



Board of Harbor Commissioners of the Crescent City Harbor District

Ronald A. Phillips, President

Patrick A. Bailey, Secretary

James Ramsey, Commissioner

Brian L. Stone, Commissioner

Wes White, Commissioner

AGENDA

Board of Harbor Commissioners of the Crescent City Harbor District
At the **Harbor District Office meeting room**
101 Citizens Dock Road, Crescent City, California 95531

Regular Meeting

Tuesday, December 5, 2017

5:30 P.M.

The Board of Harbor Commissioners of the Crescent City Harbor District is now meeting in regular session. Only those items that indicate a specific time will be heard at the assigned time. All other items may be taken out of sequence to accommodate the public and staff availability.

5:30 p.m. The Board of Harbor Commissioners will meet in open session to discuss the following agenda items.

Pledge of Allegiance

Public Comment

Public comments are welcomed and encouraged by the Board. The President invites anyone in the audience to speak to the Board of Harbor Commissioners to identify themselves and the matter they wish to discuss. The Harbor Commission will then determine if such matters should be discussed at this time or scheduled for a subsequent meeting. As per the District's bylaws, each speaker shall be limited to a maximum of three (3) minutes.

1. **Consent Agenda**
Requests to remove items from the Consent Agenda may be heard at this time
 - A) Approval of the warrant list since the November 21 2017 Harbor Commission Meeting
 - B) Approval of the minutes of the November 21, 2017 Harbor Commission Meeting
2. **Re-schedule or cancel January 2, 2018 Harbor Commission Meeting.** Discuss and direct staff accordingly
3. **Presentation of Harbor District Master Plan Update proposal from rrm design group.** Discuss proposal from rrm design to update Master Plan to conform to revised Land Use Plan and approve.
4. **Presentation of Draft Plans for conversion of Car Wash facility for discussion.** Stover Engineering has prepared draft plans for conversion of the former Car Wash facility to a marine storage facility for Commission review and approval.
5. **Discussion of Harbor Debt situation, report on conversations regarding options for addressing debt challenges and options for Harbor fundraising.** Discuss and direct staff accordingly.
6. **CEO Report**
7. **Commissioner Reports.** Reports from Commissioners who represent the Harbor District on the Chamber of Commerce, Tri-Agency, Inter Governmental Relations Committee, Harbor Safety Committee and any other civic or community groups and from any current ad hoc committees
8. **Board Comments.** The Agenda allows Board of Harbor Commission members the opportunity to discuss items of general interest, provide a reference or other resource to staff and to ask for clarification or request staff to report to the Board on certain matters
9. **Adjournment**
***** Adjournment to the Board of Harbor Commissioners meeting scheduled for Tuesday, December 19, 2017 at 5:30 P.M. at the Harbor District Office, 101 Citizens Dock Road, Crescent City, California.**

Crescent Harbor District
Warrant List

November 18 through December 1, 2017

Type	Num	Date	Name	Account	Class	Paid Amount	Original Amount
Check	3100	11/20/2017	ESSARY, BARBARA Employee Advance	1040 · CCHD US Bank Operating 4766		-150.00	-150.00
				6423 · Misc Expense		-150.00	
						<u>-150.00</u>	
Liability Check	E-pay	11/21/2017	EDD	1040 · CCHD US Bank Operating 4766			-826.01
				2145 · Accrued State Taxes Payable		-200.64	
				2145 · Accrued State Taxes Payable		-625.37	
						<u>-826.01</u>	
Liability Check	E-pay	11/21/2017	EDD	1040 · CCHD US Bank Operating 4766			-218.77
				2145 · Accrued State Taxes Payable		-218.77	
						<u>-218.77</u>	
Liability Check	E-pay	11/21/2017	UNITED STATES TREASURY	1040 · CCHD US Bank Operating 4766			-5,972.48
				2140 · Accrued Federal Taxes Payable		-2,314.00	
				2140 · Accrued Federal Taxes Payable		-1,482.54	
				2140 · Accrued Federal Taxes Payable		-1,482.54	
				2140 · Accrued Federal Taxes Payable		-346.70	
				2140 · Accrued Federal Taxes Payable		-346.70	
						<u>-5,972.48</u>	
Liability Check	E-pay	11/21/2017	UNITED STATES TREASURY	1040 · CCHD US Bank Operating 4766			-5,840.08
				2140 · Accrued Federal Taxes Payable		-2,331.00	
				2140 · Accrued Federal Taxes Payable		-1,421.99	
				2140 · Accrued Federal Taxes Payable		-1,421.99	
				2140 · Accrued Federal Taxes Payable		-332.55	
				2140 · Accrued Federal Taxes Payable		-332.55	
						<u>-5,840.08</u>	

Crescent City Harbor District
 Warrant List

November 18 through December 1, 2017

Type	Num	Date	Name	Account	Class	Paid Amount	Original Amount
Check	3102	11/21/2017	HELMS, CHARLES	1040 · CCHD US Bank Operating 4766		-9.00	-9.00
				6900 · Travel-Training Meetings&Local	1:CCHD	-9.00	
						-9.00	
Bill	3103	11/22/2017	DN TRIPLICATE	1040 · CCHD US Bank Operating 4766		-112.32	-112.32
Bill	221787	11/22/2017	Annual Subscription	6110 · Dues, Memberships & Subs	1:CCHD	-112.32	-112.32
Bill	3104	11/22/2017	DN OFFICE	1040 · CCHD US Bank Operating 4766		-136.26	-136.26
Bill	525445	10/17/2017	VARIOUS OFFICE SUPPLIES	6771 · Office Expense	1:CCHD	-136.26	-136.26
Bill	3105	11/22/2017	STOVER ENGINEERING	1040 · CCHD US Bank Operating 4766		-2,058.70	-2,058.70
Bill	11164	10/31/2017	STORAGE BUILDING Old Car Wash	6150 · Engineering	1:CCHD	-2,058.70	-2,058.70
Liability Check	3108	11/28/2017	STATE DISBURSEMENT UNIT	1040 · CCHD US Bank Operating 4766		-668.76	-668.76
				2150 · Wage Garnishments		-475.00	
				2150 · Wage Garnishments		-193.76	
						-668.76	
Check	3109	11/28/2017	PETTY CASH	1040 · CCHD US Bank Operating 4766		-106.84	-106.84
				1010 · Cash on Hand		-106.84	-106.84

-5,840.08

Crescent Harbor District
Warrant List

November 18 through December 1, 2017

Type	Num	Date	Name	Account	Class	Paid Amount	Original Amount
Check	3106	11/28/2017	DMV REG.	1040 · CCHD US Bank Operating 4766			-188.00
				6621 · Autos	1:CCHD	-188.00	
						<u>-188.00</u>	
Bill Pmt -Check	3110	11/28/2017	HELMS, CHARLES	1040 · CCHD US Bank Operating 4766			-92.55
Bill		11/18/2017		6900 · Travel-Training Meetings&Local	1:CCHD	-92.55	
						<u>-92.55</u>	
Liability Check	3111	11/28/2017	CARPENTERS LOCAL 751	1040 · CCHD US Bank Operating 4766			-80.00
				2167 · Union Dues		-80.00	
						<u>-80.00</u>	
Bill Pmt -Check	3112	11/30/2017	ALLEGIANCE-CIT DOCK, GL, EQUIP	1040 · CCHD US Bank Operating 4766			-7,169.93
Bill	12117	12/01/2017	Insurance	6300 · Insurance - Liability	1:CCHD	-7,169.93	
						<u>-7,169.93</u>	
Bill Pmt -Check	3113	11/30/2017	BELLINGHAM UNDERWRITERS-AU1	1040 · CCHD US Bank Operating 4766			-1,347.00
Bill	1632035	12/01/2017	Insurance	6300 · Insurance - Liability	1:CCHD	-1,347.00	
						<u>-1,347.00</u>	
Bill Pmt -Check	3114	11/30/2017	CALIFORNIA SPECIAL DISTRICTS A	1040 · CCHD US Bank Operating 4766			-3,384.00
Bill	609	11/06/2017	MEMBERSHIP RENEWAL	6110 · Dues, Memberships & Subs	1:CCHD	-3,384.00	
						<u>-3,384.00</u>	
Bill Pmt -Check	3115	11/30/2017	CCWATER	1040 · CCHD US Bank Operating 4766			-1,233.06
Bill	111517	11/15/2017	CCHD WATER USE	6831 · Water	1:CCHD	-935.80	
						<u>-935.80</u>	

Crescent City Harbor District
Warrant List

November 18 through December 1, 2017

Type	Num	Date	Name	Account	Class	Paid Amount	Original Amount
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IBB WATER USE

6831 · Water
 1:Inner Boat Basir
 -297.26
 -1,233.06

-1,039.48

1040 · CCHD US Bank Operating 4766

11/30/2017 CRESCENT ACE HARDWARE

Bill	684850	09/28/2017		6768 · Paint	1:CCHD	-73.05	
Bill	688294	10/18/2017		6768 · Paint	1:CCHD	-264.43	
Bill	688436	10/18/2017		6757 · Parts & Misc	1:CCHD	-10.74	
Bill	688659	10/20/2017		6757 · Parts & Misc	1:CCHD	-12.90	
Bill	688738	10/20/2017		6757 · Parts & Misc	1:CCHD	-15.03	
Bill	688756	10/20/2017		6771 · Office Expense	Friends of the hart	-95.18	
Bill	689877	10/27/2017		6771 · Office Expense	Friends of the hart	-145.13	
Bill	69262	11/14/2017		6757 · Parts & Misc	1:Inner Boat Basir	-423.02	
						-1,039.48	

-204.79

1040 · CCHD US Bank Operating 4766

11/30/2017 DN OFFICE

Bill	649453/5	10/02/2017		6757 · Parts & Misc	1:CCHD	-2.58	
Bill	649603/5	10/06/2017		6757 · Parts & Misc	1:CCHD	-1.35	
Bill	649668/5	10/09/2017		6757 · Parts & Misc	1:CCHD	-5.20	
Bill	649740/5	10/11/2017		6631 · Docks	1:CCHD	-13.63	
Bill	649869/5	10/16/2017		6757 · Parts & Misc	1:CCHD	-11.83	
Bill	650011/5	10/19/2017		6757 · Parts & Misc	1:CCHD	-37.38	
Bill	650043/5	10/20/2017		6763 · Rain Gear/Gloves	1:CCHD	-58.53	
Bill	650045/5	10/20/2017		6757 · Parts & Misc	Friends of the hart	-4.11	
Bill	670101/5	10/23/2017		6763 · Rain Gear/Gloves	1:CCHD	-58.53	
Bill	650156/5	10/25/2017		6626 · Serv-Equipment	1:CCHD	-0.09	
Bill	650191/5	10/26/2017		6626 · Serv-Equipment	1:CCHD	-25.55	
Bill	650413/5	10/31/2017		6763 · Rain Gear/Gloves	1:CCHD	-110.82	
						-329.60	

