	Tulare		0.1606	6995 sf	02/22/16	389165.63	231/231	62,500	62,500	
Listing Count	2	Averages	.17			295918.47	256/1906	48,700	48,700	
				High	62,500		Low	34,900	Median	48,700

Sold

Address	City	Map	Acre	SqFt	Date	\$/Acre	DOM/ CDOM	Orig Price	List Price	Sale Price	SP % LP
128 N West St	Tulare		0.2195	9563 sf	09/13/16	63781.32	43/43	25,000	14,900	14,000	93.96s
405 N D St	Tulare		0.1719	7486 sf	08/19/16	104712.04	29/29	23,000	23,000	18,000	78.26s
120 S F St	Tulare		0.1700	0.170 ac	08/29/16	117647.06	80/80	29,000	22,500	20,000	88.89s
528 W Sonora Ave	Tulare		0.3600	15682sf	12/22/15	58333.33	12/12	34,900	34,900	21,000	60.17s
220 W Inyo Ave	Tulare		0.0918	4000 sf	08/24/15	272331.15	356/1084	28,000	27,000	25,000	92.59s
528 W Sonora Ave	Tulare		0.3600	0.360 ac	06/20/16	69444.44	14/14	29,000	29,000	25,000	86.21s
1280 N H St	Tulare		0.2900	12632sf	04/28/16	125862.07	36/238	42,500	42,500	36,500	85.88s
Listing Count	7	Averages	.24			116015.92	81/214	30,200	27,686	22,786	83.71
				High	36,500		Low	14,000	Median	21,000	
Property Type Count	9	Averages	.22			155994.26	120/590	34,311	32,356	22,785	

Client Detail Report

Listings as of 10/13/16 at 2:31pm

Active 01/03/16 **Listing # 119966** **120 S E St, Tulare, CA 93274-0** [Map](#) **Listing Price: \$34,900**
County: Tulare **Cross St: Tulare Ave**



Property Type	Lots & Land	Property Subtype	Lots
Area	Tulare NW	Price/Acre	\$202,671.31
APN	175124002000	Lot Sq Ft (approx)	7500
DOM/CDOM	284/3583	Lot Acres (approx)	0.1722

[See Additional Pictures](#)

Directions From J Street, west on Tulare Avenue, left on E Street.

Marketing Remark Zoned R15-5000 sq. ft. single family residential. Submit offer!!

House	No	Sidewalk	No
Curb	No	Assoc. Fee & Amount	No
Gas	No	Electric	No
Phone	No	Sewer	No
Septic Tank	No	Water Service	Other
Well	No	Zoning Type	Residential
Specific Zoning Desg	R15		

Presented By:	Crystalyn Lessley	Craig Smith & Associates, Inc.
	Lic: 01941449 Primary: 559-686-1688 x200 Secondary: Other:	1695 E. Prosperity Ave. Tulare, CA 93274 559-686-1688 Fax : 559-686-2750 See our listings online:
	E-mail: crystalyn@craigsmithandassoc.com	
October 2016	Web Page:	http://www.craigsmithandassoc.com

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U.S. Patent 6,910,045



Client Detail Report

Listings as of 10/13/16 at 2:31pm

Sold 09/13/16 **Listing # 123250** **128 N West St, Tulare, CA 93274 Map** **Listing Price: \$14,900**
County: Tulare **Cross St: Tulare**



Property Type	Lots & Land	Property Subtype	Lots
Area	Tulare SW	Price/Acre	\$63,781.32
APN	175031015	Lot Sq Ft (approx)	9563 ((Appraiser))
		Lot Acres (approx)	0.2195

Directions From Tulare Ave and West St. in Tulare go North on West St. Property on right hand side

Marketing Remark Large lot in west Tulare.

Selling Price \$14,000

Selling Date 09/13/16
SP % LP 93.96

Pending Date 08/21/16

Terms	Cash	Lot Dimensions	62.5' x 153'
House	No	Sidewalk	No
Curb	Yes	Assoc. Fee & Amount	No
Gas	No	Electric	No
Phone	No	Sewer	Yes (Subject to city hookup and fees)
Septic Tank	No	Water Service	City (Subject to city hook up)
Well	No	Zoning Type	Residential

Presented By:

Crystalyn Lessley

Lic: 01941449

Primary: 559-686-1688 x200

Secondary:

Other:

E-mail: crystalyn@craigsmithandassoc.com

Web Page:

Craig Smith & Associates, Inc.

1695 E. Prosperity Ave.

Tulare, CA 93274

559-686-1688

Fax : 559-686-2750

See our listings online:

<http://www.craigsmithandassoc.com>

October 2016

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U.S. Patent 6,910,045



Client Detail Report

Listings as of 10/13/16 at 2:31pm

Sold 08/19/16 **Listing # 123655** **405 N D St, Tulare, CA 93274-3707 Map** **Listing Price: \$23,000**
County: Tulare **Cross St: Cross**



Property Type	Lots & Land	Property Subtype	Lots
Area	Tulare NW	Price/Acre	\$104,712.04
APN	169211004000	Lot Sq Ft (approx)	7486 ((Tax Records))
		Lot Acres (approx)	0.1719

[See Additional Pictures](#)

Directions From South Mooney, West on Cross to North D Street, left to property (on corner).

Marketing Remark Large lot located on corner of a cul-de-sac street. Ready to be built on. Many trees on property. Walking/bike path adjacent to lot. Ideal location and near all schools and services. Take a look today and make your offer!

Selling Price \$18,000

Selling Date 08/19/16
SP % LP 78.26

Pending Date 07/20/16

Terms	Cash	House	No
Sidewalk	No	Curb	Yes
Assoc. Fee & Amount	No	Gas	Yes
Electric	Yes	Phone	No
Sewer	Yes	Septic Tank	No
Water Service	City	Well	No
Zoning Type	Residential		

Presented By:

Crystalyn Lessley

Lic: 01941449
 Primary: 559-686-1688 x200
 Secondary:
 Other:

E-mail: crystalyn@craigsmithandassoc.com
 Web Page:

Craig Smith & Associates, Inc.

1695 E. Prosperity Ave.
 Tulare, CA 93274
 559-686-1688
 Fax : 559-686-2750

See our listings online:

<http://www.craigsmithandassoc.com>

October 2016

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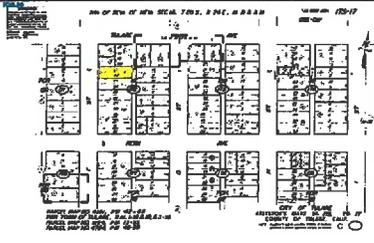
U.S. Patent 6,910,045



Client Detail Report

Listings as of 10/13/16 at 2:31pm

Sold 08/29/16 **Listing # 122914** **120 S F St, Tulare, CA 93274-3837 Map** **Listing Price: \$22,500**
County: Tulare **Cross St: Bardsley Ave**



Property Type	Lots & Land	Property Subtype	Lots
Area	Tulare NW	Price/Acre	\$117,647.06
APN	175172002000	Lot Sq Ft (approx)	7405 ((Tax Records))
		Lot Acres (approx)	0.1700
See Additional Pictures			

Directions From the intersection of Tulare Ave & J Street, head west on Tulare Ave, south on F Street

Marketing Remark .17 acre Residential Vacant Lot in the City of Tulare - utilities available.

Selling Price \$20,000

Selling Date 08/29/16
SP % LP 88.89

Pending Date 08/12/16

House	No	Sidewalk	No
Curb	No	Assoc. Fee & Amount	No
Gas	Yes (Buyer to verify)	Electric	Yes (Buyer to verify)
Phone	Yes (Buyer to verify)	Sewer	Yes (Buyer to verify)
Septic Tank	No (Buyer to verify)	Water Service	City (Buyer to verify)
Well	No (Buyer to verify)		

Presented By:

Crystalyn Lessley

Lic: 01941449
 Primary: 559-686-1688 x200
 Secondary:
 Other:

E-mail: crystalyn@craigsmithandassoc.com
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U.S. Patent 6,910,045



Client Detail Report

Listings as of 10/13/16 at 2:31pm

Sold 12/22/15 **Listing # 119445** **528 W Sonora Ave, Tulare, CA 93274-5139 Map** **Listing Price: \$34,900**
County: Tulare **Cross St: South E St.**



Property Type	Lots & Land	Property Subtype	Lots
Area	Tulare SW	Price/Acre	\$58,333.33
APN	175273020000	Lot Sq Ft (approx)	15682 ((Tax Records))
		Lot Acres (approx)	0.3600

Directions From Inyo and J street, head West on Inyo, turn left on to South E, and right on West Sonora. Lot is on your right.

Marketing Remark Large lot with utility hook ups ready for you to build on in South West Tulare.

Selling Price \$21,000

Selling Date 12/22/15
SP % LP 60.17

Pending Date 12/02/15

House	No	Sidewalk	Yes
Curb	Yes	Assoc. Fee & Amount	No
Gas	Yes	Electric	Yes
Phone	No	Sewer	Yes
Septic Tank	No	Water Service	City
Well	No	Zoning Type	Residential

Presented By:

Crystalyn Lessley

Lic: 01941449
 Primary: 559-686-1688 x200
 Secondary:
 Other:

E-mail: crystalyn@craigsmithandassoc.com
 Web Page:

Craig Smith & Associates, Inc.

1695 E. Prosperity Ave.
 Tulare, CA 93274
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 Fax : 559-686-2750

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October 2016

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U.S. Patent 6,910,045



Client Detail Report

Listings as of 10/13/16 at 2:31pm

Sold 08/24/15 **Listing # 111074** **220 W Inyo Ave, Tulare, CA 93274-0** [Map](#) **Listing Price: \$27,000**
County: Tulare **Cross St: H Street**



Property Type	Lots & Land	Property Subtype	Lots
Area	Tulare SW	Price/Acre	\$272,331.16
APN	175183007000	Lot Sq Ft (approx)	4000
		Lot Acres (approx)	0.0918
See Additional Pictures			

Directions On Inyo, between H and G streets, on north side of street, adjacent to alley way.

Marketing Remark Vacant lot zoned C-4, (service commercial) service commercial priced to sell. Drive by and take a look.

Selling Price \$25,000

Selling Date 08/24/15
SP % LP 92.59

Pending Date 08/10/15

Terms	Cash	Lot Dimensions	40x100
House	No	Sidewalk	Yes
Curb	Yes	Assoc. Fee & Amount	No
Gas	Yes	Electric	Yes
Phone	Yes	Sewer	Yes
Septic Tank	No	Water Service	City
Well	No	Topography	Flat
Zoning Type	Commercial Other (service)	Specific Zoning Desg	C-4

Presented By:

Crystalyn Lessley

Lic: 01941449
 Primary: 559-686-1688 x200
 Secondary:
 Other:

E-mail: crystalyn@craigsmithandassoc.com

Web Page:

Craig Smith & Associates, Inc.

1695 E. Prosperity Ave.
 Tulare, CA 93274
 559-686-1688
 Fax : 559-686-2750

See our listings online:

<http://www.craigsmithandassoc.com>

October 2016

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Information has not been verified, is not guaranteed and is subject to change.