-329.60

1040 · CCHD US Bank Operating 4766

11/30/2017 ENGLUND MARINE

Crescent City Harbor District
Warrant List

November 18 through December 1, 2017

Type	Num	Date	Name	Account	Class	Paid Amount	Original Amount
Bill Pmt -Check	3119	11/30/2017	FRONTIER	1040 · CCHD US Bank Operating 4766			-419.44
Bill	111317	11/13/2017		6800 · Telephone	1:CCHD	<u>-419.44</u> <u>-419.44</u>	
Bill Pmt -Check	3120	11/30/2017	GEORGE'S AUTO INC	1040 · CCHD US Bank Operating 4766			-45.09
Bill	242751	11/20/2017	SWITCH AND CABLE FOR FORKLIFT6626 · Serv-Equipment		1:CCHD	<u>-45.09</u> <u>-45.09</u>	
Bill Pmt -Check	3121	11/30/2017	GR CONSTRUCTION	1040 · CCHD US Bank Operating 4766			-6,076.00
Bill	61917	06/19/2017	EQUIPMENT STORAGE BUILDING	6630 · Buildings	1:CCHD	<u>-5,476.00</u>	
Bill	101717	10/17/2017	LABOR TO PAINT SIGN LOGS	6630 · Buildings	1:CCHD	<u>-600.00</u> <u>-6,076.00</u>	
Bill Pmt -Check	3122	11/30/2017	MENDES SUPPLY CO	1040 · CCHD US Bank Operating 4766			-95.19
Bill	M136850-00	11/14/2017	JANITORIAL SUPPLIES	6761 · Janitorial	1:CCHD	<u>-95.19</u> <u>-95.19</u>	
Bill Pmt -Check	3123	11/30/2017	PRINCIPAL LIFE INS	1040 · CCHD US Bank Operating 4766			-133.04
Bill	120117	12/01/2017	LIFE INSURANCE	6330 · Life-Admin	1:CCHD	<u>-133.04</u> <u>-133.04</u>	
Bill Pmt -Check	3124	11/30/2017	RECOLOGY DN	1040 · CCHD US Bank Operating 4766			-3,340.62
Bill	111617(2)	11/16/2017	CCHD GARBAGE	6832 · Garbage	1:CCHD	<u>-3,340.62</u> <u>-3,340.62</u>	
Bill Pmt -Check	3125	11/30/2017	SEALITE USA	1040 · CCHD US Bank Operating 4766			-502.74

Crescent City Harbor District
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Type	Num	Date	Name	Account	Class	Paid Amount	Original Amount
Bill	11224	11/21/2017	BUOYS	6632 · Inner Boat Basin	1:CCHD	-502.74	-502.74
Bill	3126	11/30/2017	STREAMLINE	1040 · CCHD US Bank Operating 4766			-200.00
Bill	96237	11/23/2017	WEBSITE	6110 · Dues, Memberships & Subs	1:CCHD	-200.00	-200.00
Bill	3127	11/30/2017	US CELLULAR	1040 · CCHD US Bank Operating 4766			-222.92
Bill	0221140048	11/18/2017	CELL PHONES	6800 · Telephone	1:CCHD	-222.92	-222.92
Bill	3128	11/30/2017	VSP	1040 · CCHD US Bank Operating 4766			-185.03
Bill	112017	12/01/2017	INSURANCE	6360 · Vision-Admin	1:CCHD	-130.83	-130.83
Liability Check	E-pay	12/01/2017	EDD	2159 · Accrued Vision Insurance	1:CCHD	-54.20	-54.20
Liability Check	E-pay	12/01/2017	EDD	1040 · CCHD US Bank Operating 4766			-836.54
Liability Check	E-pay	12/01/2017	UNITED STATES TREASURY	2145 · Accrued State Taxes Payable		-201.50	-201.50
Liability Check	E-pay	12/01/2017	UNITED STATES TREASURY	2145 · Accrued State Taxes Payable		-635.04	-635.04
Liability Check	E-pay	12/01/2017	UNITED STATES TREASURY	1040 · CCHD US Bank Operating 4766			-836.54
Liability Check	E-pay	12/01/2017	UNITED STATES TREASURY	2140 · Accrued Federal Taxes Payable		-2,365.00	-2,365.00
Liability Check	E-pay	12/01/2017	UNITED STATES TREASURY	2140 · Accrued Federal Taxes Payable		-1,427.75	-1,427.75
Liability Check	E-pay	12/01/2017	UNITED STATES TREASURY	2140 · Accrued Federal Taxes Payable		-1,427.75	-1,427.75
Liability Check	E-pay	12/01/2017	UNITED STATES TREASURY	2140 · Accrued Federal Taxes Payable		-333.95	-333.95
Liability Check	E-pay	12/01/2017	UNITED STATES TREASURY	2140 · Accrued Federal Taxes Payable		-333.95	-333.95
Liability Check	E-pay	12/01/2017	UNITED STATES TREASURY	1040 · CCHD US Bank Operating 4766			-5,888.40

Crescent City Harbor District
Warrant List

November 18 through December 1, 2017

Type	Num	Date	Name	Account	Class	Paid Amount	Original Amount
Liability Check	E-pay	12/01/2017	EDD	1040 · CCHD US Bank Operating 4766		-197.34	-197.34
				2145 · Accrued State Taxes Payable		<u>-197.34</u> <u>-197.34</u>	
Check		12/01/2017	BAILEY,P	1040 · CCHD US Bank Operating 4766		-104.90	-104.90
				6352 · Medical-Commissioners	1:CCHD	<u>-104.90</u> <u>-104.90</u>	
Check		12/01/2017	Brian L Stone	1040 · CCHD US Bank Operating 4766		-302.55	-302.55
				6352 · Medical-Commissioners		<u>-302.55</u> <u>-302.55</u>	
Check		12/01/2017	PHILLIPS,R	1040 · CCHD US Bank Operating 4766		-269.75	-269.75
				6352 · Medical-Commissioners	1:CCHD	<u>-269.75</u> <u>-269.75</u>	
Check	3138	12/01/2017	RAMSEY, J	1040 · CCHD US Bank Operating 4766		-273.62	-273.62
				6352 · Medical-Commissioners	1:CCHD	<u>-273.62</u> <u>-273.62</u>	
Check		12/01/2017	WHITE, W	1040 · CCHD US Bank Operating 4766		-298.00	-298.00
				6352 · Medical-Commissioners	1:CCHD	<u>-298.00</u> <u>-298.00</u>	
Check		12/01/2017	CALPERS RETIREMENT	1040 · CCHD US Bank Operating 4766		-5,349.56	-5,349.56

Crescent City Harbor District
Warrant List

November 18 through December 1, 2017

Type	Num	Date	Name	Account	Class	Paid Amount	Original Amount
				2155 Accrued Pers	1:CCHD	<u>-5,349.56</u> -5,349.56	
Check		12/01/2017	CALPERS RETIREMENT	1040 · CCHD US Bank Operating 4766			-6.27
				2155 Accrued Pers	1:CCHD	<u>-6.27</u> -6.27	
Check		12/01/2017	CALPERS RETIREMENT	1040 · CCHD US Bank Operating 4766			-944.17
				6561 Retirement & Vacation Accrual	1:CCHD	<u>-944.17</u> -944.17	
Check	1191	11/28/2017	CLR Laundry	1045 · Redwood Harbor Village			-50.00
Check	1192	11/28/2017	FRANK MOAK	4048 · Laundry Facility RV Park	Redwood Harbor `	<u>-50.00</u> -50.00	
Credit Memo	322636	10/01/2017	Deposit-Lease Deposit-Lease- Pet	1045 · Redwood Harbor Village			-300.00
				2175 · Lease Deposits	Redwood Harbor `	<u>-200.00</u> -200.00	
				2175 · Lease Deposits	Redwood Harbor `	<u>-100.00</u> -100.00	
Check	1193	11/28/2017	FRANK MOAK	1045 · Redwood Harbor Village			-25.00
Credit Memo	322637	11/19/2017	Deposit Key	2180 · Deposits-Key	Redwood Harbor `	<u>-25.00</u> -25.00	
Check	1194	11/28/2017	PETTY CASH	1045 · Redwood Harbor Village			-99.65
				1011 · Cash on hand RV Park		<u>-99.65</u> -99.65	

Crescent Harbor District
Warrant List

November 18 through December 1, 2017

Type	Num	Date	Name	Account	Class	Paid Amount	Original Amount
Bill Pmt -Check	1195	11/30/2017	ADVANCED SECURITY SYSTEMS	1045 · Redwood Harbor Village			-103.50
Bill	406623	11/21/2017	SECURITY SYSTEM	6440 · Outside Services	Redwood Harbor '	-103.50 -103.50	
Bill Pmt -Check	1196	11/30/2017	CCWATER	1045 · Redwood Harbor Village			-1,193.89
Bill	111517(2)	11/15/2017	RHV WATER USE	6831 · Water	Redwood Harbor '	-1,193.89 -1,193.89	
Bill Pmt -Check	1197	11/30/2017	CRESCENT ACE HARDWARE	1045 · Redwood Harbor Village			-59.97
Bill	687869	10/16/2017		6757 · Parts & Misc	Redwood Harbor '	-59.90 -59.90	
Bill Pmt -Check	1198	11/30/2017	DN OFFICE	1045 · Redwood Harbor Village			-6.06
Bill	525179	10/13/2017	ENVELOPES	6771 · Office Expense	Redwood Harbor '	-6.06 -6.06	
Bill Pmt -Check	1199	11/30/2017	Frito-Lay	1045 · Redwood Harbor Village			-260.91
Bill	14832482	10/27/2017		1120 · Inventory Asset	RHV Gift Shop	-3.54	
				1120 · Inventory Asset	RHV Gift Shop	-3.54	
				1120 · Inventory Asset	RHV Gift Shop	-5.90	
				1120 · Inventory Asset	RHV Gift Shop	-5.90	
				1120 · Inventory Asset	RHV Gift Shop	-5.90	
				1120 · Inventory Asset	RHV Gift Shop	-5.90	
				1120 · Inventory Asset	RHV Gift Shop	-5.60	
				1120 · Inventory Asset	RHV Gift Shop	-5.90	
				1120 · Inventory Asset	RHV Gift Shop	-7.08	
				1120 · Inventory Asset	RHV Gift Shop	-7.08	

Crescent Harbor District
Warrant List

November 18 through December 1, 2017

Type	Num	Date	Name	Account	Class	Paid Amount	Original Amount
Bill Pmt -Check	1200	11/30/2017	FRONTIER	1045 · Redwood Harbor Village	RHV Gift Shop	-4.95	-59.95
				1120 · Inventory Asset			
				1120 · Inventory Asset	RHV Gift Shop	-3.07	
				1120 · Inventory Asset	RHV Gift Shop	-4.19	
				1120 · Inventory Asset	RHV Gift Shop	-4.19	
				1120 · Inventory Asset	RHV Gift Shop	-4.19	
				1120 · Inventory Asset	RHV Gift Shop	-4.19	
				1120 · Inventory Asset	RHV Gift Shop	-4.95	
				1120 · Inventory Asset		<u>-260.91</u>	
Bill	111917	11/19/2017	RHV TELEPHONE	6800 · Telephone	Redwood Harbor `	-59.95	
Bill Pmt -Check	1201	11/30/2017	MENDES SUPPLY CO	1045 · Redwood Harbor Village			-158.59
Bill	M136132-00	11/07/2017	JANITORIAL SUPPLIES	6761 · Janitorial	Redwood Harbor `	-59.99	
Bill	M136083-00	11/07/2017	JANITORIAL SUPPLIES	6761 · Janitorial	Redwood Harbor `	-98.60	
						<u>-158.59</u>	
Bill Pmt -Check	1202	11/30/2017	PACIFIC POWER	1045 · Redwood Harbor Village			-4,717.88
Bill	11317(2)	11/03/2017		6830 · Electricity	Redwood Harbor `	-4,717.88	
						<u>-4,717.88</u>	
Bill Pmt -Check	1203	11/30/2017	RECOLOGY DN	1045 · Redwood Harbor Village			-1,345.65
Bill	111617	11/16/2017		6832 · Garbage	Redwood Harbor `	-1,345.65	
						<u>-1,345.65</u>	
Bill Pmt -Check	1204	11/30/2017	STOVER ENGINEERING	1045 · Redwood Harbor Village			-253.50
Bill	11163	10/31/2017	RV PARK IMPROVEMENTS	6150 · Engineering	Redwood Harbor `	-253.50	

Crescent City Harbor District Warrant List

November 18 through December 1, 2017

Type	Num	Date	Name	Account	Class	Paid Amount	Original Amount
Bill Pmt -Check	1205	11/30/2017	SUBURBAN PROPANE	1045 · Redwood Harbor Village		-253.50	-445.22
Bill	1409-01484	11/06/2017	PROPANE	6201 · Propane	Redwood Harbor '	-198.84	
Bill	1409-01515	11/27/2017	RHV PROPANE	6201 · Propane	Redwood Harbor '	-246.38	
						<u>-445.22</u>	
Check	1215	11/30/2017	CLR Laundry	1045 · Redwood Harbor Village		-94.50	-94.50
				4048 · Laundry Facility RV Park	Redwood Harbor '	-94.50	
						<u>-94.50</u>	

WARRANTS ISSUED SINCE November 19, 2017
 DEPOSITS RECEIVED SINCE November 19, 2017

-\$66,033.07
 \$34,744.74



Regular Meeting Minutes of the Board of Harbor Commissioners of the Crescent City Harbor District	
Harbor District Office, 101 Citizens Dock Road Crescent City, CA 95531	November 21, 2017 5:30 p.m.

Call to Order

President Phillips called the meeting to order in open session at 5:04 p.m.

Roll Call

Present were President Phillips, Commissioner Stone, Commissioner White and Secretary Bailey. Staff CEO/Harbormaster Helms, Deputy Harbormaster Tavasci, Financial Director Fansler. Autumn Luna - Harbor Counsel;

Absent: Commissioner Ramsey

Pledge of Allegiance

The Pledge of Allegiance was led by President Phillips.

Public Comment

President Phillips asked for Public Comment - None received.

Adjourned to Closed session 5:06 p.m.

Closed Session: The Board of Harbor Commissioners will now meet in Closed Session to discuss the following item(s):

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Section 54956.9) *Cruz-Hernandez v. Sea Dog Corp, Englund Marine, and Crescent City Harbor District, Northern District Case No. 4:17-cv-03625*
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION: Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: 1 Case

Re-opened in Open Session 5:35 p.m.

Report from Closed Session

Autumn Luna, Legal Counsel, stated there was nothing to report out of closed session.

Business Items

1. Consent Agenda

- a) Approval of the warrant list since the November 7, 2017 Harbor Commission Meeting
- b) Approval of the minutes of the November 7, 2017 Harbor Commission Special Meeting
Secretary Bailey asked for clarification on GANS in inventory assets. Brief discussion and clarification on Tech-Wild IT expenses requested by Commissioner White. Clarification on window replacement and website membership expenses.

Action:

Moved to approve Warrant list since November 7, 2017 by Commissioner White, seconded by Secretary Bailey, **Motion carried on a 4-0 polled vote.**

Moved to approve Minutes of November 7, 2017 with corrections by Commissioner Stone, seconded by Commissioner White. **Motion carried on a 3-0 polled vote, President Phillips abstained due to his absence at Nov 7, 2017 meeting.**

2. **Presentation of sales contract for approval for sailing vessel Moondance.** Vessel was seized by Harbor District due to nonpayment of storage fees. Following no sale at public auction, private individual made offer to purchase vessel.

Autumn Luna (legal counsel) asked that this be moved from item 7 so she can discuss and present the background and procedure regarding the sale of "Moondance". Ms. Luna explained that previously the Board had authorized it to be sold at public sale. It did not sell at public sale. Under Harbor District Ordinance 30-1996, the Harbor can offer as private sale without further advertising. Ms. Luna recommends the Board find that the boat is worth less than \$2500, appoint 2 members of the Board to finalize sale and 1 staff member to notarize and sign Bill of Sale. Ms. Luna clarified that the boat is Harbor District's surplus property. Commissioner White asked that item 9 of the Purchase and Sale Agreement be amended for clarification.

Public Comment: George Lukes asked how the value of the boat was determined and the length. Also, if Harbor is just looking to pay off back storage fees owed. Harbormaster Helms in response stated that original owner owed Harbor for back storage fees and signed boat over to Harbor in lieu of balance owed. After expressed frustration between Mr. Lukes and Harbormaster Helms, copies of Purchase and Sale Agreement clarified and answered Mr. Lukes' questions.

Action:

Moved by Commissioner White, seconded by Secretary Bailey to approve the sale of vessel Moondance for \$2500 or less, Chair to appoint 2 Board Members and 1 staff member to finalize the sale.

Motion approved 4-0

President Phillips assigned Secretary Bailey and Commissioner White and staff Deputy Harbormaster Tavasci to finalize sale and to notarize and sign Bill of Sale.

3. Presentation of Power Purchase Agreement (PPA) with Renewable Energy Capital (REC).

Deputy Harbormaster Tavasci addressed a question Commissioner White had at last meeting about a discount. Harbor Counsel has approved PPA and it is ready for final approval by the Board.

Public Comment:

Mr. Lukes requested background on how Harbor got to the REC agreement. Commissioner White explained in general the role REC plays in energy saving measures, details of their net metering, and how overage of power is handled. Commissioner Bailey added that the Harbor has done a tremendous amount of research and work with several companies, to get to this point. President Phillips concluded with comments on the effectiveness of REC working with coastal areas like their installation in Eureka.

Linda Sutter asked who is paying for the contract. Board explained that REC pays for everything and Harbor just pays for power.

Action:

Moved by Secretary Bailey, second by Commissioner Stone to approve agreement with REC as presented.

Motion carried on a 4-0 polled vote.

4. Approve the purchase of new Lift Truck for Harbor Maintenance by utilizing a lease-to-own option.

Deputy Harbormaster Tavasci stated that the reason Harbor requires a new forklift is because the current lifts are extremely old and getting harder to find parts for upkeep and maintenance. Mr. Tavasci was instructed by Board at last meeting to find at least three (3) quotes on the purchase of a new Forklift. Mr. Tavasci concluded that the quality of products of the companies contacted is about the same. Boards questions on cost, size, type of tires, type of fuel, approval of Maintenance crew, the effect on the budget, and residual value was answered with discussion and conclusion.

President Phillips asked for Public Comment and received the following: George Lukes stated if it is mechanical, it is going to have problems. Suggested a service agreement to be added in agreement with purchase. Mr. Lukes asked and received information on what the lifts are used for, and what compensation is received. Deputy Harbormaster Tavasci will discuss service agreement with forklift companies.

Comment: Commissioner White shared his great experience and confidence with PAPE, forklifts services in our area, and local dealings he's had for forty years.

Action: Motion by Commissioner White, seconded by Secretary Bailey to move forward with Purchase of forklift from Hyster and to bring back to the Board at next meeting, Service Agreement depending on cost or consideration. **Motion carried on a 4-0 on a polled vote.**

5. Review and approve revised Harbor District Fee Schedule.

Financial Director Fansler explained changes made to Fee Schedule are better for the Harbor and easier to understand for those who inquire. Secretary Bailey added that it also includes fee schedule for RV Park. Commissioner White asked and received clarification on RV Park 3 tier system. Park Plan will not be completed in time to be impacted. Changes can be made if and when needed. Commissioner Stone confirmed that Fee Schedule will need a 30 day public comment period. Commissioner White asked and received clarification on overtime rates.

President Phillips asked for public comment - NONE received

Action:

On a motion by Commissioner White, Seconded by Commissioner Stone to approve "Schedule of Service Fee's" as amended.

Motion carried 4-0 on a polled vote.

6. Discussion of Harbor Debt situation, report on conversations regarding options for addressing debt challenges and options for Harbor fundraising.

Commissioner Stone stated Ad Hoc committee has met with legal counsel about doing an RFQ. Still in the process of formulating it. Committee has met with Fairground representatives and information gathered was shared with counsel. It is estimated that it may be another 2-3 weeks before it will be completed to be published for the 15 day period. Commissioner White added, during the process they learned the need for possible other approaches to resolving the Debt situation with respect to being placed on voter's ballot.

President Phillips asked for public comment and received the following-

Linda Sutter on the Debt situation options being considered by the Board, her opinion is any tax increase initiatives "will not fly.

George Lukes shared his belief that there are better ways to increase revenue. He also believes hiring a 3rd party to obtain public opinion is a waste of funds. One suggestions made by Mr. Lukes was to add another penny per bag purchased at stores. Another idea was a penny on CRV. Shared idea of increasing revenue amongst boat moorage. He believes many people of the community will be opposed to increased property taxes or taxes in general.

Comment: Commissioner Stone in response to public comments shared that Board and staff has been working very hard on debt solutions. He wished public was here when things started way back in May when he himself did a great deal of research that was presented to the Board. Commissioner Stone is willing to provide details of the great number of things found and reviewed by research, if requested by public. Commissioner Stone concluded with a synopsis of the accumulation of debt due to the success of 2 Tsunami's and the approximate 6% equal to \$5.5million (our portion of costs) not covered by FEMA and the State to rebuild the Harbor. Went on to explain Prop 13 impact, property values vs. property taxes paid and how all special districts are impacted by it. George Lukes in rebuttal, questioned property tax value increase rate. Mr. Lukes suggested looking at other options. Commissioner White stated he welcomes public input and learned from Fairgrounds that it is critical. He would also like to see taxes more evenly distributed. Commissioner White shared what he has learned as he spent time considering debt, and research of more revenue ideas. Commissioner White stated, as a board member

and on behalf of the Board, is open to other ideas the public wants to share. President thanked public for concerns and input.

President Phillips stated this was put on Agenda for information and discussion, no action needed.

7. Discussion of authorizing two-by-two meeting with Del Norte County Supervisors concerning fundraising options for Harbor Dist.

Action: President Phillips asked to Pull Item.

8. CEO Report-

Harbormaster Helms shared bullet points on written report.

- Harbor has received security gates from Topper.
- Working with provider of (bump cards) electronic keys.
- Eliminated two dumpsters, moved remaining for better visibility, better to control illegal dumping.
- Observed final installation of solar project at Humboldt Bay. REC work is clean, arranged well.
- Met with Antoinette Self at the County, representative of CBDG Grants discussed some over-the-counter type grants coming up. Provided her with information regarding the Sea Wall and other challenges we have. Gave her pictures and the report from 1998. If we are eligible, we will be putting in for CBDG Grant.
- Spoke to Miles Slattery from the city of Eureka, they dredged city recently. They couldn't get a permit from EPA and had to haul it offshore, very costly. More information shared in CEO report. They have a cruise ship slated for 2018.

Commissioner White asked for update on working with Finnigan Reality and the marketing of Harbor properties. How will Mr. Finnigan's commission impact revenue? Harbormaster Helms stated Mr. Finnigan has agreed to list and do many other things for free and sent agreements to Bob Black. Need to work out commission rate details. Commissioner White also wanted clarity on Land Use Plan Map, are we including (as the Harbor voted on) the sea bed. Harbormaster Helms stated it's included as exhibit map, no zoning associated with the undersea area. Commissioner White requested status of Notebooks. Harbormaster Helms suggested to schedule a workshop before or after a meeting.

Commissioner White inquired about budget, inner boat basin revenue down, Poundage fees, rents and concessions are also down. Commissioner White asked that these items be considered and clarified at next meeting. Clarification on Master Plan and Interest expense discussed.

Commissioner Stone asked about Coastal Conservancy response to development of Bud Surles, phase 1. Waiting for engineering and land development costs from Stover Engineering to present to Coastal Conservancy.

9. Commissioner Reports

Secretary Bailey, Chamber of Commerce. Attended a Mixer at the Art Gallery. Stated it was very well done and had good attendance. Chamber has voted in Sarah Coran as Interim CEO at the last meeting.

Commissioner Stone- Friends of the Harbor, Mixer will be Dec 14. Haunted House was very successful. A good kick-off. Cleared about \$4,000 minus startup costs. Continuing meetings, going well.

Commissioner White, Visitors Bureau-They have sent out Request for proposals. Will review them on the 5th of December and hopefully select Marketing Agency to do the marketing for the Visitors Bureau.

Commissioner White, Tri-Agency- Following up with Chris Howard, Lobbyist. With administrative hold up appointing a USDA person in DC to administer Debt, nothing to report.

President Phillips IGRC – Nothing to reported.

Harbormaster Helms Harbor Safety Committee-Nothing reported

11. Board comments.

President Phillips thanked Commissioners for handling things in his absence.

President Phillips asked for final comments NONE received.