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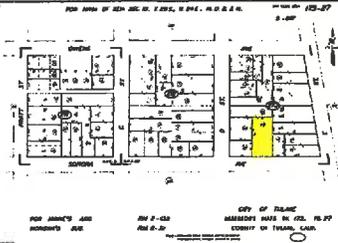
U.S. Patent 6,910,045



Client Detail Report

Listings as of 10/13/16 at 2:31pm

Sold 06/20/16 **Listing # 122916** **528 W Sonora Ave, Tulare, CA 93274-5139 Map** **Listing Price: \$29,000**
County: Tulare **Cross St: D Street**



Property Type	Lots & Land	Property Subtype	Lots
Area	Tulare SW	Price/Acre	\$69,444.44
APN	175273020000	Lot Sq Ft (approx)	15682 ((Tax Records))
		Lot Acres (approx)	0.3600

See Additional Pictures

Directions From the intersection of Bardsley Ave & E St, head north on E St, west on Sonora Ave

Marketing Remark Over 1/3 Acre Residential Vacant Lot in the City of Tulare - utilities available.

Selling Price \$25,000

Selling Date 06/20/16
SP % LP 86.21

Pending Date 06/06/16

House	No	Sidewalk	No
Curb	No	Assoc. Fee & Amount	No
Gas	Yes (Buyer to verify)	Electric	Yes (Buyer to verify)
Phone	Yes (Buyer to verify)	Sewer	Yes (Buyer to verify)
Septic Tank	No (Buyer to verify)	Water Service	City (Buyer to verify)
Well	No (Buyer to verify)		

Presented By:

Crystalyn Lessley

Lic: 01941449
 Primary: 559-686-1688 x200
 Secondary:
 Other:

E-mail: crystalyn@craigsmithandassoc.com
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U.S. Patent 6,910,045



Client Detail Report

Listings as of 10/13/16 at 2:31pm

Sold 04/28/16 **Listing # 121235** **1280 N H St, Tulare, CA 93274-1810 Map** **Listing Price: \$42,500**
County: Tulare **Cross St: Prosperity Ave.**



Property Type	Lots & Land	Property Subtype	Lots
Area	Tulare NW	Price/Acre	\$125,862.07
APN	169090012000	Lot Sq Ft (approx)	12632 ((Tax Records))
		Lot Acres (approx)	0.2900

[See Additional Pictures](#)

Directions From Prosperity Avenue and J Street, west on Prosperity to corner of H Street and Prosperity. Property is situated just west of Prosperity and J Street.

Marketing Remark Commercial lot zoned C-4, located near the busy intersection of J Street and Prosperity Avenue with plenty of traffic exposure.

Selling Price \$36,500

Selling Date 04/28/16
SP % LP 85.88

Pending Date 04/06/16

Lot Dimensions	.29 acres	House	No
Sidewalk	No	Curb	No
Assoc. Fee & Amount	No	Gas	No
Electric	No	Phone	No
Sewer	No	Septic Tank	No
Water Service	City	Well	No
Topography	Flat	Zoning Type	Commercial Retail (C-4), Industrial

Presented By:

Crystalyn Lessley

Lic: 01941449
 Primary: 559-686-1688 x200
 Secondary:
 Other:

E-mail: crystalyn@craigsmithandassoc.com

Web Page:

Craig Smith & Associates, Inc.

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U.S. Patent 6,910,045



AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Successor Agency to the Tulare Redevelopment Agency

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Adopt Resolution 2016-04 approving the subordination of statutory pass-through payments received by the City from the Merged Tulare Redevelopment Projects (the "Project Area") to the payment of debt service on the proposed 2016 Tax Allocation Refunding Bonds.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

The Successor Agency to the Redevelopment Agency of the City of Tulare ("Successor Agency") is planning to issue 2016 Tax Allocation Refunding Bond to refund the Redevelopment Agency's outstanding 2010 Tax Allocation Bonds for savings.

The City previously approved the subordination of its statutory pass-through payments from the Project Area to debt repayment on the outstanding 2010 Tax Allocation Bonds. The Resolution will similarly approve subordination of the City's statutory pass-through payments to the proposed 2016 Tax Allocation Refunding Bonds.

The subordination increases the amount of tax increment revenues available to secure debt repayment for bonds. This will help maximize repayment security for the refunding bonds, and in turn help minimize interest rates and maximize savings. Tax revenues from the Project Area have been and are projected to continue to be more than sufficient to pay debt service on the bonds and meet all other payment obligations.

STAFF RECOMMENDATION:

Adopt Resolution 2016-04 approving the subordination of statutory pass-through payments received by the City from the Merged Tulare Redevelopment Projects (the "Project Area") to the payment of debt service on the proposed 2016 Tax Allocation Refunding Bonds.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

Review by Bond Counsel

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

Submitted by: Darlene Thompson **Title:** Finance Director

Date: November 5, 2016

Interim City Manager Approval: _____

RESOLUTION 2016-____

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF TULARE APPROVING THE SUBORDINATION OF STATUTORY PASS-THROUGH PAYMENTS ALLOCATED TO THE CITY OF TULARE IN CONNECTION WITH THE ISSUANCE BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF TULARE OF ITS 2016 TAX ALLOCATION REFUNDING BONDS

WHEREAS, California Health and Safety Code section 34177.5, provides, among other provisions, that a successor agency has the authority, rights, and powers of redevelopment agencies for the purpose of issuing bonds or incurring other indebtedness for specified purposes, including but not limited to refunding existing bonds or other indebtedness of the former redevelopment agency; and

WHEREAS, the Successor Agency to the Redevelopment Agency of the City of Tulare (the "Successor Agency") intends to issue refunding bonds to be secured by the Agency's tax increment revenue (the "Bonds"), and

WHEREAS, California Health and Safety Code Section 33607.5(e) provides that the Agency may, with a taxing entity's approval, subordinate amounts payable from tax increments of a redevelopment project area ("Statutory Pass-Through Payments") to bonds issued by the Successor Agency; and

WHEREAS, the Successor Agency delivered to the City of Tulare a letter dated October 21, 2016 (the "Subordination Request Letter") which requests the City of Tulare subordinate the Statutory Pass-Through Payments it receives from the Merged Tulare Redevelopment Projects (the "Project Area") to the payment of debt service on the Bonds; and

WHEREAS, the Subordination Request Letter included a tax revenue projection summary for the Bonds projecting sufficient funds will be available to pay both the debt service on the Bonds and the Statutory Pass-Through Payments required to be paid to the City of Tulare.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE COUNCIL OF THE CITY OF TULARE AS FOLLOWS:

Section 1. Approval of Subordination. The City of Tulare approves the subordination of the Statutory Pass-Through Payment to the payment of debt service on the Bonds as requested by the Successor Agency in the Subordination Request Letter.

Section 2. Authorization of City Manager. The City Manager is authorized to confirm the approval of the subordination request and execute any documents necessary or desirable to effect the subordination described herein.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2016.

Successor Agency Chairperson
Mayor of the City of Tulare

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF TULARE)

I, Roxanne Yoder, Chief Deputy City Clerk of the City of Tulare, as the Successor Agency to the Tulare Redevelopment Agency, certify the foregoing is the full and true Resolution 2016-04 passed and adopted by the Successor Agency to the Redevelopment Agency of the City of Tulare at a regular meeting held on November 15, 2016, by the following vote:

Aye(s): _____

Noe(s): _____ Absent/Abstention(s): _____

Dated: PAUL MELIKIAN, City Clerk

Roxanne Yoder, Chief Deputy City Clerk



Agri-Center Of The World

FINANCE

October 24, 2016

Mr. Paul Melikian
Interim City Manager
City of Tulare
411 East Kern Avenue
Tulare, CA 93274

Request for Tax Increment Payment Subordination for Proposed 2016 Tax Allocation Refunding Bonds for the City of Tulare Merged Redevelopment Projects

Dear Mr. Melikian:

The Successor Agency to the Redevelopment Agency of the City of Tulare ("Successor Agency") is planning to issue 2016 Tax Allocation Refunding Bonds, Series A and B ("2016 Refunding Bonds") to refund the Redevelopment Agency's outstanding 2010 Tax Allocation Bonds, Series A and B, and 2010 Tax Allocation Housing Bonds, Series C (together the "2010 Bonds") in order to reduce annual debt service and achieve savings. Interest rates are currently very low by historical standards. The refunding is projected to reduce annual debt service by an average of over \$300,000 per year and generate net present value savings of over \$2 million over the life of the bonds.

The purpose of this letter is to request approval of a subordination to the 2016 Refunding Bonds of the amount of tax increment revenues required to be paid by the Successor Agency to the affected taxing entities. A similar subordination was previously requested and approved by your agency for the outstanding 2010 Bonds. The subordination helps maximize the amount of revenues pledged to debt repayment for the 2016 Refunding Bonds, which in turn will help the bonds obtain low interest rates to maximize savings for the benefit of all the taxing entities.

The Successor Agency retained RSG, Inc. to prepare a Fiscal Consultant Report ("Report") for proposed 2016 Refunding Bonds. When the former Tulare Redevelopment Agency ("RDA") adopted the Merged Redevelopment Project ("Project"), the RDA entered into cooperation agreements with various districts that allowed it to subordinate their statutory taxing agency payments to bond debt service payments. Health and Safety Code ("H&SC") Section 34177.5(c) statutorily allows the Successor Agency all authority, rights, and powers of the former RDA to request subordination from affected taxing entities.

Pursuant to section 34177.5(e) of the H&SC, prior to incurring any bonds or other indebtedness, the Successor Agency may subordinate the amount of tax increment revenues required to be paid to an affected taxing entity, provided the affected taxing entity has approved the subordination pursuant to the

H&SC. Section 34177.5(e)(2) of the H&SC requires that, at the time of a request for subordination, the Successor Agency must provide the affected taxing entity with substantial evidence that sufficient funds will be available to pay both the debt service on any bonds or other indebtedness, and payments required to be paid to the affected taxing entity when due.

The attached "Tax Increment Projections" table prepared by RSG, Inc., the fiscal consultant, provides evidence that sufficient tax increment revenue will be available to fund bond debt service and all statutory taxing agency payments, pursuant to the H&SC. The Projections are based on Fiscal Year 2016-17 assessed valuation and conservative assumptions about future growth in assessed valuation.

Section 34177.7(c)(3) of the H&SC requires that within 45 days after receipt of the Successor Agency's request, the affected taxing entity must approve or disapprove the request for subordination. An affected taxing entity may disapprove a request for subordination only if it finds, based upon substantial evidence, that the Successor Agency will not be able to pay the debt service payments and the amount required to be paid to the affected taxing entity. If the affected taxing entity does not act within 45 days after receipt of the Successor Agency's request, the request to subordinate is automatically deemed approved and will be final and conclusive.

If you have any questions or need additional information, please feel free to call Darlene Thompson, Finance Director for the Successor Agency at (559) 684-4255.

Sincerely,

A handwritten signature in cursive script, appearing to read "Darlene Thompson".

City of Tulare Successor Agency



BETTER COMMUNITIES. BOLDER FUTURES

RSG, INC.
309 WEST 4TH STREET
SANTA ANA, CALIFORNIA
92701-4502

T 714 541 4585
F 714 541 1175
E INFO@WEBRSG.COM
WEBRSG.COM

Via E- Mail

October 21, 2016

Ms. Darlene Thompson
Finance Director / Treasurer
City of Tulare
411 East Kern Avenue
Tulare, California 93274

PROPOSED 2016 TAX ALLOCATION REFUNDING BONDS, SERIES A AND B, FOR THE CITY OF TULARE MERGED REDEVELOPMENT PROJECT

Dear Darlene:

The Successor Agency to the Tulare Redevelopment Agency ("Successor Agency") retained RSG, Inc. to prepare a Fiscal Consultant Report for the Successor Agency's proposed 2016 Tax Allocation Refunding Bonds, Series A and B ("2016 Bonds"). When the former Tulare Redevelopment Agency ("RDA") adopted the Merged Redevelopment Project, the RDA entered into cooperation agreements with various school districts that allow the Successor Agency to subordinate their statutory taxing agency payments to bond debt service payments. To accomplish this, the Successor Agency must provide evidence that it will be able to fund the bond debt service payments without impacting the statutory taxing agency payments. Furthermore, Health and Safety Code Section 34177.5(c) statutorily allows the Successor Agency to request subordination from additional taxing entities.