12. Adjournment

The Board of Harbor Commissioners adjourned at 7:12 p.m. to the next Regular meeting on Tuesday, December 5, 2017 at 5:30 p.m. at the Harbor District Office, 101 Citizens Dock Road, Crescent City, California.

Attest:

Cecilia Bodmer, Secretary to the Board

Ronald A. Phillips, President

Approved this ____ day of _____, 2017

Patrick A. Bailey, Secretary



December 5, 2017

Agenda Item #2: Re-schedule or cancel January 2, 2018 Harbor Commission Meeting. Discuss and direct staff accordingly

Background: The first Harbor Commission meeting of Calendar Year 2018 is scheduled for January 2. Because of travel schedules, there may not be a quorum for the meeting.

Recommendation: Re-schedule or cancel the January 2, 2018, Harbor Commission meeting



December 5, 2017

Agenda Item #3: Presentation of Harbor District Master Plan Update from rrm design group. Discuss update to Master Plan to conform to revised Land Use Plan and approve.

Background: rrm design group created the Harbor District Master Plan that was approved by the Harbor Commissioners in 2006. Because of changes proposed in the District's Land Use Plan, the plan to create enhanced tourist lodging and the Tsunami Experience along with the elimination of the Harbor Treatment Plant among other changes, rrm design group will Update the Harbor Master Plan Graphic and Update the text in the Master Plan to reflect current realities.

The rrm proposal is attached to this agenda background item.

Recommendation: Discuss and approve the Proposal from rrm design group and direct staff to proceed accordingly.



and slightly more refined concept plan and elevations/rendering of the 60-room hotel site proposed west of the marina. With these few minor edits to the master plan, there are some text edits also required. In the end, the District would like an updated Master Plan reflecting these conditions. It is assumed the updated information will be approved administratively and not require a full review and approval process. The scope of services that follows includes the tasks and budgets to complete this master plan update effort.

SCOPE OF SERVICES

The following tasks are reflective of the Project Understanding above and the matrix of proposed updates provided to RRM by the Harbor District CEO/Harbormaster.

Task A: Update the Harbor Master Plan Graphic (Figure 5-A)

RRM will update the base graphic file for the Master Plan Graphic and make the design and label changes to the Master Plan as notated by the Harbormaster. These will include updating the graphic to reflect the new marina configuration. RRM will utilize Google Earth aerial images to depict the new marina. RRM will make the labeling changes requested and replicate the two graphics provided by the District (as prepared by Bud Surles Consulting) to match the graphic style of the Master Plan for the proposed landscaped RV Park and Tent, Yurt, and Tiny Home areas.

RRM will prepare a draft of the revised Master Plan Graphic and send it to the client for review. RRM will incorporate any revisions/corrections/ provided by the Harbormaster into a final Master Plan Graphic which will be produced in full color.

Deliverables:

- *One Draft Update of the Master Plan Graphic (digital file only)*
- *One Final Update of the Master Plan Graphic (digital file and one full size color plot)*

Task B: Master Plan Document text update

RRM will provide text updates in the Master Plan document to reflect the edits made to the Master Plan Graphic – Figure 5-A, and other minor clean up text edits requested by the Harbor District. Upon completion of the text edits, RRM will re-format and re-print a digital (PDF), reproducible copy of the Harbor District Master Plan document and provide it to the Harbor District. Following District staff review and comment, RRM will prepare a final digital copy of the Updated Master Plan.

Deliverables:

- *One draft update of the Master Plan document (digital file only)*
- *One final update of the Master Plan document (digital file and one printed copy)*



November 20, 2017

Transmitted via e-mail: chelms@ccharbor.com

Charlie Helms
CEO/Harbormaster
Crescent City Harbor District
101 Citizens Dock Road
Crescent City, CA 95531

**RE: Harbor District Master Plan Update
Proposed Scope of Services**

Dear Charlie,

Thanks for contacting RRM Design Group regarding the update to the Harbor District Master Plan. We have appreciated the opportunity to work with the District as well as with the City in the past.

As you may or may not know, RRM has been in business in San Luis Obispo County for 43 years, working for both public and private sector clients, providing architecture and land planning services. RRM also offers civil engineering, structural engineering, surveying, and landscape architecture services. In addition to our main office in San Luis Obispo, we have offices in San Juan Capistrano, Santa Barbara, and San Leandro and employ over 100 professionals.

We are pleased to provide you with this proposal for services to prepare minor updates to the Harbor District Master Plan and include more specific design support to assist you with the marketing of the hotel site. Below is a brief project understanding of what the District is seeking followed by a scope and fee to conduct the work.

PROJECT UNDERSTANDING

In 2003, RRM Design Group began preparation of the Harbor District Master Plan which was adopted in 2006. The following years saw the "Great Recession". So, while some aspects of the Master Plan have been implemented (e.g. the Coastal Trail), some of the economic use opportunities remain opportunities. With 11 years since adoption of the Master Plan, some updating is warranted. On March 11, 2011, because of the earthquake in Japan, the Harbor in Crescent City experienced a tsunami which destroyed the marina. The marina has since been reconstructed. In addition, there are some updated ideas on the "Relocated Leaseholds" and the "Landscaped RV Park" features in the Master Plan. The Harbor District needs an updated

3765 S. Higuera St., Ste. 102 • San Luis Obispo, CA 93401
p: (805) 543-1794 • f: (805) 543-4609

www.rrmdesign.com

a California corporation • Lenny Grant, Architect C26973 • Jerry Michael, PE 36895, LS 6276 • Jeff Ferber, LA 2844



Task C: Client meetings and coordination

RRM will coordinate with the client as necessary. This task includes all telephone calls, correspondence and meetings. This task budget is based upon the possible option of one face to face meeting in Crescent City, however, most of the work described in the scope can be conducted without the face to face meeting. Therefore, this task is proposed as a time and material budget to be utilized only as required and may or may not involve the full estimated budget.

Deliverables:

- *Ongoing coordination and face-to-face meeting as requested*

Reimbursable Expenses

All expenses incurred will be reimbursed pursuant to the rates, terms and conditions in the enclosed Exhibit A-1. The estimated budget shown is 5% of the estimated fee. The actual cost for direct expenses may be more or less than the estimate shown.

Estimated Fee:

- \$525

TASK AND FEE SUMMARY

TASK	DESCRIPTION	Fixed fee (see footnote A)	T&M (see footnote B)
Task A	Update the Harbor Master Plan Graphic		
	<i>Task A Subtotal</i>	\$ 4,000	
Task B	Master Plan Document text update		
	<i>Task B Subtotal</i>	\$ 2,500	
Task C	Client Meetings (as requested)		
	<i>Task C Subtotal</i>		\$ 4,000
SUMMARY OF FEES:		\$ 6,500	\$ 4,000
Estimated Reimbursable Expenses (estimated at 5% of fee)			\$ 525
ESTIMATED PROJECT TOTAL:			\$ 11,025

Fee Footnotes

- Fixed fee tasks will be billed as the work progresses until the task is completed and the total amount stated in the contract for the task is invoiced.
- Estimated fees for tasks shown as "Time and Materials" (T&M) are provided for informational purposes. Amounts billed for these tasks, which will reflect actual hours worked may be more or less than the estimate given.



SERVICES AND/OR INFORMATION TO BE PROVIDED BY CLIENT

- List of requested changes and edits to both the master plan graphic and the document text.

LIMITATIONS OF SCOPE AND EXCLUSIONS

Please note that the tasks to be performed by the RRM team are limited purely to those outlined above. Substantive changes requested by the Client or changes in the Client's program or direction that are inconsistent with prior approvals are subject to additional services fees. Any additional services that RRM Design Group is asked to perform over and beyond those described above will be billed on a negotiated and Client-approved, fixed-fee or hourly basis per the terms of the attached Exhibit A-1.

The following services or tasks are specifically excluded from the scope:

- Civil Engineering
- Survey
- Geotechnical
- Structural
- Title Reports


EXHIBIT A-1: GENERAL PROVISIONS AND CONDITIONS

RRM Design Group and Client agree that Exhibit A-1 is hereby made part of this proposal.

If you have any questions or require clarification of the scope of services, Exhibit A-1 or fees outlined above, please do not hesitate to call us. If this scope of services is acceptable, please sign below, indicating mutual agreement of the terms of this proposal; return one set to RRM and retain one set for your records. Thank you again for this opportunity. We look forward to working with you and the District Board to achieve the goal of determining the potential land use and value of the potentially "surplus" properties on the north campus.

Sincerely,

RRM DESIGN GROUP



John B Wilbanks, AICP
Principal

(Authorizing signature on following Page)



Enclosure: Exhibit A-1

The person signing and executing this contract for the Client represents and warrants that they are duly authorized and has the legal capacity and actual authority to bind the Client to each and every term, condition, and obligation of this contract and that all requirements of the Client have been fulfilled to provide such authority.

AUTHORIZATION TO PROCEED BY CLIENT REPRESENTATIVE:

Sign

Date

Print Name, Title

Billing Email (please identify person's name and email address to receive electronic invoices)

Billing Address (if different from mailing address)

Tasks Authorized (All tasks authorized unless otherwise noted.)



EXHIBIT A-1

General Provisions and Conditions

The following are the terms and conditions under which RRM Design Group agrees to provide professional services to Client. This Exhibit is intended to supplement the Prime Agreement to which it is attached, and together with any other attached exhibits and/or schedules shall comprise the complete agreement (the "Agreement"). Capitalized terms not defined herein shall have the meaning ascribed to them in the Agreement. In the event of an inconsistency between this Exhibit and the Agreement, the terms and conditions of this Exhibit shall govern.

EMPLOYEE RATES (HOURLY). Unless otherwise agreed in advance, the fees for professional services performed by RRM Design Group shall be performed on a time and materials basis at RRM Design Group's then-current rates for such work. Schedule 1 attached hereto and incorporated by this reference sets forth a description of RRM Design Group's standard hourly rates for its employees as of the date of this Agreement. Hourly rates may vary according to employee experience and proficiency. Hourly rates for expert witness services or depositions shall be subject to a premium of 2x the standard hourly rate. Overtime for non-exempt employees, if requested by Client, shall be charged at 1.25x the standard hourly rate.

SUBCONSULTANT EXPENSES. The fee for subconsultants of RRM Design Group shall be actual cost plus 10% to cover RRM Design Group's overhead and administrative expenses. Typical subconsultants may include, but are not limited to:

Structural Engineer, Irrigation Consultant,
Geotechnical Consultant, Mechanical Engineer, Cost
Estimator, Archaeological Consultant, Electrical
Engineer, Soils Consultant, Traffic Consultant

RRM Design Group shall not be responsible or liable for subconsultants' data, interpretations, and/or recommendations.

REIMBURSABLE EXPENSES. Clients shall reimburse RRM Design Group for all incidental expenses incurred by RRM Design Group, or any subconsultant it may hire to perform services for the Project, at actual cost plus 10% to cover its overhead and administrative expenses.

Reimbursable expenses shall include, but are not limited to, reproduction costs, postage, shipping and handling of drawings and documents, long distance communications, fees paid to authorities having jurisdiction over the

Project, the expense of any additional insurance requested by Client in excess of that normally carried by RRM Design Group or by its subconsultants, travel expenses (transportation/automobile/lodging/meals), renderings, and models. Reimbursable automobile travel mileage will be billed at the then-current IRS business standard mileage rate.

RRM DESIGN GROUP REPRODUCTIONS.

Photocopies shall be charged at a rate of \$.20 per copy. All other types of RRM Design Group reproductions including, but not limited to, blueprinting, process camera, typesetting, printing, and plotting, shall be billed at RRM Design Group's internal price sheet or, in the case of work sent to outside vendors, at the local vendor's current rate plus 10% to cover RRM Design Group's overhead and administrative expenses.