The attached table, "Tax Increment Revenue Projections and Subordinated Statutory Taxing Agency Payments" ("Projections"), is based upon the assumptions and tax increment revenue projections presented in the Report. The Projections provide evidence that sufficient tax increment revenue will be available to fund bond debt service and all statutory taxing agency payments, pursuant to Section 34177.5(c) of the Health and Safety Code. The Projections are based on Fiscal Year 2016-17 assessed valuation and conservative assumptions about future growth in assessed valuation.

Sincerely,

RSG, INC.

Tara E. Matthews
Principal

FISCAL HEALTH
ECONOMIC DEVELOPMENT
REAL ESTATE, HOUSING
AND HEALTHY COMMUNITIES

Tax Increment Revenue Projections with No Growth
 Tuare Successor Agency
 Merged Project Area

Bond Year	Fiscal Year	Secured Assessed Value (1)	Unsecured Assessed Value	State Assessed Property Value	Total Assessed Valuation	Incremental Valuation	Utility Revenue	Estimated Gross Tax Revenue	County Admin Fees	Low/Mod Housing Set-aside (2)	Section 3367b Pass Throughs	Negotiated Pass Throughs	Senior AB 1290 Payments	Land O Lakes Agreement Payment	Net Tax Revenue after Senior Obligations (3)	Subordinate AB 1290 Payments	Net Revenue Less Subordinate AB 1290 Payments
(1) Secured Assessed Value includes the value of the homeowners' exemption, for which the State reimburses local governments. (2) The Discount Act eliminated the 20% housing set aside requirement and gross revenue is available to repay debt service. This is shown for illustrative purposes only. (3) The amount shown as Net Tax Revenue after Senior Obligations is not net of pass-through payments that are subordinate to the debt service and is not net of housing.																	
1	2016-17	\$ 648,476,670	\$ 40,929,100	\$ 2,858,472	\$ 692,264,242	\$ 662,288,258	\$ 118,947	\$ 6,741,530	\$ 172,633	\$ 1,348,366	\$ 75,021	\$ 950,222	\$ 261,643	\$ 283,007	\$ 4,999,303	\$ 650,112	\$ 4,349,191
2	2017-18	648,476,670	40,929,100	2,186,744	891,592,514	661,616,530	118,947	6,735,112	172,461	1,347,022	76,521	948,911	261,416	283,007	4,992,766	649,065	4,343,700
3	2018-19	648,476,670	40,929,100	2,186,744	891,592,514	661,616,530	118,947	6,735,112	172,461	1,347,022	78,052	948,911	261,416	283,007	4,991,265	649,065	4,342,200
4	2019-20	648,476,670	40,929,100	2,186,744	891,592,514	661,616,530	118,947	6,735,112	172,461	1,347,022	79,613	948,911	261,416	283,007	4,989,704	649,065	4,340,639
5	2020-21	648,476,670	40,929,100	2,186,744	891,592,514	661,616,530	118,947	6,735,112	172,461	1,347,022	81,205	995,790	261,416	283,007	4,951,293	649,065	4,302,228
6	2021-22	648,476,670	40,929,100	1,699,378	891,105,148	661,129,164	118,947	6,730,239	172,336	1,346,048	82,829	984,332	261,302	283,007	4,946,432	648,397	4,298,035
7	2022-23	648,476,670	40,929,100	1,699,378	891,105,148	661,129,164	118,947	6,730,239	172,336	1,346,048	84,486	984,332	261,302	283,007	4,944,775	648,397	4,296,379
8	2023-24	648,476,670	40,929,100	1,699,378	891,105,148	661,129,164	118,947	6,730,239	172,336	1,346,048	86,176	984,332	261,302	283,007	4,943,086	648,397	4,294,689
9	2024-25	648,476,670	40,929,100	1,699,378	891,105,148	661,129,164	118,947	6,730,239	172,336	1,346,048	87,889	984,332	261,302	283,007	4,941,799	648,397	4,292,402
10	2025-26	648,476,670	40,929,100	1,334,494	890,740,264	660,764,280	118,947	6,726,590	172,243	1,345,318	89,657	983,213	261,245	-	5,220,231	648,300	4,571,931
11	2026-27	648,476,670	40,929,100	1,334,494	890,740,264	660,764,280	118,947	6,726,590	172,243	1,345,318	91,450	983,213	261,245	-	5,218,438	648,300	4,570,138
12	2027-28	648,476,670	40,929,100	1,334,494	890,740,264	660,764,280	118,947	6,726,590	172,243	1,345,318	93,279	983,213	261,245	-	5,216,609	648,300	4,568,309
13	2028-29	648,476,670	40,929,100	1,334,494	890,740,264	660,764,280	118,947	6,726,590	172,243	1,345,318	95,145	983,213	261,245	-	5,214,744	648,300	4,566,443
14	2029-30	648,476,670	40,929,100	1,055,091	890,480,861	660,484,877	118,947	6,723,796	172,171	1,344,759	97,048	982,319	261,217	-	5,211,041	648,252	4,562,789
15	2030-31	648,476,670	40,929,100	1,055,091	890,480,861	660,484,877	118,947	6,723,796	172,171	1,344,759	98,989	982,319	261,217	-	5,209,100	648,252	4,560,849
16	2031-32	648,476,670	40,929,100	1,055,091	890,480,861	660,484,877	118,947	6,723,796	172,171	1,344,759	100,968	982,319	261,217	-	5,207,121	648,252	4,558,869
17	2032-33	648,476,670	40,929,100	1,055,091	890,480,861	660,484,877	118,947	6,723,796	172,171	1,344,759	102,988	982,319	261,217	-	5,205,101	648,252	4,556,849
18	2033-34	648,476,670	40,929,100	837,821	890,243,591	660,267,607	118,947	6,721,623	172,116	1,344,325	105,048	981,603	261,202	-	5,201,655	648,228	4,553,427
19	2034-35	648,476,670	40,929,100	837,821	890,243,591	660,267,607	118,947	6,721,623	172,116	1,344,325	107,148	981,603	261,202	-	5,199,554	648,228	4,551,326
20	2035-36	648,476,670	40,929,100	837,821	890,243,591	660,267,607	118,947	6,721,623	172,116	1,344,325	109,291	981,603	261,202	-	5,197,411	648,228	4,549,183
21	2036-37	648,476,670	40,929,100	837,821	890,243,591	660,267,607	118,947	6,721,623	172,116	1,344,325	111,477	981,603	261,202	-	5,195,225	648,228	4,546,997
22	2037-38	648,476,670	40,929,100	667,131	890,072,901	660,096,917	118,947	6,719,916	172,072	1,343,983	113,707	981,030	261,195	-	5,191,912	648,216	4,543,696
23	2038-39	648,476,670	40,929,100	667,131	890,072,901	660,096,917	118,947	6,719,916	172,072	1,343,983	115,981	981,030	261,195	-	5,189,638	648,216	4,541,422
24	2039-40	648,476,670	40,929,100	667,131	890,072,901	660,096,917	118,947	6,719,916	172,072	1,343,983	118,301	981,030	261,195	-	5,187,318	648,216	4,539,102
25	2040-41	648,476,670	40,929,100	667,131	890,072,901	660,096,917	118,947	6,719,916	172,072	1,343,983	120,667	981,030	261,195	-	5,184,952	648,216	4,536,736
TOTAL					\$229,975,984			\$168,170,933	\$4,306,234	\$33,634,187	\$2,402,945	\$24,432,672	\$6,531,951	\$2,284,058	\$128,233,073	\$16,211,942	\$112,021,130

AGENDA ITEM:

**CITY OF TULARE
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Finance

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Public Hearing to receive and accept the City’s annual Development Impact Fee Fund Report for the fiscal year ended June 30, 2016.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

Government Code Section 66006 requires that the city prepare and make available to the public an annual report of the receipt and disbursement of development impact fees. This report must be made available to the public within 180 days after the end of the prior year. The City Council is required to review and accept this report at the next regularly scheduled public meeting not less than 15 days after the report is made available to the public. Accordingly, the report was mailed to the Council members on October 24, 2016. The report is being presented to the Council for formal acceptance, by minute order.

STAFF RECOMMENDATION:

Receive and accept the City’s annual Development Impact Fee Fund Report for the fiscal year ended June 30, 2016.

CITY ATTORNEY REVIEW: Yes No N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

Submitted by: Darlene Thompson **Title:** Finance Director

Date: October 24, 2016 **Interim City Manager Approval:** _____

EXHIBIT "A"

CITY OF TULARE - DEVELOPMENT IMPACT FEE SCHEDULE

Single-Family Detached Residential

Fee Categories	Police Facilities	Fire Stations & Apparatus	City Facilities		Transportation				Water Facilities	Groundwater Recharge	Sewer Facilities		Stormwater Facilities	Parks Facilities	General Plan
			Library	General	Local Streets	Medians & Landsc	R/R Grade Separation	Highways			Domestic	Industrial			
Basis of Fee	(per unit)	(per unit)	(per unit)		(per unit)	(per unit)	(per unit)	(per unit)	(per unit)	(per unit)	(per gpd)	(per unit)	(per unit)	(per unit)	
Building Area															
0 - 899 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$2,180		\$2,060		\$3,129	\$27	
900 - 999 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$2,210		\$2,090		\$3,129	\$27	
1000 - 1099 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$2,330		\$2,190		\$3,129	\$27	
1100 - 1199 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$2,420		\$2,280		\$3,129	\$27	
1200 - 1299 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$2,510		\$2,360		\$3,129	\$27	
1300 - 1399 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$2,590		\$2,450		\$3,129	\$27	
1400 - 1499 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$2,670		\$2,520		\$3,129	\$27	
1500 - 1599 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$2,740		\$2,580		\$3,129	\$27	
1600 - 1699 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$2,800		\$2,640		\$3,129	\$27	
1700 - 1799 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$2,870		\$2,710		\$3,129	\$27	
1800 - 1899 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$2,930		\$2,760		\$3,129	\$27	
1900 - 1999 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$2,980		\$2,810		\$3,129	\$27	
2000 - 2099 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$3,030		\$2,860		\$3,129	\$27	
2100 - 2199 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$3,080		\$2,910		\$3,129	\$27	
2200 - 2299 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$3,130		\$2,950		\$3,129	\$27	
2300 - 2399 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$3,180		\$3,000		\$3,129	\$27	
2400 - 2499 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$3,220		\$3,040		\$3,129	\$27	
2500 - 2599 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$3,260		\$3,080		\$3,129	\$27	
2600 - 2699 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$3,300		\$3,110		\$3,129	\$27	
2700 - 2799 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$3,340		\$3,150		\$3,129	\$27	
> 2800 sq.ft.	\$38	\$246	\$0	\$345	\$632	\$24	\$316	\$629	\$3,380		\$3,180		\$3,129	\$27	
Density Category															
1 = Rural Residential (Less than 2.0 dwelling units / acre)										\$517		\$1,438			
2 = Rural Estate Residential (2.1 - 3.0 dwelling units / acre)										\$517		\$1,438			
3 = Low Density Residential (3.1 - 7.0 dwelling units / acre)										\$517		\$1,438			
4 = Medium Density Residential (7.1 - 14.0 dwelling units / acre)										\$517		\$1,438			
5 = High Density Residential (More than 14.0 dwelling units / acre)										\$517		\$1,438			

EXHIBIT "A"

CITY OF TULARE - DEVELOPMENT IMPACT FEE SCHEDULE

Multi-Family Attached Residential

Fee Categories	Police Facilities	Fire Stations & Apparatus	City Facilities		Transportation			Water Facilities	Groundwater Recharge	Sewer Facilities		Stormwater Facilities	Parks Facilities	General Plan	
			Library	General	Local Streets	Grade Separation	Highways			Domestic	Industrial				
Basis of Fee	(per unit)	(per unit)	(per unit)		(per unit)		(per unit)	(per unit)	(per unit)	(per acre)	(per unit)	(per gpd)	(per acre)	(per unit)	(per unit)
All Building Areas	\$229	\$259	\$396	\$603	\$1,119		\$837	\$1,214	\$2,180	↓	\$2,060		↓	\$1,559	\$0
Density Category															
1 = Rural Residential (Less than 2.0 dwelling units / acre)										\$1,406			\$1,744		
2 = Rural Estate Residential (2.1 - 3.0 dwelling units / acre)										\$2,343			\$4,371		
3 = Low Density Residential (3.1 - 7.0 dwelling units / acre)										\$2,811			\$6,120		
4 = Medium Density Residential (7.1 - 14.0 dwelling units / acre)										\$3,514			\$8,769		
5 = High Density Residential (More than 14.0 dwelling units / acre)										\$4,685			\$10,123		

EXHIBIT "A"

CITY OF TULARE - DEVELOPMENT IMPACT FEE SCHEDULE

Commercial Land Uses

Fee Categories	Police Facilities	Fire Stations & Apparatus	City Facilities		Transportation			Water Facilities	Groundwater Recharge	Sewer Facilities		Stormwater Facilities	Parks Facilities	General Plan			
			Library	General	Local Streets	Rainfall Grade Separation	Highways			Domestic	Industrial						
Basis of Fee	(per sq.ft.)	(per sq.ft.)	(per sq.ft.)	(per sq.ft.)	(per sq.ft.)	(per sq.ft.)	(per meter)	(per acre)	(per meter)	(per gpd)	(per acre)	(per unit)	(per unit)				
Commercial Retail/Restaurant	\$0.17	\$0.29		\$0.18	\$3.265		\$2.442	\$3.543		\$2,750	\$2,570						
3/4" Water Meter															\$4,670	\$4,380	
1" Water Meter															\$9,070	\$8,500	
1-1/2" Water Meter															\$14,580	\$13,650	
2" Water Meter															\$29,440	\$27,570	
3" Water Meter															\$45,940	\$43,030	
4" Water Meter	(1)	(2)															
> 4" Water Meter																	
Commercial Other	\$0.05	\$0.72		\$0.31	\$0.692		\$0.517	\$0.751			\$2,750		\$2,570				
3/4" Water Meter																\$4,670	\$4,380
1" Water Meter																\$9,070	\$8,500
1-1/2" Water Meter																\$14,580	\$13,650
2" Water Meter									\$29,440			\$27,570					
3" Water Meter									\$45,940			\$43,030					
4" Water Meter	(1)	(2)															
> 4" Water Meter																	
Land Designation																	
Neighborhood Commercial											\$15,895						
Community Commercial											\$16,621						
Regional Commercial											\$16,610						
Service Commercial									\$1,523		\$16,580						
Central Business District											\$17,485						
Entertainment Commercial											\$11,364						
Office Commercial											\$16,425						

- (1) Water impact fee for water meters larger than 4" based on estimated annualized average daily water demand multiplied by \$5.03/gal, the net capital cost per gallon to provide service.
- (2) Sewer impact fee for water meters larger than 4" based on estimated annualized average daily discharge multiplied by \$7.88/gal, the net capital cost of capacity.
- (3) Storm Water Facilities and Groundwater Recharge fees based on gross acreage of site.

EXHIBIT "A"

CITY OF TULARE - DEVELOPMENT IMPACT FEE SCHEDULE

Industrial Land Uses

Fee Categories	Police Facilities	Fire Stations & Apparatus	City Facilities		Transportation			Water Facilities	Groundwater Recharge	Sewer Facilities		Stormwater Facilities	Parks Facilities	General Plan
			Library	General	Local Streets	Railroad Grade Separation	Highways			Domestic	Industrial			
Basis of Fee	(per sq. ft.)	(per sq. ft.)	(per sq. ft.)		(per sq. ft.)	(per sq. ft.)	(per sq. ft.)	(per meter)	(per acre)	(per meter)	(per gpd)	(per acre)	(per unit)	(per unit)
Industrial														
3/4" Water Meter								\$2,750	↓	\$2,570		↓		
1" Water Meter							\$4,670	\$4,380						
1-1/2" Water Meter							\$9,070	\$8,500						
2" Water Meter	\$0.01	\$0.03		\$0.08	\$0.233	\$0.174	\$0.253	\$14,580		\$13,650	\$7.44			
3" Water Meter							\$29,440	\$27,570						
4" Water Meter							\$45,940	\$43,030						
> 4" Water Meter							(1)	(2)						
Land Designation														
Light Industrial								\$2,343				\$12,240		
Heavy Industrial								\$8,492				\$12,240		

- (1) Fees for water meters larger than 4" will be based upon estimated annualized average daily water demand and the net capital cost per gallon to provide service.
 (2) Fees for water meters larger than 4" will be based upon estimated annualized average daily discharge and the net capital cost of capacity.

EXHIBIT "B"
CITY OF TULARE - DEVELOPMENT IMPACT FEES
SUMMARY OF RECEIPTS, EXPENDITURES, TRANSFERS OUT, AND FUND BALANCES
FISCAL YEAR ENDED JUNE 30, 2016

DIF SCH	DIF FUND	FEE DESCRIPTION	BEGINNING BALANCE	REVENUES RECEIVED			ELIGIBLE DIF EXPENDITURES (MEMORANDUM ONLY)	REIMBURSEMENT TRANSFERS MADE	ENDING BALANCE
				FEES COLLECTED	INTEREST EARNED	TOTAL			
4	200	Law Enforcement Facilities & Equipment	0.00	12,122.00	59.04	12,181.04		12,181.04	0.00
5	210	Fire Facilities & Equipment	211,392.11	77,248.00	2,385.18	79,633.18			291,025.29
	215	Library	24,896.14		224.54	224.54			25,120.68
6	220	General Facilities & Equipment	0.00	109,675.00	549.85	110,224.85		110,224.85	0.00
16	225	General Plan Maintenance	113,321.05	8,362.00	1,073.56	9,435.56			122,756.61
7	230	Local Streets & Traffic Signals	937,380.13	194,482.68	7,148.88	201,631.56	597,125.47	597,125.47	541,886.22
	235	Grade Separation	749,611.38	91,064.84	5,042.83	96,107.67	794,818.00	794,818.00	50,901.05
8	240	Bridges & Culverts	0.00			0.00			0.00
	245	State Highway Projects	0.00	177,943.48	863.99	178,807.47		178,807.47	0.00
9	250	Street Medians & Landscaping	79,484.75	6,336.00	728.43	7,064.43			86,549.18
10	260	Water Supply, Distribution & Holding Fac	612,286.97	748,391.23	9,275.15	757,666.38			1,369,953.35
10	265	Ground Water Recharge	0.00	166,448.21	844.53	167,292.74		167,292.74	0.00
12	290	Sewage Col & Wastewater Treatment Fac	0.00	699,984.55	2,590.82	702,575.37		702,575.37	0.00
14	301	Storm Drainage Facilities	(1,521.29)	399,326.80	1,944.63	401,271.43		399,750.14	0.00
15	360	Street Sweeping	0.00			0.00			0.00
18	390	Parks & Recreation Facilities	0.00	815,450.59	4,037.72	819,488.31		83,200.06	736,288.25
Totals			<u>2,726,851.24</u>	<u>3,506,835.38</u>	<u>36,769.15</u>	<u>3,543,604.53</u>	<u>1,391,943.47</u>	<u>3,045,975.14</u>	<u>3,224,480.63</u>

EXHIBIT "C"
CITY OF TULARE - DEVELOPMENT IMPACT FEES
SUMMARY OF ELIGIBLE EXPENDITURES
FISCAL YEAR 2015-16

ELGDJFX0.WK4
24-Oct-16

SCH	DIF FUND	FEE DESCRIPTION EXPENDITURE DESCRIPTION	TOTAL EXPENDITURES	ALLOWED DIF PERCENT	ELIGIBLE DIF EXPENDITURES
4	200	Law Enforcement Facilities & Equipment Prior Cumulative Totals 2015-2016 Cumulative Totals	\$2,056,350.64 \$0.00 \$2,056,350.64		\$1,439,606.57 \$0.00 \$1,439,606.57
5	210	Fire Facilities & Equipment Prior Cumulative Totals 2015-2016 Cumulative Totals	\$1,390,034.01 \$0.00 \$1,390,034.01		\$846,226.92 \$0.00 \$846,226.92
7	215	Library Prior Cumulative Totals 2015-2016 Cumulative Totals	\$0.00 \$0.00 \$0.00		\$0.00 \$0.00 \$0.00
6	220	General Facilities & Equipment Prior Cumulative Totals 2015-2016 Cumulative Totals	\$3,242,454.25 \$0.00 \$3,242,454.25		\$1,620,005.99 \$0.00 \$1,620,005.99
5	225	General Plan Maintenance Prior Cumulative Totals 2015-2016 Cumulative Totals	\$0.00 \$0.00 \$0.00		\$0.00 \$0.00 \$0.00
7	230	Local Streets & Traffic Signals Prior Cumulative Totals Prosperity/Oaks Traffic Signal Prosperity/E Traffic Signal Cartmill Interchange 2015-2016 Cumulative Totals	\$8,229,004.76 \$19,718.01 \$1,005,809.75 \$7,213,500.74 \$8,239,028.50 \$16,468,033.26	25.00% 13.282% 6.3576%	\$7,164,018.81 \$4,929.50 \$133,592.31 \$458,603.66 \$597,125.47 \$7,761,144.28
17.1	235	Grade Separations Prior Cumulative Totals Cartmill Grade Separation 2015-2016 Cumulative Totals	\$966,041.16 \$21,978,009.46 \$21,978,009.46 \$22,944,050.62	0.03616%	\$966,041.16 \$794,818.00 \$794,818.00 \$1,760,859.16
8	240	Bridges & Culverts Prior Cumulative Totals 2015-2016 Cumulative Totals	\$250,674.56 \$0.00 \$250,674.56		\$67,744.08 \$0.00 \$11,063.83