FEES AND PAYMENTS. Fees for employee rates, subconsultant expenses, reimbursable expenses, and RRM Design Group reproductions shall be billed to Client on an "as-performed basis," unless otherwise agreed by the parties in advance. **PAYMENT SHALL BE DUE AND PAYABLE UPON PRESENTATION.** In order to defray carrying charges resulting from delayed payments, a finance charge at 1.5% (or the maximum rate allowed by law, whichever is less) per month shall be added to the unpaid balance after thirty (30) days from the date of RRM Design Group's invoice. RRM Design Group, without any liability to Client, reserves the right to withhold services and work product pending payment of Client's outstanding indebtedness or advance payment as required by RRM Design Group.

ADVANCE PAYMENT. RRM Design Group reserves the right, from time to time, to require payment in advance for work estimated to be done during a given billing period.

COMMENCEMENT OF WORK. RRM Design Group's work will commence immediately upon receipt of Client's retainer and/or a notice to proceed signed by Client. If notice to proceed is delayed beyond thirty (30) days, it is understood that the terms and conditions of this Agreement are subject to revision.

TERMINATION OR SUSPENSION. Either party may terminate or suspend this Agreement upon seven (7) days prior written notice if the other party materially breaches or fails to perform any provision of this



Agreement and fails within seven (7) days after receipt of written notice from the non-breaching party to commence, and continue, correction of such breach with diligence and promptness. Failure of Client to make payments to RRM Design Group when due in accordance with this Agreement shall constitute a material breach of this Agreement and cause for termination or, at RRM Design Group's option, cause for suspension of performance of services. In the event of a suspension or termination of services as a result of Client's failure to pay, RRM Design Group shall have no further obligation or liability for loss or damage incurred by Client, including, but not limited to, damage caused by delay, loss of agency approvals, loss of financing, or interest expenses, because of such suspension or termination of service. Before resuming services, RRM Design Group shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of RRM Design Group's services. RRM Design Group's fees for the remaining services and the time schedules shall be adjusted equitably by RRM Design Group.

Notwithstanding any provision to the contrary, RRM Design Group shall be entitled to immediately, and without notice, suspend the performance of any and all its obligations pursuant to this Agreement if Client files a voluntary petition seeking relief under the United States Bankruptcy Code or if there is an involuntary petition filed against Client in the United States Bankruptcy Court and that petition is not dismissed within fifteen (15) days of its filing. Any suspension of services made pursuant to the provisions of this paragraph shall continue until such time as this Agreement had been fully and properly assumed in accordance with the applicable provisions of the United States Bankruptcy Code and in compliance with the final order or judgment issued by the Bankruptcy Court. If the suspension of services continues for a period in excess of ninety (90) days, RRM Design Group shall have the right to terminate all services pursuant to this Agreement.

ADDITIONAL SERVICES. Client agrees that if Client requests services not specified in the scope of services described in this Agreement, Client will pay for all such additional services on a time and materials basis as extra services in accordance with the Employee Rates and Subconsultant Expenses described above, and any other provisions of this Agreement. Client agrees to reimburse RRM Design Group at its then-current standard rates for any unreimbursed costs it incurs to comply with any request or subpoena by any attorney, legal authority, agency, or court of law to provide records, testimony, depositions, or any other form of

information related to any legal action involving Client in which RRM Design Group is not a named party.

ADDITIONAL DOCUMENTS. RRM Design Group shall not be required to execute any document subsequent to the signing of this Agreement that might in any way, in the judgment of RRM Design Group, breach RRM Design Group's contractual or legal obligations or put at risk the availability or costs of its professional (if any) or general liability insurance.

LIMITATION OF LIABILITY. RRM Design Group's liability for damages arising from any claimed error, omission or other professional negligence shall be limited to \$25,000 or the fee to be paid by Client for the scope of work described in this agreement, whichever is greater. At Client's election, RRM Design Group will waive this limitation of liability in consideration of the payment by Client of the greater of \$500.00 or 10% of the estimated (or agreed upon) cost of the scope of work described in this Agreement. This provision shall apply to all work performed by RRM Design Group, and its employees, agents, retained consultants, subconsultants, subcontractors, affiliates and representatives in connection with this Agreement, whether or not the entire scope of such work is described herein. Client's fee for such waiver shall be payable in full within seven (7) days after execution of this agreement. Failure to remit payment within such period shall render null and void Client's election to purchase such waiver of limitation. CLIENT'S ELECTION TO PURCHASE A WAIVER OF LIMITATION OF LIABILITY SHOULD BE INDICATED BY INITIALING HERE: _____.

THE PARTIES FURTHER AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY SPECIAL, INDIRECT, CONSEQUENTIAL OR PUNITIVE DAMAGES.

INDEMNIFICATION. To the maximum extent permissible by law, Client shall indemnify, defend, and hold harmless RRM Design Group and its officers, directors, shareholders, partners, managers, members, employees, agents, retained consultants, subconsultants, subcontractors, affiliates and representatives from and against any and all claims, demands, obligations, actions, suits, procedures, costs, expenses, damages, recoveries and deficiencies, injuries, liabilities or losses, including without limitation, interest, penalties, and reasonable attorneys' fees and costs, that arise from or relate to (i) the negligence, omissions, operations, or misrepresentations of Client or Client's contractors or other consultants, their respective officers, directors,



shareholders, partners, managers, members, employees, agents, affiliates and representatives with respect to the Project; or (ii) the default by Client hereunder excepting only those damages, liabilities or costs to the extent caused by RRM Design Group's negligent acts, errors or omissions, or willful misconduct as determined by a court of competent jurisdiction.

These indemnification provisions shall survive the termination or expiration of this Agreement and shall remain in full force and effect as long as permitted by applicable statutes of limitation.

INSURANCE. RRM Design Group shall obtain and maintain until completion of the services liability, property, and casualty insurance from a responsible insurer having minimum limits of not less than \$1,000,000.00 for general liability and \$1,000,000.00 for property and casualty losses for each occurrence and workers' compensation insurance in the amount of the statutory requirement. Client understands and acknowledges that RRM Design Group is not obligated to provide professional liability insurance.

TITLE. It is understood and agreed that all calculations, drawings, reports, specifications, documents, and data developed for the Project, including drawings, reports, and data on any form of electronic media, developed for the Project (collectively, the "Project Materials") shall be and at all times remain the property of RRM Design Group, who shall be deemed the author, and at all times shall retain all common law, statutory law, and other rights, including copyrights, whether or not the Project is completed. Client agrees to not transfer to others, use, or permit any other person to use the Project Materials, in whole or in part, for any purpose or project other than the Project, without the prior written consent of RRM Design Group, which may be withheld in RRM Design Group's discretion. Client further agrees to waive all claims against RRM Design Group resulting in any way from any unauthorized changes or reuse of the Project Materials for any other project by anyone other than RRM Design Group. Upon request and payment of all costs involved, Client is entitled to a copy of all final plans and specifications for use in connection with the Project for which the plans and specifications have been prepared. Client acknowledges that its right to utilize final plans and specifications and the services of RRM Design Group pursuant to this Agreement will continue only so long as Client is not in default, pursuant to the terms and conditions of this Agreement, and Client has performed all of its obligations under this Agreement.

CLIENT RESPONSIBILITIES. Concurrent with the execution of the Agreement, Client shall provide RRM Design Group in writing with full information including a program setting forth Client's design objectives, constraints, and construction budget criteria as applicable.

In addition, Client shall provide all information it has access to that relates to the site and the Project that may in any way bear upon the services of RRM Design Group hereunder, including but not limited to, a legal description of the site, a recent site survey, a site plan, the location of utilities and underground structures at the site, previous technical reports, and any previous environmental assessments and/or audits.

At its sole expense, Client shall obtain all necessary authorizations and permits to allow RRM Design Group to have access to the site at reasonable times throughout its performance of this Agreement. RRM Design Group will take reasonable precautions to minimize damage to the site, but unavoidable damage or alteration may occur and Client agrees to assume sole responsibility for the same. Client agrees to assume sole responsibility for damages due to RRM Design Group's interference with subterranean structures, such as pipes, tanks, and utility lines, that are not correctly shown on the documents provided to RRM Design Group by Client or any third party.

Client further agrees that to the extent work on an existing site or facility requires RRM Design Group to make certain assumptions regarding existing conditions, and because some of these assumptions may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portion of the job site or facility, RRM Design Group may not be able to obtain complete information about existing conditions. To the maximum extent permissible by law, Client shall indemnify, defend and hold harmless RRM Design Group and its officers, directors, shareholders, partners, managers, members, employees, agents, retained consultants, subconsultants, subcontractors, affiliates and representatives from and against any and all claims, demands, obligations, actions, suits, procedures, costs, expenses, damages, recoveries and deficiencies, injuries, liabilities or losses, including without limitation, interest, penalties, and reasonable attorneys' fees and costs, that arise from or relate to site conditions of which RRM Design Group has not been adequately informed.

Client shall furnish all legal, accounting, and insurance counseling services as may be necessary at any time for the Project, including auditing services Client may



require to verify the contractor's applications for payment or to ascertain how or for what purposes the contractor uses the moneys paid by Client. The information above shall be furnished at Client's expense and RRM Design Group shall be entitled to rely upon the accuracy and completeness thereof.

If Client observes or otherwise becomes aware of any fault or defect in the Project or nonconformance with this Agreement, prompt written notice shall be given by Client to RRM Design Group.

Client shall furnish information and shall review RRM Design Group work and provide decisions as expeditiously as necessary for the orderly progress of the Project and of RRM Design Group's services.

Client understands and acknowledges that if the scope of services includes RRM Design Group's assistance in applying for governmental permits or approvals, RRM Design Group's assistance shall not constitute a representation, warranty, or guaranty that such permits or approvals will be acted upon favorably by any governmental agency or be the only permits or approvals required for the Project.

STANDARD OF PERFORMANCE. The standard of care for all professional and related services performed or furnished by RRM Design Group under this Agreement shall be in accordance with generally accepted professional practice in the same or similar localities at the time the services are performed. RRM Design Group makes no warranties, express or implied, under this Agreement or otherwise in connection with RRM Design Group's services. Client acknowledges that changes to this Project inevitably will be required as a result of minor omissions, ambiguities, or inconsistencies in the plans and specifications, and therefore Client agrees to make no claim against RRM Design Group with respect to claims by the Project's contractors or others as a result of such omissions, ambiguities, or inconsistencies.

OPINION OF PROBABLE COST. Any evaluation of Client's budget for the Project, preliminary estimates or updated estimates of probable cost prepared by RRM Design Group represent RRM Design Group's opinion as an experienced and qualified professional generally familiar with the industry. It is recognized, however, that neither RRM Design Group nor Client has control over the cost of labor, materials, equipment, or services provided by others or over competitive bidding, market, or negotiating conditions. Accordingly, RRM Design Group cannot and does not warrant or represent that bids or negotiated prices will not vary from Client's

budget for the Project or any estimate or evaluation prepared or agreed to by RRM Design Group.

HAZARDOUS ENVIRONMENTAL CONDITION.

Client acknowledges that RRM Design Group's scope of services for this Project does not include any services related in any way to asbestos, PCB's, petroleum and/or hazardous or toxic materials (collectively, "Hazardous Materials"). Should RRM Design Group or any other party encounter any Hazardous Materials on the job site, or should it in any other way become known that Hazardous Materials are present or may be present on the job site or any adjacent or nearby areas which may affect RRM Design Group's services, RRM Design Group may, at its option, suspend or terminate work on the Project until Client: (i) retains a qualified contractor to abate and/or remove the Hazardous Materials; and (ii) warrants that the job site is free from any Hazardous Materials and is in full compliance with applicable laws and regulations. If no such action is taken by Client, RRM Design Group may terminate the Agreement. To the maximum extent permissible by law, Client further agrees to indemnify, defend and hold harmless RRM Design Group, its officers, directors, shareholders, partners, managers, members, employees, agents, retained consultants, subconsultants, subcontractors, affiliates and representatives from and against any and all claims, demands, obligations, actions, suits, procedures, costs, expenses, damages, recoveries and deficiencies, injuries, liabilities or losses, including without limitation, interest, penalties, and reasonable attorneys' fees and costs, that arise from or relate to any Hazardous Materials-related claims that may be brought by third parties.