EXHIBIT "C"
CITY OF TULARE - DEVELOPMENT IMPACT FEES
SUMMARY OF ELIGIBLE EXPENDITURES
FISCAL YEAR 2015-16

ELGDJFX0.WK4
24-Oct-16

<u>DIF SCH</u>	<u>DIF FUND</u>	<u>FEE DESCRIPTION</u> <u>EXPENDITURE DESCRIPTION</u>	<u>TOTAL</u> <u>EXPENDITURES</u>	<u>ALLOWED</u> <u>DIF</u> <u>PERCENT</u>	<u>ELIGIBLE</u> <u>DIF</u> <u>EXPENDITURES</u>
9	245	State Highway Projects Prior Cumulative Totals 2015-2016 Cumulative Totals	\$7,161,544.86 \$0.00 \$7,161,544.86		\$7,161,544.86 \$0.00 \$7,161,544.86
9	250	Street Medians & Landscaping Prior Cumulative Totals 2015-2016 Cumulative Totals	\$68,546.25 \$0.00 \$68,546.25		\$62,622.48 \$0.00 \$62,622.48
10	260	Water Supply, Distribution and Holding Facilities Prior Cumulative Totals 2015-2016 Cumulative Totals	\$4,218,401.00 \$0.00 \$4,218,401.00		\$4,405,624.70 \$0.00 \$4,405,624.70
10	265	Ground Water Recharge Prior Cumulative Totals 2015-2016 Cumulative Totals	\$4,144,298.17 \$0.00 \$4,144,298.17		\$4,144,298.17 \$0.00 \$4,144,298.17
13	290	Sewage Collection and Wastewater Treatment Facility Prior Cumulative Totals 2015-2016 Cumulative Totals	\$21,133,791.24 \$0.00 \$21,133,791.24		\$21,098,701.52 \$0.00 \$21,098,701.52
14	301	Storm Drainage Facilities Prior Cumulative Totals 2015-2016 Cumulative Totals	\$8,066,787.39 \$0.00 \$8,066,787.39		\$7,757,272.53 \$0.00 \$7,757,272.53
15	360	Street Sweeping Prior Cumulative Totals 2015-2016 Cumulative Totals	\$126,386.74 \$0.00 \$126,386.74		\$126,386.74 \$0.00 \$126,386.74
18	390	Parks & Recreation Facilities Prior Cumulative Totals 2015-2016 Cumulative Totals	\$11,201,457.94 \$0.00 \$11,201,457.94		\$10,934,572.40 \$0.00 \$10,934,572.40
		Grand Total 2015-2016 Cumulative Totals	\$72,255,772.97 \$30,217,037.96 \$102,472,810.93		\$67,794,666.93 \$1,391,943.47 \$69,129,930.15

EXHIBIT "D"
CITY OF TULARE
DEVELOPMENT IMPACT FEES
SUMMARY OF ENDING FUND BALANCES
AND UNREIMBURSED EXPENDITURES

PAGE 1

Total

FYE 6-30-2016			BEGINNING	CURRENT YEAR			TRANSFERS OUT		
DIF	DIF	RECIP	DIF FUND	DIF REVENUES	OTHER FUNDS' EXPENDITURES		TO OTHER FUNDS		
SCH.	FUND	FUND	BALANCES,	6-30-2016	UNREIMB -	YEAR-END,	6-30-2016		
			TOTAL		PR. YEAR	6-30-2016	TOTAL		
			FUND/DEPARTMENT DESCRIPTION						
4	2	200 001	LAW ENFORCE FACILs & EQUIP	0.00	12,181.04	1,108,004.50	0.00	1,108,004.50	12,181.04
5	2	210 001	FIRE FACILs & EQUIPMENT	211,392.11	79,633.18	(3,562.70)	0.00	(3,562.70)	0.00
		215 001	LIBRARY	24,896.14	224.54	0.00	0.00	0.00	0.00
6	2	220 001	GENERAL FACILs & EQUIPMENT	0.00	110,224.85	265,519.66	0.00	265,519.66	110,224.85
16	1	225 001	GENERAL PLAN MAINTENANCE	113,321.06	9,435.56	0.00	0.00	0.00	0.00
7	2	230 001	LOCAL STREETS & TRAF SIGs	937,380.13	201,631.56	0.00	597,125.47	597,125.47	597,125.47
17	1	235 001	GRADE SEPARATION	749,611.38	96,107.67	0.00	794,818.00	794,818.00	794,818.00
8	2	240 001	BRIDGES & CULVERTS	0.00	0.00	3,126.27	0.00	3,126.27	0.00
9		245 001	STATE HIGHWAY PROJECTS	0.00	178,807.47	4,451,543.11	0.00	4,451,543.11	178,807.47
9	2	250 001	ST MEDIANS & LANDSCAPING	79,484.75	7,064.43	0.00	0.00	0.00	0.00
10	2	260 10	WATER SUP, DIST & HLDING FAC	612,286.97	757,666.38	0.00	0.00	0.00	0.00
20	1	265 10	GROUND WATER RECHARGE	0.00	167,292.74	3,389,934.90	0.00	3,389,934.90	167,292.74
12	2	290 15	SEWAGE COLL & WASTEWTR FACIL	0.00	702,575.37	16,454,150.98	0.00	16,454,150.98	702,575.37
14	2	301 01	STORM DRAINAGE FACILITIES	(1,521.29)	401,271.43	1,847,674.38	0.00	1,847,674.38	399,750.14
15	2	360 012	STREET SWEEPING*	0.00	0.00	119,538.49	0.00	119,538.49	0.00
18	2	390 01	PARKS & RECREATION FACILs	0.00	819,488.31	83,200.06	0.00	83,200.06	83,200.06
				2,726,851.25				29,111,073.12	
			TOTAL ACTIVITY	2,726,851.25	3,543,604.53	27,719,129.65	1,391,943.47	29,111,073.12	3,045,975.14
			ALLOCATION						
			FUND 01		FUND 10	FUND 15	FUND 643	TOTAL	
				605,356.09	167,292.74	702,575.37	1,570,750.94		3,045,975.14

EXHIBIT "D"
 CITY OF TULARE
 DEVELOPMENT IMPACT FEES
 SUMMARY OF ENDING FUND BALANCES
 AND UNREIMBURSED EXPENDITURES
 FYE 6-30-2016

0.00

ENDING FUND BALANCES

DIF	DIF	RECIP		ENDING FUND BALANCES													TOTAL	
SCH.	FUND	FUND	FUND/DEPARTMENT DESCRIPTION	6-30-04	6-30-05	6-30-06	6-30-07	6-30-08	6-30-09	6-30-10	6-30-11	6-30-12	6-30-13	6-30-14	6-30-15	6-30-16		
4	2	200	001	LAW ENFORCE FACILs & EQUIP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5	2	210	001	FIRE FACILs & EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,661.68	63,110.79	43,801.80	66,817.84	79,633.18	291,025.29	
		215	001	LIBRARY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,260.13	3,478.73	157.28	224.54	25,120.68	
6	2	220	001	GENERAL FACILs & EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
16	1	225	001	GENERAL PLAN MAINTENANCE	2,798.00	7,962.21	19,064.58	29,006.06	15,969.36	8,517.75	5,211.72	5,204.27	5,037.63	2,755.60	4,480.73	7,313.15	9,435.56	122,756.62
7	2	230	001	LOCAL STREETS & TRAF SIGs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	157,418.75	182,835.91	201,631.56	541,886.22	
17	1	235	001	GRADE SEPARATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,901.05	50,901.05	
8	2	240	001	BRIDGES & CULVERTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
9		245	001	STATE HIGHWAY PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
9	2	250	001	ST MEDIANS & LANDSCAPING	0.00	0.00	0.00	16,724.66	20,932.95	12,538.14	5,390.86	6,662.78	3,883.29	1,906.26	4,246.99	7,198.82	7,064.43	86,549.18
10	2	260	10	WATER SUP, DIST & HLDING FAC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	610,106.04	759,847.31	1,369,953.35	
20	1	265	10	GROUND WATER RECHARGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
12	2	290	15	SEWAGE COLL & WASTEWTR FACIL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
14	2	301	01	STORM DRAINAGE FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
15	2	360	012	STREET SWEEPING*	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
18	2	390	01	PARKS & RECREATION FACILs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	736,288.25	736,288.25	
TOTAL ACTIVITY				2,798.00	7,962.21	19,064.58	45,730.72	36,902.31	21,055.89	10,602.58	11,867.05	46,582.60	89,032.78	213,427.00	874,429.04	1,845,025.88	3,224,480.64	

24-Oct-16
 BY: D. THOMPSON
 FINANCE DIRECTOR

0.00
 3,224,480.64
 0.00

EXHIBIT "D"
 CITY OF TULARE
 DEVELOPMENT IMPACT FEES
 SUMMARY OF ENDING FUND BALANCES
 AND UNREIMBURSED EXPENDITURES
 FYE 6-30-2016

UNREIMBURSED EXPENDITURES

DIF	DIF	RECIP		UNREIMBURSED EXPENDITURES									
SCH.	FUND	FUND	FUND/DEPARTMENT DESCRIPTION	AT 6-30-08	AT 6-30-09	AT 6-30-10	AT 6-30-11	AT 6-30-12	AT 6-30-13	AT 6-30-14	AT 6-30-15	AT 6-30-16	
4	2	200	001	LAW ENFORCE FACILs & EQUIP	1,182,944.58	1,172,407.03	1,166,405.92	1,156,435.25	1,146,946.09	1,126,346.26	1,117,872.97	1,108,004.50	1,095,823.46
5	2	210	001	FIRE FACILs & EQUIPMENT	166,922.21	108,642.07	72,742.06	11,935.67	(3,562.70)	(3,562.70)	(3,562.70)	(3,562.70)	(3,562.70)
		215	001	LIBRARY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	2	220	001	GENERAL FACILs & EQUIPMENT	717,893.42	641,637.29	591,434.36	533,904.04	717,893.42	591,434.36	354,208.39	265,519.66	155,294.81
16	1	225	001	GENERAL PLAN MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	2	230	001	LOCAL STREETS & TRAF SIGs	201,055.57	201,055.57	596,443.16	596,443.16	596,443.16	596,443.16	477,257.05	0.00	0.00
17	1	235	001	GRADE SEPARATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	2	240	001	BRIDGES & CULVERTS	3,126.27	3,126.27	3,126.27	3,126.27	3,126.27	3,126.27	3,126.27	3,126.27	3,126.27
9		245	001	STATE HIGHWAY PROJECTS	4,313,869.54	4,956,011.10	5,037,138.45	4,993,708.80	4,937,979.05	4,737,890.39	4,624,385.81	4,451,543.11	4,272,735.64
9	2	250	001	ST MEDIANS & LANDSCAPING	0.00	0.00	0.00	0.00	18,254.88	18,254.88	18,254.88	0.00	0.00
10	2	260	10	WATER SUP, DIST & HLDING FAC	1,072,920.43	1,158,908.58	1,357,096.12	1,278,301.67	1,165,385.22	875,948.92	514,966.35	0.00	0.00
20	1	265	10	GROUND WATER RECHARGE	2,125,823.43	2,011,883.20	2,072,111.43	3,578,746.42	3,663,559.05	3,595,958.98	3,530,460.23	3,389,934.90	3,222,642.16
12	2	290	15	SEWAGE COLL & WASTEWTR FACIL	16,198,903.60	17,786,702.28	18,006,398.82	17,927,694.01	17,865,970.82	17,785,556.16	17,512,609.45	16,454,150.98	15,751,575.61
14	2	301	01	STORM DRAINAGE FACILITIES	3,624,538.38	3,717,437.40	3,764,830.11	3,861,408.31	3,593,452.48	3,342,378.55	2,248,030.19	1,847,674.38	1,447,924.24
15	2	360	012	STREET SWEEPING*	119,538.52	119,538.52	119,538.52	119,538.52	119,538.52	119,538.49	119,538.49	119,538.49	119,538.49
18	2	390	01	PARKS & RECREATION FACILs	60.54	2,639,301.78	2,603,908.49	2,029,716.67	1,485,104.60	1,137,654.66	805,211.85	83,200.06	0.00
TOTAL ACTIVITY					<u>29,727,596.49</u>	<u>34,516,651.09</u>	<u>35,391,173.71</u>	<u>36,090,958.79</u>	<u>35,310,090.86</u>	<u>33,926,968.38</u>	<u>31,322,359.23</u>	<u>27,719,129.65</u>	<u>26,065,097.98</u>

EXHIBIT "D"
 CITY OF TULARE
 DEVELOPMENT IMPACT FEES
 SUMMARY OF ENDING FUND BALANCES
 AND UNREIMBURSED EXPENDITURES
 FYE 6-30-2016

				BEGINNING DIF FUND BALANCES												
DIF	DIF	RECIP	FUND/DEPARTMENT DESCRIPTION	6-30-05	6-30-06	6-30-07	6-30-08	6-30-09	6-30-10	6-30-11	6-30-12	6-30-13	6-30-14	6-30-15	6-30-16	TOTAL
SCH.	FUND	FUND		6-30-05	6-30-06	6-30-07	6-30-08	6-30-09	6-30-10	6-30-11	6-30-12	6-30-13	6-30-14	6-30-15	6-30-16	TOTAL
4	2	200 001	LAW ENFORCE FACILs & EQUIP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	2	210 001	FIRE FACILs & EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,661.68	63,110.79	43,801.80	66,817.84	211,392.11
		215 001	LIBRARY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,260.13	3,478.73	157.28	24,896.14
6	2	220 001	GENERAL FACILs & EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	1	225 001	GENERAL PLAN MAINTENANCE	2,798.00	7,962.21	19,064.58	29,006.06	15,969.36	8,517.75	5,211.72	5,204.27	5,037.63	2,755.60	4,480.73	7,313.15	113,321.06
7	2	230 001	LOCAL STREETS & TRAF SIGs	0.00	0.00	0.00	0.00	0.00	0.00	117,497.17	166,122.21	146,226.60	198,780.39	125,917.85	182,835.91	937,380.13
17	1	235 001	GRADE SEPARATION	0.00	0.00	0.00	0.00	101,886.35	115,478.74	73,406.70	77,749.36	76,645.51	135,769.24	73,295.48	95,380.00	749,611.38
8	2	240 001	BRIDGES & CULVERTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9		245 001	STATE HIGHWAY PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	2	250 001	ST MEDIANS & LANDSCAPING	0.00	0.00	0.00	23,923.48	20,932.95	12,538.14	5,390.86	6,662.78	3,883.29	1,906.26	4,246.99	0.00	79,484.75
10	2	260 10	WATER SUP, DIST & HLDING FAC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,180.93	0.00	610,106.04	612,286.97
20	1	265 10	GROUND WATER RECHARGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	2	290 15	SEWAGE COLL & WASTEWTR FACIL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	2	301 01	STORM DRAINAGE FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,521.29)	0.00	(1,521.29)
15	2	360 012	STREET SWEEPING*	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18	2	390 01	PARKS & RECREATION FACILs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ACTIVITY				2,798.00	7,962.21	19,064.58	52,929.54	138,788.66	136,534.63	201,506.45	255,738.62	269,454.71	425,763.34	253,700.29	962,610.22	2,726,851.25

AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Community Development Department

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Council consideration and direction to staff on the request by Louis Sparks, Executive Director of Lighthouse Rescue Mission for economic development assistance in the form of a grant in the sum of \$3,700 to pay entitlement processing fees for a proposed new Lighthouse Rescue Mission project.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

Applicant is proposing to design and construct a new 7,535 sf homeless shelter for men and women on a vacant parcel located at 214 South "H" Street. The facility expects to support up to thirty-two (32) guests. The City of Tulare Municipal Code Section 10.36.050 allows for emergency or transitional housing for thirteen or more in the RM zone upon the granting of a conditional use permit. The project will also require the adjustment of a lot line across the parcel to maximize lot width for the development of the facility. The facility is being proposed to assist with the growing number of the homeless population in the City of Tulare.

Applicant is requesting a grant from the Economic Development Assistance fund to pay for the filing fees for the entitlement process. These applications and fees include:

Conditional Use Permit Application: \$2,517.00
Environmental Exemption: \$41.00
Lot Line Adjustment Application: \$1,141.00
Total request: \$3,699.00

STAFF RECOMMENDATION:

Council consider and provide direction to staff on the request by Louis Sparks, Executive Director of Lighthouse Rescue Mission for economic development assistance in the form of a grant in the sum of \$3,700 to pay entitlement processing fees for a proposed new Lighthouse Rescue Mission project.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

FUNDING SOURCE/ACCOUNT NUMBER: Economic Development Assistance Fund

Signed: Traci Myers

Title: Community Development Deputy Director

Date: November 4, 2016

City Manager Approval: _____

AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Finance

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Adopt Resolution 16-___ to authorize the sale and form of various documents required for the issuance of Water Revenue Bonds, Series 2016 and sale of the bonds to Morgan Stanley, subject to final revision and approval by authorized officers of the City.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

On October 18, 2016, the City Council adopted Ordinance 16-10 authorizing the issuance of not-to-exceed \$28,000,000 of Water Revenue Bonds, Series 2016 to a) finance approximately \$20 million of water system capital improvements, b) potentially refund approximately \$5 million of an outstanding equipment lease for debt service savings, and c) fund costs of issuance and a potential debt service reserve fund.

The Resolution supplements the prior adopted Ordinance by a) authorizing certain officers of the City to take actions necessary for the sale and delivery of the bonds, b) authorizing the sale of the bonds to Morgan Stanley, subject to certain provisions, and c) approving the form of various documents required for issuance of the bonds, including:

- Preliminary Official Statement – The preliminary Official Statement is an offering document that will be circulated to prospective investors prior to the bond sale. This document describes the bonds, the City’s water enterprise and its finances, and material information regarding the financial capacity for debt repayment. The final Official Statement will be completed after the bond pricing and will also include information about final principal amounts, interest rates, and related information.
- Bond Purchase Agreement – This agreement between the City and Morgan Stanley, as underwriter, serves as a contract for the purchase of the bonds. The contract details the terms and conditions of the bond sale and will incorporate the final principal amounts and interest rates of the bonds. The Bond Purchase Agreement will be finalized and signed after the bonds are priced, and obligates the City to issue the bonds and obligates the underwriter to purchase the bonds.
- Continuing Disclosure Certificate – This Certificate is included as an appendix to the Official Statement and details the City’s obligations to provide annual updates of information related to the bonds, such as audited financial statements, and ongoing obligations to provide timely disclosure of “material events” regarding the bonds and their repayment security.

STAFF RECOMMENDATION:

Adopt Resolution 16-___ to authorize the sale and form of various documents required for the issuance of Water Revenue Bonds, Series 2016 and sale of the bonds to Morgan Stanley, subject to final revision and approval by authorized officers of the City.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

Review by Bond Counsel

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

Submitted by: Darlene Thompson Title: Finance Director

Date: November 5, 2016

Interim City Manager Approval: _____

RESOLUTION 16-___

**RESOLUTION OF THE COUNCIL OF
THE CITY OF TULARE AUTHORIZING
THE SALE OF WATER REVENUE BONDS,
AND APPROVING A BOND PURCHASE AGREEMENT,
OFFICIAL STATEMENT AND OTHER DOCUMENTS
RELATING TO SUCH BONDS**

WHEREAS, the Council (the "Council") of the City of Tulare (the "City") on October 18, 2016, has adopted an Ordinance approving the issuance of water revenue bonds (the "Bond Approval Ordinance"); and

WHEREAS, in accordance with the City of Tulare Revenue Bond Law, enacted by Ordinance No. 1030, adopted by the Council on February 1, 1972, as amended (collectively, the "Law"), and the Bond Approval Ordinance, this Council finds it necessary and desirable to authorize the negotiated sale of its Water Revenue Bonds (the "Bonds") in one or more series, and to approve certain documents in connection therewith; and

WHEREAS, the Bond Approval Ordinance approves the issuance of the Bonds and the execution and delivery of an Indenture (the "Bond Indenture"), to provide for the terms and condition of the issuance of the Bonds;

WHEREAS, the City proposes to issue the Bonds to finance and refinance improvements to the City's municipal water system (the "Project");

WHEREAS, pursuant to a Bond Purchase Agreement, to be dated the date of sale of the Bonds (the "Bond Purchase Agreement"), between Morgan Stanley & Co., LLC, as underwriter (the "Underwriter") and the City, the Bonds will be sold to the Underwriter, and the proceeds of such sale will be used for to finance and refinance the Project, and to pay costs incurred in connection with the issuance of the Bonds;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE COUNCIL OF THE CITY OF TULARE AS FOLLOWS:

Section 1. Approval of Negotiated Bond Sale; Underwriter. The City approves the sale of the Bonds to the Underwriter. The City Manager and/or Finance Director/Treasurer is hereby authorized and directed, for and on behalf of the City, to negotiate, execute and deliver a bond purchase agreement, by and between the City and the Underwriter, in such form as such officer may approve, such approval to be conclusively evidenced by the execution and delivery thereof, provided that the principal amount of the Bonds shall not exceed \$28,000,000, the interest rate on the Bonds issued shall not exceed 6.50%, the underwriter's takedown shall not exceed 0.65% of the principal amount of the Bonds.

Section 2. Approval of Official Statement. The Preliminary Official Statement describing the Bonds and the financing is hereby approved, in substantially the form as presented to the Council and on file with the City Clerk and Clerk of the Council. The City Manager (or Interim City Manager) and/or Finance Director/Treasurer is hereby authorized to deem the

Preliminary Official Statement “final” within the meaning of Rule 15c2-12(b) under the Securities Exchange Act of 1934.

The President of the Council and Ex-Officio Mayor of the City and/or the City Manager (or Interim City Manager) and/or the Finance Director/Treasurer, as the case may be, shall take such further actions and execute such additional documents as he or she may deem necessary or appropriate to verify the accuracy of both the Preliminary Official Statement and the Final Official Statement.

The City Manager (or Interim City Manager) and Finance Director/Treasurer of the City are further authorized and directed, upon the advice of Bond Counsel, to cause the Preliminary Official Statement to be brought into the form of a Final Official Statement, to be dated as of the date of sale of the Bonds, and one or more of such officers, and/or the President of the Council and Ex-Officio Mayor of the City, are hereby authorized and directed to execute the Final Official Statement in the name of and on behalf of the City, such execution to be conclusive evidence of the approval of such Final Official Statement.

The Underwriter is hereby authorized to distribute the Official Statement in preliminary form, to persons who may be interested in the purchase of the Bonds and to deliver the Official Statement in final form to the purchasers of the Bonds, in each case with such changes as may be approved as aforesaid.

Section 3. Approval of Continuing Disclosure Certificate. The Continuing Disclosure Certificate providing for ongoing disclosure of information concerning the Bonds in order to allow the underwriter of the Bonds to comply with Rule 15c2-12(b)(5) of the Securities Exchange Act of 1934 is hereby approved, in substantially the form attached to the Preliminary Official Statement as presented to the Council and on file with the City Clerk and Clerk of the Council. The City Manager (or Interim City Manager) and/or Finance Director/Treasurer are hereby authorized and directed to execute such Continuing Disclosure Certificate, together with such changes therein or additions thereto as may be deemed advisable to such officers, upon the advice of Hawkins Delafield & Wood LLP, Bond Counsel, such execution to be conclusive evidence of the approval of such Continuing Disclosure Certificate.