ARBITRATION. Any controversy arising out of or pertaining to this contract, or its scope, interpretation, application, enforcement, or alleged breach, shall be resolved through binding arbitration. Unless otherwise agreed by the parties, the arbitration shall be conducted in the County of San Luis Obispo, California, before a neutral arbitrator who is either a retired judge or an attorney licensed in California with a minimum of ten years' litigation experience. The arbitration proceedings shall be conducted in accordance with the rules of California Code of Civil Procedure §§ 1280 through 1294.2 and any successor provisions thereto, or any other rules the parties mutually agreed upon in writing. Any award of the arbitrator may be entered as a judgment in any court having jurisdiction. The parties understand that the results of the arbitration shall be binding upon them, and that they are waiving their rights to a trial by jury.



Either party may demand arbitration of any dispute by providing the other party with written notice of the claim, the basis therefor, and the name of a proposed arbitrator. Within ten (10) days of receipt of notice of a demand for arbitration, the recipient of said notice shall provide written notice to the other party of its response to said claim, the basis therefor, and either accepting the proposed arbitrator or providing the name of an alternative arbitrator. If the parties cannot mutually agree on a proposed arbitrator, either party may apply to the superior court for appointment of an arbitrator.

The parties shall share equally all initial costs of arbitration. The prevailing party shall be entitled to reimbursement of attorneys' fees, costs, and expenses incurred in connection with the arbitration.

LIENS. This Agreement shall not be construed to alter, affect, or waive any design professional's lien, mechanic's lien, or stop notice right which RRM Design Group may have for the performance of services pursuant to this Agreement. Concurrent with Client's execution of the Agreement and from time to time thereafter as appropriate, Client shall provide in writing to RRM Design Group (i) the present name and address of the record owner of the property upon which the Project is located; (ii) the name and address of any and all lenders who may loan money on the Project and/or who are entitled to receive a preliminary notice.

SUCCESSORS AND ASSIGNS. All of the terms, conditions, and provisions of this Agreement shall inure to the benefit of and be binding upon Client, RRM Design Group, and their respective successors and assigns provided, however, that no assignment of this Agreement shall be made without the written consent of the parties to this Agreement.

FORCE MAJEURE. RRM Design Group is not responsible, and shall not be deemed in default, for delay caused by activities or factors beyond RRM Design Group's reasonable control, including, but not limited to, delays by reason of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of Client to furnish timely information or to approve or disapprove of RRM Design Group's services promptly, or faulty performance by Client or other contractors or governmental agencies. To the extent such delays cause RRM Design Group to perform extra services, such services shall be paid for solely by Client in accordance with the terms of this Agreement.

OTHER PROVISIONS. This Agreement together with the Prime Agreement represents the entire agreement between RRM Design Group and Client and supersedes all prior negotiations, representations, or agreements,

either written or oral. This Agreement may be amended only by written instrument signed by both RRM Design Group and Client. All rights and remedies conferred under this Agreement or by any other instrument or law shall be cumulative and may be exercised singularly or concurrently. Failure by either party to enforce any contract term shall not be deemed a waiver of future enforcement of that or any other term. If any term, provision, covenant or condition of this Agreement, or the application thereof to any person, place or circumstance, shall be held to be invalid, unenforceable or void, the remainder of this Agreement and such term, provision, covenant or condition as applied to other persons, places and circumstances shall remain in full force and effect. Any notice, request, authorization, direction, or other communication under this Agreement shall be given in writing and delivered in person or by certified or first-class United States mail, properly addressed and stamped with the required postage to the intended recipient. The parties agree that they will execute such other instruments and documents as are or may become necessary or convenient to carry out the intent and purposes of this Agreement. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine or neuter, singular or plural, as the identity of the person, persons or entities may require. All headings in this Agreement are inserted only for convenience and ease of reference, and are not to be considered in the construction or interpretation of any provision of this Agreement. Each individual executing this Agreement on behalf of a party hereto, by his or her signature, represents that he or she maintains full authority on behalf of the applicable party to execute this Agreement, and thereby bind the applicable party to all covenants, duties and obligations contained herein. This Agreement shall be construed as a whole, according to its fair meaning, and not in favor of or against any party. By way of example and not limitation, this Agreement shall not be construed against the party responsible for any language in this Agreement. The failure of either party, whether purposeful or otherwise, to exercise in any instance any right, power or privilege under this Agreement or under law shall not constitute a waiver of any other right, power or privilege, nor of the same right, power or privilege in any other instance. Any waiver by RRM Design Group must be in writing and signed by an authorized representative of RRM Design Group. Time is agreed to be of the essence with respect to this Agreement.

EXHIBIT A-1: SCHEDULE 1**Bill Rate Ranges**

Subject to change effective March 1st each year

Accountant	\$ 75 - \$ 140
Accounting Specialist	\$ 50 - \$ 85
Accounting Technician	\$ 40 - \$ 65
Administrative Assistant	\$ 50 - \$ 105
Agency Coordinator	\$ 55 - \$ 105
Architect	\$ 90 - \$ 150
Assistant Designer	\$ 65 - \$ 95
Assistant Manager of Architecture	\$ 120 - \$ 180
Assistant Planner	\$ 65 - \$ 95
Associate Designer	\$ 75 - \$ 115
Associate Planner I	\$ 75 - \$ 115
Associate Planner II	\$ 85 - \$ 120
Billing Specialist	\$ 45 - \$ 85
Business Development Coordinator	\$ 80 - \$ 125
Business & Project Development Manager	\$ 95 - \$ 140
Chief Executive Officer	\$ 170 - \$ 315
Chief Operations Officer	\$ 150 - \$ 280
Construction Inspector	\$ 105 - \$ 150
Controller	\$ 110 - \$ 245
Design Director	\$ 130 - \$ 205
Designer - Landscape Architecture	\$ 85 - \$ 120
Designer I - Architecture	\$ 65 - \$ 100
Designer I - Engineering	\$ 45 - \$ 80
Designer II - Architecture	\$ 75 - \$ 110
Designer II - Engineering	\$ 60 - \$ 100
Designer III - Architecture	\$ 85 - \$ 145
Designer III - Engineering	\$ 75 - \$ 125
Engineer I	\$ 75 - \$ 120
Engineer II	\$ 90 - \$ 140
Facilities Coordinator	\$ 45 - \$ 80
Facilities Supervisor	\$ 60 - \$ 105
File Clerk	\$ 30 - \$ 60
Graphic Designer	\$ 75 - \$ 125
Human Resources Assistant	\$ 45 - \$ 80
Human Resources Generalist	\$ 70 - \$ 125
Information Technology Assistant	\$ 45 - \$ 80
Information Technology Technician	\$ 60 - \$ 105
Information Technology Server/LAN Administrator	\$ 80 - \$ 140
Interior Designer I	\$ 50 - \$ 90
Interior Designer II	\$ 65 - \$ 105
Intern	\$ 35 - \$ 65
Job Captain	\$ 85 - \$ 145
Landscape Architect	\$ 80 - \$ 120
Land Surveyor	\$ 105 - \$ 160
Manager of Architecture	\$ 135 - \$ 230
Manager of Engineering Services	\$ 150 - \$ 245
Manager of Human Resources	\$ 100 - \$ 160

Manager of Information Technology	\$ 110 - \$ 195
Manager of Landscape Architecture	\$ 135 - \$ 230
Manager of Marketing	\$ 100 - \$ 160
Manager of Planning	\$ 135 - \$ 230
Manager of Surveying	\$ 140 - \$ 210
Marketing Assistant	\$ 45 - \$ 80
Marketing Coordinator	\$ 60 - \$ 105
Office Coordinator	\$ 65 - \$ 115
Party Chief	\$ 90 - \$ 150
Principal	\$ 165 - \$ 280
Principal Landscape Architect	\$ 120 - \$ 210
Principal Planner	\$ 120 - \$ 210
Project Accountant	\$ 65 - \$ 125
Project Administrator	\$ 70 - \$ 115
Project Architect	\$ 100 - \$ 160
Project Engineer	\$ 105 - \$ 160
Project Manager - Architecture	\$ 95 - \$ 160
Project Manager - Engineering	\$ 130 - \$ 220
Receptionist	\$ 40 - \$ 80
Recruiter	\$ 70 - \$ 125
Senior Architect	\$ 125 - \$ 185
Senior Designer - Architecture	\$ 100 - \$ 170
Senior Designer - Engineering	\$ 95 - \$ 160
Senior Designer - Landscape Architecture	\$ 100 - \$ 155
Senior Interior Designer	\$ 80 - \$ 130
Senior Land Surveyor	\$ 120 - \$ 185
Senior Landscape Architect	\$ 100 - \$ 155
Senior Marketing Coordinator	\$ 80 - \$ 130
Senior Party Chief	\$ 105 - \$ 170
Senior Planner	\$ 100 - \$ 155
Senior Project Engineer	\$ 125 - \$ 205
Senior Project Manager - Architecture	\$ 125 - \$ 215
Supervisor of Surveying	\$ 125 - \$ 195
Survey Technician I	\$ 50 - \$ 90
Survey Technician II	\$ 60 - \$ 115
Survey Technician III	\$ 75 - \$ 140

Survey Crew Rates**REGULAR**

One person w/ GPS or Robotic Workstation	\$ 125 - \$ 155
Two person	\$ 175 - \$ 290
Three person	\$ 235 - \$ 390

PREVAILING WAGE

One person w/ GPS or Robotic Workstation	\$ 150 - \$ 180
Two person	\$ 225 - \$ 340
Three person	\$ 325 - \$ 490



December 5, 2017

Agenda Item #4: Presentation of Draft Plans for conversion of Car Wash facility for discussion. Stover Engineering has prepared draft plans for conversion of the former Car Wash facility to a marine storage facility for Commission review and approval.

Background: Stover Engineering has completed drawings and scope of work projections for converting the Car Wash on Highway 101 to a Marine Storage Facility. Jon Olson, Stover Engineering, will be available to answer Commissioner's questions.

Recommendation: Discuss the conversion and direct staff as to next steps.

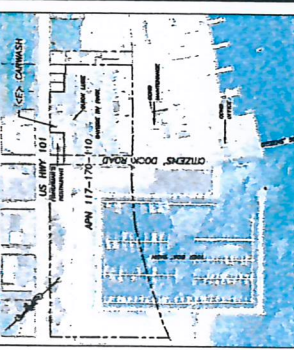
JOB NO. 4493		SCALE 1/4" = 1'-0"	
DATE: 11/14/17		SHEET	



STOVER ENGINEERING
Civil Engineers and Consultants
730 HWY 101 S - CRESCENT CITY, CA
PO BOX 783 - 711 H STREET
CRESCENT CITY, CA 95531 707-485-8742

CRESCENT CITY HARBOR DISTRICT
MARINE EQUIPMENT STORAGE FACILITY
730 HWY 101 S - CRESCENT CITY, CA
ELEVATIONS

JOB NO. 4493
SCALE 1/4" = 1'-0"
DATE: 11/14/17
SHEET
A1.0



VICINITY MAP
1" = 400'

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO CALIFORNIA CODE.
- NOTIFY ENGINEER OF DISCREPANCIES.