Section 4. Approval of Bond Counsel and Financial Advisor. The employment of Hawkins Delafield & Wood LLP to serve as the City’s Bond Counsel is hereby approved and authorized. The employment of Bartle Wells Associates to serve as the City’s financial advisor is hereby approved and authorized.

Section 5. Approval of Related Actions. The President of the Council and Ex-Officio Mayor of the City, the City Manager (or Interim City Manager), the Finance Director/Treasurer of the City, the City Clerk and Clerk of the Council and Chief Deputy City Clerk and Clerk of the Council, and any other officers of the City as may be appropriate under the circumstances, are hereby authorized and directed to execute and deliver any and all papers and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the delivery of the Bonds to the Underwriter, as contemplated by this Resolution and the Bond Approval Ordinance, and to cause all of the proceedings relating hereto to conform to such transactions as more particularly described in the Official Statement.

Section 6. Ratification of Prior Actions. All actions and proceedings heretofore taken by the President of the Council and Ex-Officio Mayor of the City, the City Manager (or Interim City Manager), the Finance Director/Treasurer of the City, the City Clerk and Clerk of the Council and Chief Deputy City Clerk and Clerk of the Council, and any other officers of the City in the authorization, issuance and sale of the Bonds are hereby ratified and confirmed.

PASSED, ADOPTED AND APPROVED this ___ day of _____, 2016.

President of the Council and Ex-Officio Mayor
of the City of Tulare

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF TULARE)
CITY OF TULARE)

I, Paul Melikian, City Clerk of the City of Tulare, certify the foregoing is the full and true Resolution 16-___ passed and adopted by the City Council of the City of Tulare at a regular meeting held on November 15, 2016, by the following vote:

Ayes(s) _____

Noes(s) _____ Abstention(s) _____

Dated: PAUL MELIKIAN, CITY CLERK

By: Roxanne Yoder, Chief Deputy

AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: City Manager's Office

For Council Meeting of: November 15, 2016

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Consideration and selection of the preferred alternative(s) for the South Tulare Interchange project as submitted by Caltrans.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

The current Paige Avenue interchange was built over 50 years ago and has been identified as sub-standard by Caltrans. In its current condition, the interchange will be an impediment to south Tulare commercial and industrial development. As part of a Project Study Report (PSR), Caltrans engineering staff are currently working on draft conceptual layouts and preliminary costs for interchange alternatives to replace the existing two-lane interchange with a new facility to accommodate additional lanes of traffic, including bikes, pedestrians, and transit. As this is a Caltrans project, they will follow their established and normal public process for obtaining public input on the project. This discussion of the alternatives is intended to see if there is a general consensus from elected officials for a preferred alternative, and consider input of business and property owners in the immediate vicinity.

The project is being worked on now because the Tulare County Association of Governments (TCAG) has a significant amount of Measure 'R' funds available to pay for a majority of, but not all, the costs for the project. Although the existing interchange has been identified as substandard by Caltrans, no funding is currently programmed by the State of California for this project. The amount of matching funds required (to match the available Measure 'R' funds) varies greatly between the alternatives, primarily due to the costs for Right of Way.

Information regarding each alternative, including potential benefits, impacts and costs of each alternative, was discussed at stakeholder meetings held on October 5th and 14th, 2016 with business/property owners situated around Paige Avenue interchange. A public workshop study session on the alternatives was subsequently held on November 1, 2016. The Council now has an opportunity to express support on their preferred alternative(s) for the interchange. This would represent the City of Tulare's preferred alternative(s); however it is important to note that Caltrans will make the final determination as this is their project.

Time is of the essence for the consideration, as the TCAG Board will be meeting in December 2016 to discuss the process for moving forward with projects for the second half of Measure R. It was reported at the October TCAG board meeting that major projects moving forward will need to demonstrate significant non-measure R funding sources to partner for any new major project. Other agencies in Tulare County have major projects for consideration that likely would compete for funding over the next ten years.

Discussion of Alternatives

Although City staff has no recommendation on this matter, there are a few summary considerations for the five alternatives that are shared below:

Alternative 1A – Construct Commercial Ave Interchange at 0.8 mile south of Paige Road Overcrossing

This scenario, while attractive from the perspective that the existing Paige Avenue interchange would remain open, is not likely to be approved due to a necessary design exemption approval from Caltrans headquarters in Sacramento. Current design standards call for the distance between the interchanges to be at least 1.0 mile apart.

Alternative 1B – Construct Commercial Ave Interchange at 1.0 mile south of Paige Road Overcrossing

Although the spacing between interchanges in this alternative would meet Caltrans design standards, moving the interchange two-tenths of a mile southward significantly impacts the Southern California Edison Company Energy Education Center and World Agriculture Expo Center. The estimated range of Right of Way costs are the highest with this alternative, topping out at \$50 million.

Alternative 1C – Construct Commercial Ave Interchange & permanently close Paige Road interchange

Out of the three alternatives for Commercial Avenue, Alternative 1C has the greatest impact to business and property owners in the immediate vicinity of Paige Avenue interchange, as it closes the interchange and places the next nearest interchange 1.0 mile away.

Alternative 2 – Construct New Interchange at Industrial Avenue

This alternative splits the spacing difference between the Paige and Commercial Avenue alternatives. Closure of the ramps at Paige Avenue would occur after construction of the new interchange is completed, thereby limiting the direct impact from construction. It is also the only alternative that, due to Caltrans spacing requirements for on/off ramps, is able to connect Blackstone Avenue to Industrial Avenue, in effect, creating an Industrial Avenue 'loop'. Additionally, other than the alternative to reconstruct Paige Avenue interchange, this option offers traffic the closest proximity access to existing businesses along Paige Avenue.

Alternative 3 – Reconstruct the existing Paige Road Interchange to current standard

The estimated contribution to Right of Way costs (\$10-\$25 million) is anticipated to be the greatest hurdle with this alternative. Impacts to existing businesses around the interchange would be significant during the construction phase.

Previous Configurations

There were two previous configurations for Paige Road interchange. The first was an old version that was envisioned back in the 90's (1993) to try and avoid major impacts to existing development. Staff recently asked Cal Trans about the viability of that old concept, to which they said it is absolutely out of the question today, as it does not meet their current standards. Specifically, the spacing between the ramp intersections and the intersections of Paige/Blackstone and Paige/Laspina would not meet current spacing requirements. A copy of the original Project Study Report is on file with the City.

The second prior alternative was affiliated with the Love's Travel Center project. As part of that project, the City agreed to undertake interim improvements to the Paige interchange to mitigate project impacts and add some additional capacity until an ultimate interchange solution was constructed in a few years. Originally, the proposed interim improvements consisted of:

- a slight relocation of the N/bound ramps,
- lengthening all ramps to provide additional acceleration and deceleration length, and
- adding traffic signals to the ramp intersections, Paige/Blackstone, and Paige/Laspina.

Caltrans required the City to do a study of the interchange and intersections with those proposed improvements, which determined that the addition of traffic signals at the S/bound ramp intersection and the intersection of Paige/Blackstone would result in traffic queuing that would back traffic up onto the mainline of Hwy 99. Based on that, the proposed interim improvements were rejected. Omnimeans (an outside planning/engineering firm) then proposed that we look at roundabouts instead of traffic signals at the intersections.

Finally, Omnimeans (an outside planning/engineering firm) then proposed that the City look at roundabouts instead of traffic signals at the intersections. The result of their study appears to be that the installation of roundabouts would work. The downside is that the resulting cost would be around \$10 million for what in effect would be disposable improvements, in that they do not add additional capacity to alleviate traffic loads beyond current levels.

STAFF RECOMMENDATION:

Staff has no recommendation on this matter. Should the Council vote to demonstrate support for one or more alternatives for the project, the City's position would then be

filed with Caltrans and Tulare County Association of Governments so they are aware. Caltrans will make the final determination as this is their project.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

FUNDING SOURCE/ACCOUNT NUMBER: N/A

Attachments:

Draft Conceptual Layouts and Preliminary Costs

Submitted by: Paul Melikian

Title: City Manager (Interim)

Date: November 15, 2016

City Manager Approval: _____

06-0U880K
(Project ID 0616000074)

Project Name: Industrial Avenue Interchange Project

Project Descriptions:

This project is to construct a new interchange on State Route 99 at Commercial Avenue or at Industrial Avenue near City of Tulare in Tulare County.

Purpose & Need:

The purpose is to improve operational performance with this new interchange which is consistent with the goal of TCAG. The need of the project is to relieve traffic congestion, enhance safety and provide sufficient vertical clearance between Airport Ave Overcrossing (OC) and Paige Road OC on State Route 99.

Alternative 1A – Construct Commercial Ave Interchange at 0.8 mile south of Paige Road OC

- Construct new interchange using L-9 interchange configuration.
- Construct auxiliary lanes on Route 99 between the proposed Commercial Avenue interchange and the existing Paige Road interchange to improve weaving condition between Paige Road and the new interchange
- Maintain existing bridge structure and ramps at Paige Road
- Signalize Commercial Ave and Laspina Street intersection if warranted

IMPACTS/RISKS:

- Potential impact at World Agriculture Expo Center and the existing basin in order to construct new NB off ramp.
- Southern California Edison Company Energy Education Center will be minimally impacted to construct new NB off ramp.
- It is anticipated existing ramps at Paige Road will need to be permanently closed as part of mitigation on the freeway weaving movements, if a Design Exception is not approved with this alternative.

CONSTRUCTION COST: \$25- \$30 Million

RIGHT OF WAY COST: \$5- \$15 Million (include acquisition and utility relocation)

* Construction cost for improving Paige Rd is \$28 million, which includes Paige Rd widening to three lanes per direction; replace exist Paige Rd Overcrossing to three lanes and a sidewalk for each direction; intersections reconstruction at Paige/Blackstone St & Paige Rd/Laspina St; and improve all ramps on Paige Rd.

NOTE:
EXIST ON-/OFF-RAMPS AT PAIGE RD REMAINS OPEN AFTER
NEW INTERCHANGE IS BUILT.

LEGEND:

-  NEW R/W
-  EXISTING R/W
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)

ABBREVIATIONS:

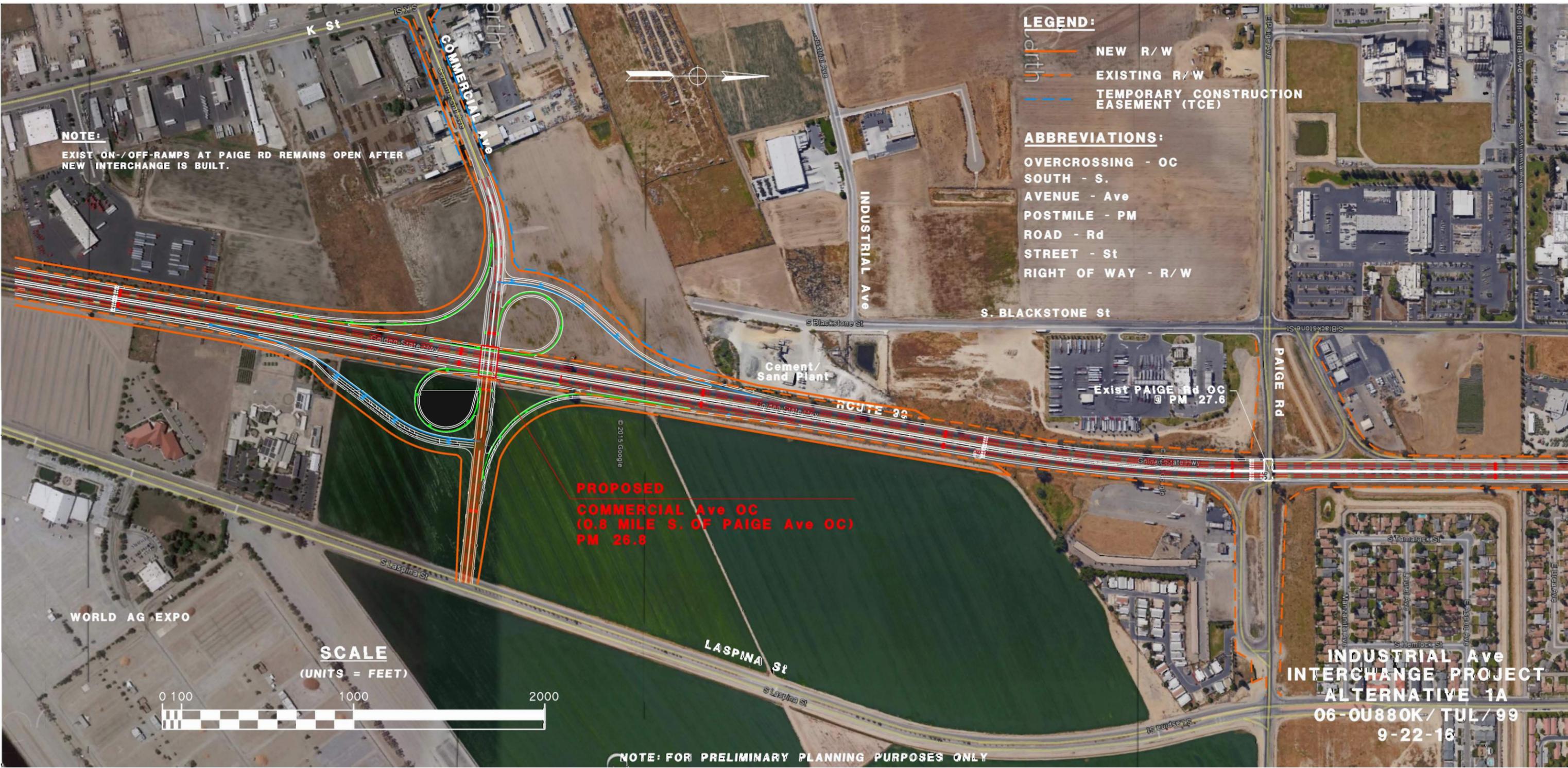
- OVERCROSSING - OC
- SOUTH - S.
- AVENUE - Ave
- POSTMILE - PM
- ROAD - Rd
- STREET - St
- RIGHT OF WAY - R/W

**PROPOSED
COMMERCIAL Ave OC
(0.8 MILE S. OF PAIGE Ave OC)
PM 26.8**

**INDUSTRIAL Ave
INTERCHANGE PROJECT
ALTERNATIVE 1A
06-OU880K / TUL / 99
9-22-16**



NOTE: FOR PRELIMINARY PLANNING PURPOSES ONLY



Alternative 1B – Construct Commercial Ave Interchange at 1.0 mile south of Paige Road OC

- Construct new interchange using L-9 interchange configuration at approximately 0.2 mile south of existing Commercial Avenue at K Street.
- Realign Laspina Street to provide distance for the proposed overcrossing at Commercial Avenue.
- Construct auxiliary lanes on Route 99 between the proposed Commercial Avenue interchange and the existing Paige Road interchange to improve weaving condition between Paige Road and the new interchange
- Maintain existing bridge structure and ramps at Paige Road
- Signalize Commercial Ave and Laspina Street intersection if warranted

IMPACTS/RISKS:

- World Agriculture Expo Center will be **significantly impacted** in order to construct new NB on- off-ramps and to accommodate Laspina Street realignment.
- Southern California Edison Company Energy Education Center will be **significantly impacted** in order to construct new NB on- off-ramps and the extension of Commercial Ave.
- New interchange will be situated closer to Mefford Field (Tulare Airport). Airway/Highway Clearance will need to be further evaluated.

CONSTRUCTION COST: \$28- \$32 Million (not including improving Paige Rd cost)

RIGHT OF WAY COST: \$15- \$50 Million (include acquisition and utility relocation)



LEGEND:

- NEW R/W
- - - EXISTING R/W
- - - TEMPORARY CONSTRUCTION EASEMENT (TCE)

ABBREVIATIONS:

- SOUTH - S.
- OVERCROSSING - OC
- Ave - Ave
- POSTMILE - PM
- ROAD - Rd
- STREET - St

NOTE:

EXIST ON-/OFF-RAMPS AT PAIGE RD REMAINS OPEN AFTER NEW INTERCHANGE IS BUILT.

0.2 MILE S. OF
COMMERCIAL Ave

PROPOSED COMMERCIAL Ave OC
PM 26.6 (1.0 MILE S. OF PAIGE Ave)

LASPINA St
PROPOSED REALIGNMENT

SCALE

(UNITS = FEET)



**INDUSTRIAL Ave
INTERCHANGE PROJECT
ALTERNATIVE 1B
06-OU880K / TUL / 99
9-22-16**

NOTE: FOR PRELIMINARY PLANNING PURPOSES ONLY

Alternative 1C – Construct Commercial Ave Interchange and Permanently Closed Paige Road Interchange

- Construct new interchange using L-9 interchange configuration.
- Maintain existing Paige Road bridge structure.
- Permanently closed all ramps at Paige Road and construct cul-de-sac to maintain access for local businesses.
- Signalize Commercial Ave and Laspina Street intersection if warranted

IMPACTS/RISKS:

- Potential impact at World Agriculture Expo Center and the existing basin in order to construct new NB off ramp.
- Southern California Edison Company Energy Education Center will be minimally impacted to construct new NB off ramp.
- Traffic at Paige Road will need to access freeway from K Street or Laspina Street to Commercial Avenue.

CONSTRUCTION COST: \$25- \$30 Millions

RIGHT OF WAY COST: \$5- \$15 Million (include acquisition and utility relocation)



ABBREVIATIONS:

- SOUTH - S.
- OVERCROSSING - OC
- AVENUE - Ave
- POSTMILE - PM
- ROAD - Rd
- STREET - St
- RIGHT OF WAY - R/W

NOTE:

ON-/OFF-RAMPS AT PAIGE RD WILL BE CLOSED PERMANENTLY

LEGEND:

- NEW R/W
- EXISTING R/W
- TEMPORARY CONSTRUCTION EASEMENT (TCE)

**PROPOSED
COMMERCIAL Ave OC
(0.8 MILE S. OF PAIGE Ave OC)
PM 26.8**

Exist PAIGE Rd OC
@ PM 27.6

CUL-DE-SAC
(SEE NOTE)

CUL-DE-SAC
(SEE NOTE)

**INDUSTRIAL Ave
INTERCHANGE PROJECT
ALTERNATIVE 1C
06-OU88OK/TUL/99
9-22-16**

NOTE: FOR PRELIMINARY PLANNING PURPOSES ONLY

SCALE
(UNITS = FEET)



WORLD AG EXPO

Cement/
Sand Plant

Alternative 2 – Construct New Interchange at Industrial Avenue

- Construct new interchange using L-9 interchange configuration.
- Maintain existing bridge structure and permanently closed all existing ramps at Paige Road
- Realign Blackstone Avenue to connect with new Industrial Avenue
- Signalize Industrial Ave and Laspina Street intersection if warranted

IMPACTS/RISKS:

- AT&T Communication Tower is located at intersection of Blackstone Avenue & Industrial Ave. It will need to be relocated in order to construct SB on-ramp. Relocating this Communication Tower will need significant timeframe. Schedule may be at risk.

CONSTRUCTION COST: \$25 - \$30 million

RIGHT OF WAY COST: \$5- \$15 Million (include acquisition and utility relocation)

NOTE:
ALL RAMPS AT PAIGE Rd WILL BE PERMANENTLY CLOSED.

LEGEND:

- NEW R/W
- - - EXISTING R/W
- - - TEMPORARY CONSTRUCTION EASEMENT (TCE)

ABBREVIATIONS:

- OVERCROSSING - OC
- SOUTH - S.
- AVENUE - Ave
- POSTMILE - PM
- ROAD - Rd
- STREET - St
- RIGHT OF WAY - R/W

PROPOSED INDUSTRIAL Ave INTERCHANGE
PM 27.2

Exist PAIGE Rd OC
PM 27.6

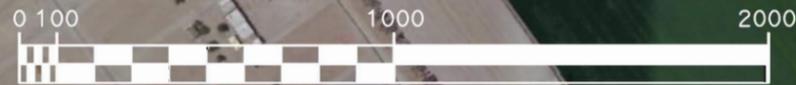
CUL-DE-SAC

CUL-DE-SAC

**INDUSTRIAL Ave
INTERCHANGE PROJECT
ALTERNATIVE 2
06-OU880K / TUL / 99
9-22-16**

WORLD AG EXPO

SCALE
(UNITS = FEET)



NOTE: FOR PRELIMINARY PLANNING PURPOSES ONLY



Alternative 3 – Reconstruct the existing Paige Road Overcrossing to standard

- Reconstruct Paige Road Overcrossing using L-9 interchange configuration
- Improve Paige Road to accommodate additional through and turn lanes with standard bike lanes and sidewalks at each direction of Paige Road
- Construct auxiliary lane on SB Route 99 to mitigate the insufficient weaving distance between Bradley Ave OC and Paige Rd OC
- Standardize the bridge vertical clearance after bridge reconstruction
- Provide on- off-ramps from Paige Ave onto State Route 99 with ramp metering design
- Construct culverts to channel Tulare Canal due to new ramp configurations
- Reconstruct intersections between Paige Road and Laspina Street & Paige Road and Blackstone Street

IMPACTS/RISKS:

- Love's Truck Stop and fast food restaurant located south west of Paige Rd OC will be impacted in order to construct SB on-ramp.
- Budget Inn motel located south east of Paige Rd OC will be impacted.
- The Truck stop located south east of Paige Road OC will be impacted.
- Tire Services located north west of Paige Road OC will be impacted.
- Standardize Paige Road interchange will need to include constructing auxiliary lane at SB 99 to mitigate insufficient weaving distance.

CONSTRUCTION COST: \$25- \$30 Million

RIGHT OF WAY COST: \$10- \$25 Million (include acquisition and utility relocation)

LEGEND:

- NEW R/W
- - - - EXISTING R/W



PAIGE Rd OC
PM 27.6

INDUSTRIAL AVE

BLACKSTONE St

S Blackstone St

Cement/
Sand Plant

ROUTE 99

ROUTE 99

Golden State Hwy

ABBREVIATIONS:

- OVERCROSSING - OC
- SOUTH - S.
- AVENUE - Ave
- POSTMILE - PM
- ROAD - Rd
- STREET - St
- RIGHT OF WAY - R/W

SCALE

(UNITS = FEET)



PAIGE Rd

LASPINA St

**INDUSTRIAL AVENUE
INTERCHANGE PROJECT
ALTERNATIVE 3**

06-OU880K/TUL/99

9-22-16

NOTE: FOR PRELIMINARY PLANNING PURPOSES ONLY