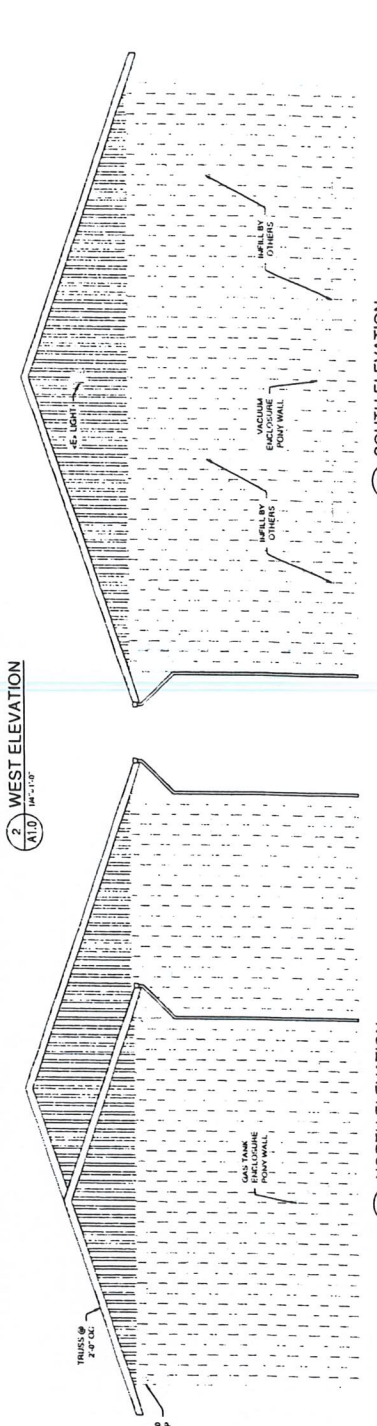
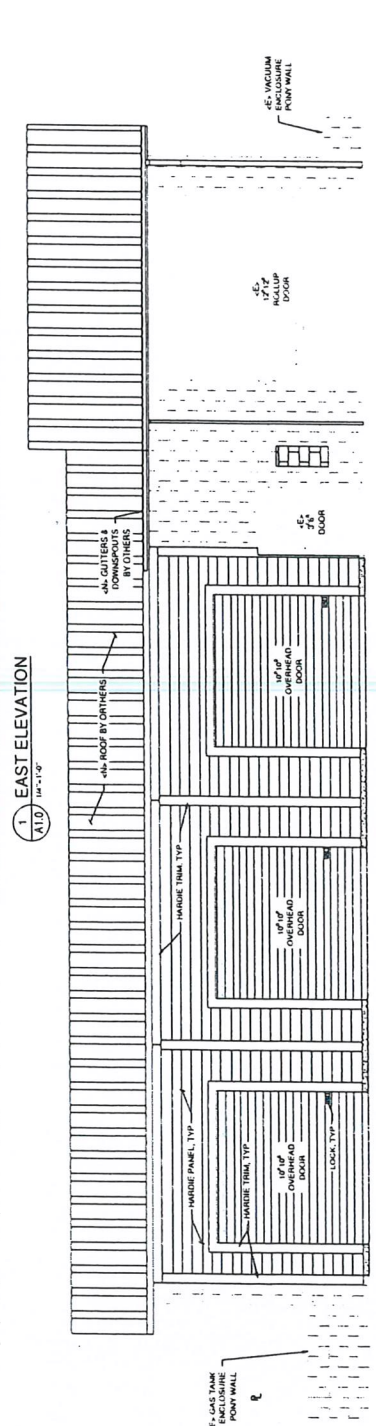
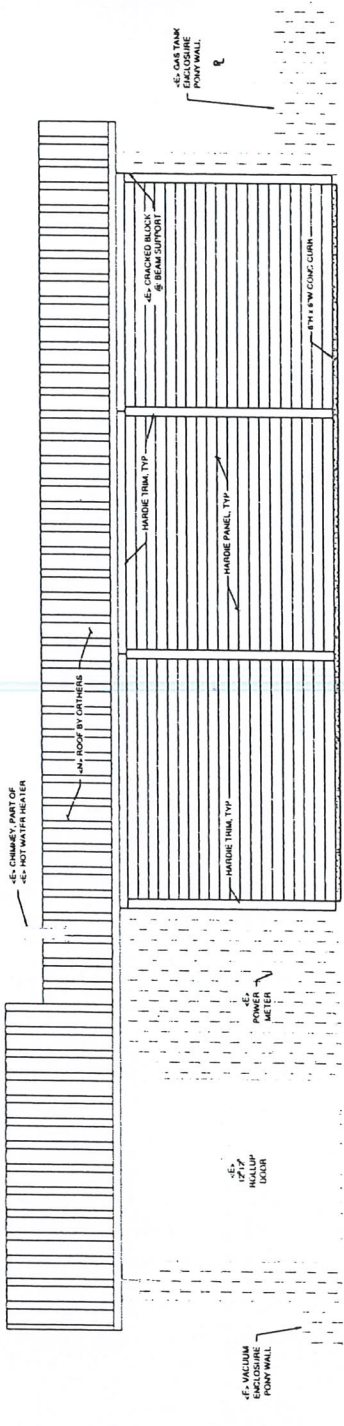
SHEET INDEX

6.0	EXISTINGS
6.1	GENERAL CONTRACT PLAN
6.2	GENERAL STRUCTURAL NOTES & SPECIFICATIONS
6.3	SPECIAL INSTRUCTIONS
6.4	TYPICAL STRUCTURAL DETAILS
6.5	TYPICAL STRUCTURAL DETAILS
6.6	FOUNDATION PLAN
6.7	MECHANICAL PLAN
6.8	ELECTRICAL PLAN
6.9	MECHANICAL PLAN
6.10	STRUCTURAL DETAILS

MARINE EQUIPMENT STORAGE FACILITY

CRESCENT CITY HARBOR DISTRICT

730 HWY 101 - CRESCENT CITY, CA



1 EAST ELEVATION
A1.0 1/4" = 1'-0"

2 WEST ELEVATION
A1.0 1/4" = 1'-0"

3 NORTH ELEVATION
A1.0 1/4" = 1'-0"

4 SOUTH ELEVATION
A1.0 1/4" = 1'-0"

NO.	DATE	REVISION



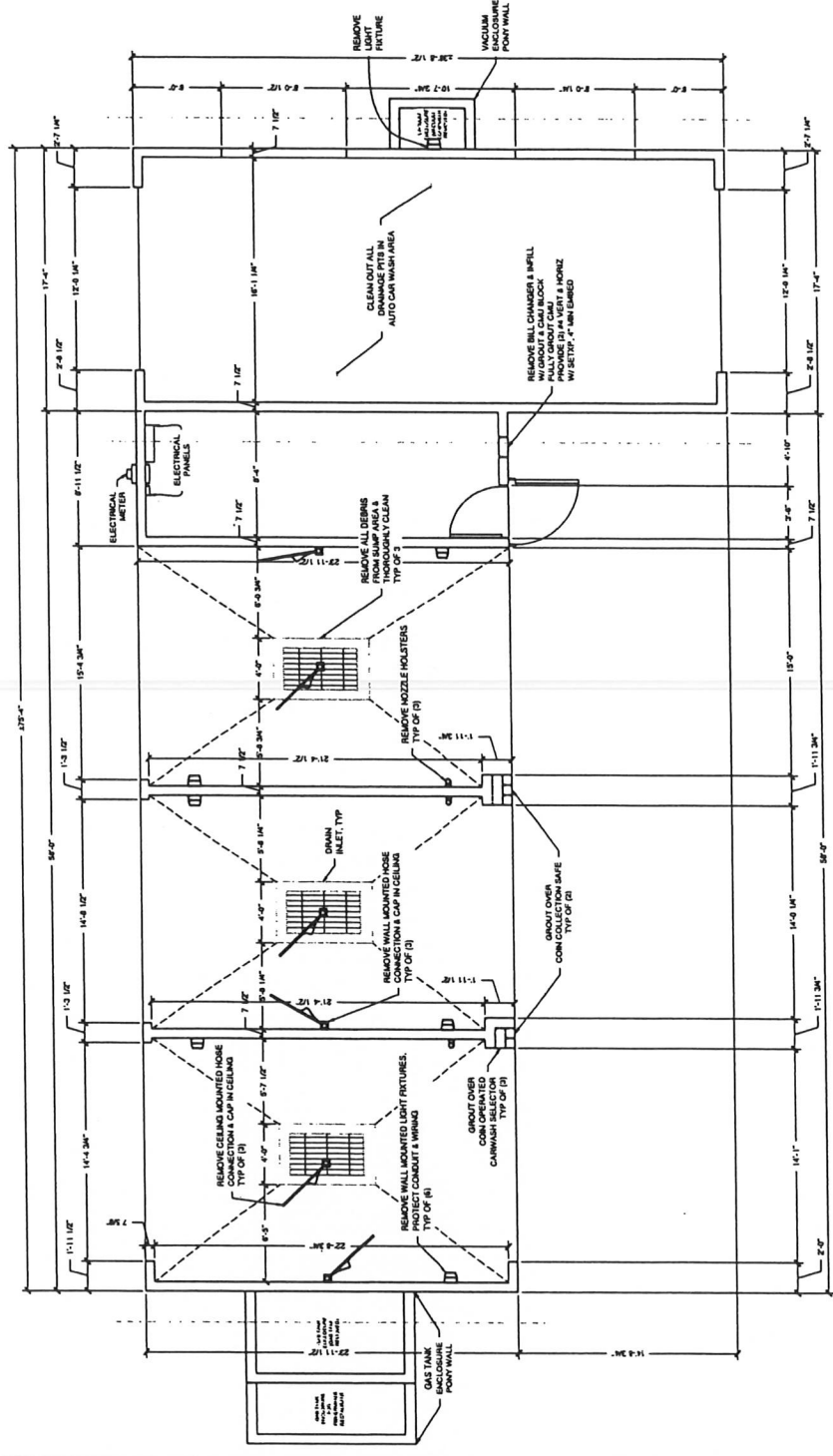
STOVER ENGINEERING
 Civil Engineers and Consultants
 PO BOX 792 - 7111 STREET
 CRESCENT CITY, CA 95521 707-465-6742

DEMOLITION PLAN
 MARINE EQUIPMENT STORAGE FACILITY
 730 HWY 101 - CRESCENT CITY, CA
 CRESCENT CITY HARBOR DISTRICT

JOB NO.: 4493
 SCALE: 1/4" = 1'-0"
 DATE: 11/14/17
 SHEET

D1.0

- GENERAL NOTES**
- REMOVE ALL STORAGE, WRT HANGERS, AND CARWASH ASSOCIATED APPURTENANCES FROM WALL TO PROVIDE FLUSH FINISH.
 - ALL ATTACHMENT HARDWARE SHALL BE FULLY REMOVED.
 - GROUT ALL HOLES OR BLOCK DEFECTS TO PROVIDE SMOOTH FINISH.
 - THIS SHEET REPRESENTS EXISTING CONDITIONS AND APPROXIMATE DIMENSIONS.



1 DEMOLITION PLAN
 D1.0 1/4" = 1'-0"

No.	Date	Revised	By



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CRESCENT CITY HARBOR DISTRICT
MARINE EQUIPMENT STORAGE FACILITY
730 HWY 101 S - CRESCENT CITY, CA
SPECIAL INSPECTIONS

JOB NO. 4483
SCALE: NTS
DATE: 11/14/17
SHEET S1.1

SPECIAL INSPECTION PROGRAM NOTES:

- DURATION REFERS TO TIME AND FREQUENCY OF INSPECTION FOR THE PORTIONS OF WORK INDICATED.
 - CONTINUOUS INSPECTION IN WHICH THE SPECIAL INSPECTOR IS ON SITE AT ALL TIMES, OBSERVING THE WORK REQUIRING SPECIAL INSPECTION.
 - PERIODIC INSPECTION IN WHICH THE SPECIAL INSPECTOR IS ON SITE AT TIME INTERVALS AS SPECIFIED IN THE SPECIAL INSPECTION PROGRAM AND REPORTING TO THE CLIENT BY COMPLETION OF APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.
 - BUILDING SPECIAL PERSONAL INSPECTIONS OF ALL PORTIONS OF WORK DESIGNATED IN THE PROGRAM. THE SELECTED INSPECTION AGENCY SHALL BE AN ACCREDITED, APPROVED SPECIAL INSPECTION AGENCY SUPPORTED BY THE CHIEF OF THE COUNTY OF CALIFORNIA. THE DUTIES REGARDING THE PORTIONS OF WORK ARE DESCRIBED IN CHAPTER 17 OF THE CBC. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL REPORT TO THE CHIEF OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
 - DUTIES OF THE SPECIAL INSPECTOR TO INCLUDE, BUT ARE NOT LIMITED TO:
 - ACKNOWLEDGE THE SPECIAL INSPECTION PROGRAM AND THE SPECIAL INSPECTION AND TESTING AGREEMENT, PROVIDED BY THE LOCAL JURISDICTION.
 - THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE BUILDING OFFICIAL. IF UNCORRECTED, TO THE ENGINEER AND THE BUILDING OFFICIAL.
 - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, CONTRACTOR, AND OTHER DESIGNATED PARTIES, IN A TIMELY MANNER.
 - THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE.
- DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - KEEP THE SPECIAL INSPECTOR THAT THE WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE EACH INSPECTION.
 - ALL WORK REQUIRING SPECIAL INSPECTION SHALL BEGAIN ACCESSIBLE AND EXPOSED INSPECTION AND APPROVED BY THE BUILDING OFFICIAL.
 - PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
 - MAINTAIN AT THE JOB SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.
- THE FOLLOWING INSPECTIONS AND TESTING REQUIREMENTS SHALL BE PERFORMED IN ADDITION TO THOSE REQUIRED BY THE CBC.
 - CONCRETE INSPECTION AND TESTING REQUIREMENTS ARE AS FOLLOWS
 - VERIFY THAT THE APPROVED MIX DESIGN ARE BEING DELIVERED TO THE SITE. BATCH TICKETS SHOULD BE CHECKED FOR ALL TRUCKS ENTERING THE SITE.

VERIFICATION AND INSPECTION:	COMMENTS	DURATION	INSPECTION AGENCY
SOILS AND FOUNDATION SUBGRADE:			
FILL MATERIAL, PLACEMENT AND COMPACTION		P	BUILDING OFFICIAL
CHAMBER AND BURIED CONDUITS		P	BUILDING OFFICIAL
FOOTING DEFORMATION AND COMPACTION		P	PERmit OFFICIAL
CONCRETE:			
FOOTING FORMWORK AND REINFORCEMENT PLACEMENT		P	BUILDING OFFICIAL
FORM TO BE DURING CONCRETE PLACEMENT FOR CAST ANCHOR BOLTS		P	BUILDING OFFICIAL
CAST ANCHOR BOLTS, NUTS AND WASHERS SHALL BE COMPASSIONATELY INSPECTED DURING INSTALLATION		C	BUILDING OFFICIAL
CAST ANCHOR BOLTS, NUTS AND WASHERS SHALL BE COMPASSIONATELY INSPECTED DURING INSTALLATION		CP	BUILDING OFFICIAL
WOOD:			
FLOOR AND FLOOR SYSTEMS BRACING AND JOINT BRACING		P	BUILDING OFFICIAL
WALLS AND CEILING, INSULATION AND FLOORING		P	BUILDING OFFICIAL
APPROVED FABRICATION:			
CERTIFICATE OF COMPLIANCE MUST BE SUBMITTED TO THE INSPECTOR FOR ALL FABRICATIONS. STRUCTURAL STEEL, WELDED STEEL JOISTS AND GIRDERS TO BE FABRICATED TO THE CONTRACTOR'S AND FABRICATOR'S.		P	BUILDING OFFICIAL

DATE	1/11/14/17
SCALE	NTS
JOB NO.	4493
CRESCENT CITY HARBOR DISTRICT MARINE EQUIPMENT STORAGE FACILITY, CA 730 HWY 101 S - CRESCENT CITY, CA	
CIVIL ENGINEERS and CONSULTANTS	
CRESCENT CITY, CA 95531 707-465-6742	
PC BOX 783 - 211 N STREET	
STOVER ENGINEERING	
CRESCENT CITY, CA 95531 707-465-6742	
DESIGNED BY: JDO	APPROVED BY: JDO
CHECKED BY: JDO	DATE: 1/11/14
DRAWN BY: JDO	
DATE: 1/11/14	

STOVER ENGINEERING
CRESCENT CITY, CA 95531 707-465-6742

CIVIL ENGINEERS and CONSULTANTS
PC BOX 783 - 211 N STREET
CRESCENT CITY, CA 95531 707-465-6742

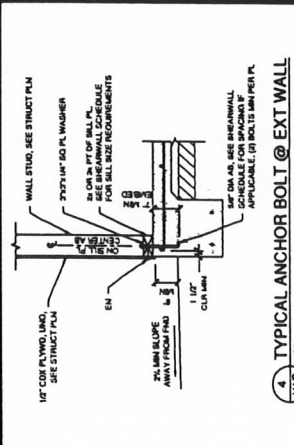
TYPICAL STRUCTURAL DETAILS

CRESCENT CITY HARBOR DISTRICT
MARINE EQUIPMENT STORAGE FACILITY, CA
730 HWY 101 S - CRESCENT CITY, CA

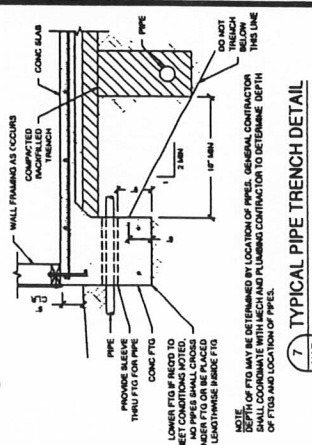
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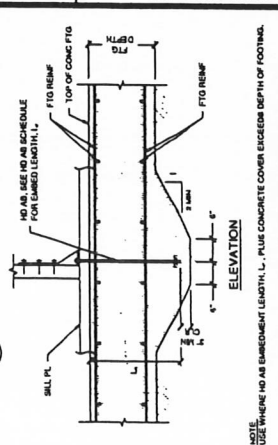
S1.2
SHEET



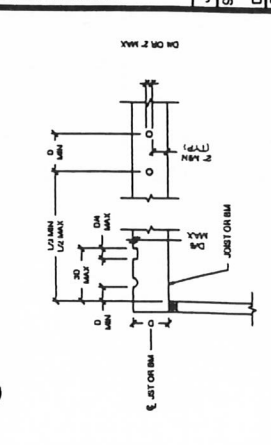
4 TYPICAL ANCHOR BOLT @ EXT WALL
VAR NTS



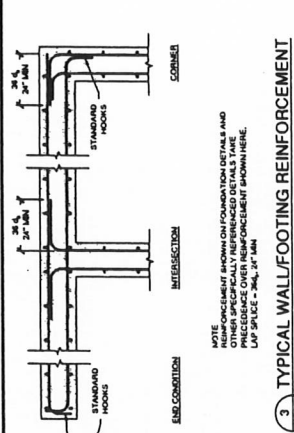
7 TYPICAL PIPE TRENCH DETAIL
VAR NTS



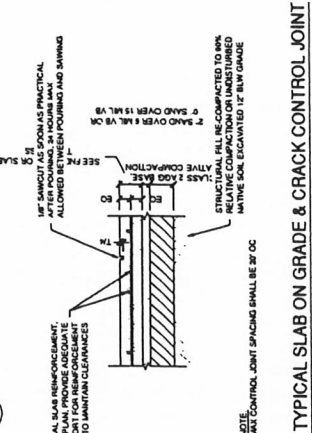
11 TYPICAL DEEPEENED FOOTING DETAIL
VAR NTS



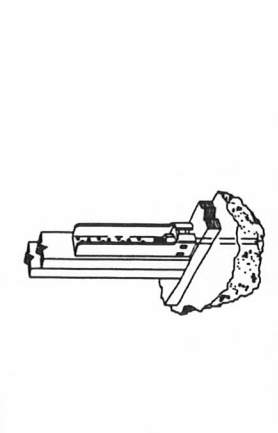
15 SAWN LUMBER JOIST NOTCHING & BORING
VAR NTS



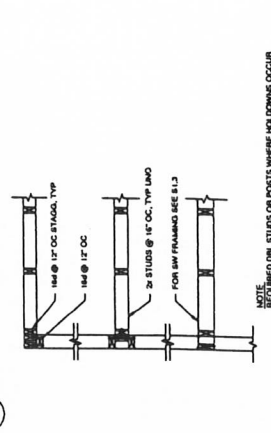
3 TYPICAL WALL/FOOTING REINFORCEMENT
VAR NTS



6 TYPICAL SLAB ON GRADE & CRACK CONTROL JOINT
VAR NTS



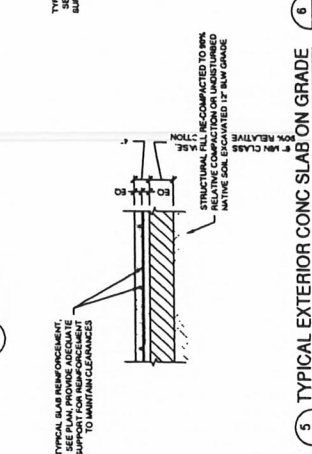
10 TYPICAL HD W/ HDQB IN CONCRETE FTG
VAR NTS



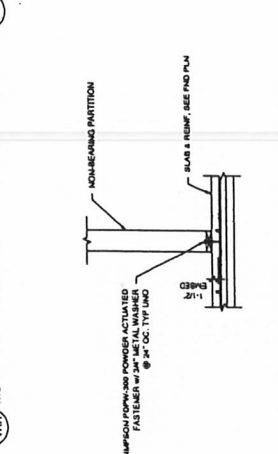
12 TYPICAL WEB STIFFENER DETAIL
VAR NTS

BOLT SIZE	MALLEABLE WASHER	STD CUT WASHER
3/8"	3-1/2" x 3-1/4"	1-1/2" x 3/8"
1/2"	3-1/2" x 3-1/4"	1-3/8" x 7/8"
5/8"	3-1/2" x 3-1/4"	1-3/8" x 1-1/8"
3/4"	3-1/2" x 3-1/4"	1-3/8" x 1-1/4"
1"	4-1/2" x 1-1/2"	2-1/8" x 1-1/4"
1-1/8"	4-1/2" x 1-1/2"	2-1/8" x 1-1/4"

2 WASHER SCHEDULE
VAR NTS



5 TYPICAL EXTERIOR CONC SLAB ON GRADE
VAR NTS



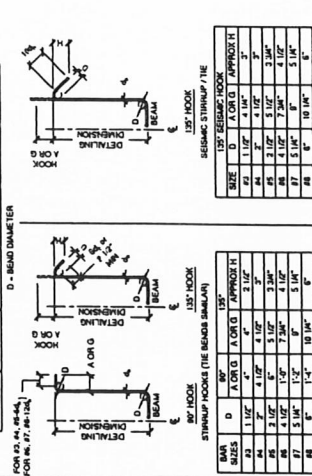
9 TYP NON-BRING SILL PLATE ATTACHMENT
VAR NTS



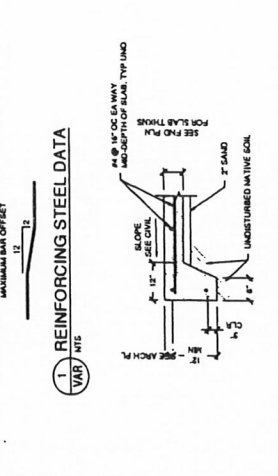
13 MINIMUM NAILING SCHEDULES
VAR NTS

BAR SIZES	STANDARD HOOKS	STANDARD STRAP/HOOKS
#3	1.5"	1.5"
#4	2.0"	2.0"
#5	2.5"	2.5"
#6	3.0"	3.0"
#7	3.5"	3.5"
#8	4.0"	4.0"
#9	4.5"	4.5"
#10	5.0"	5.0"
#11	5.5"	5.5"
#12	6.0"	6.0"
#13	6.5"	6.5"
#14	7.0"	7.0"
#15	7.5"	7.5"
#16	8.0"	8.0"
#17	8.5"	8.5"
#18	9.0"	9.0"
#19	9.5"	9.5"
#20	10.0"	10.0"
#21	10.5"	10.5"
#22	11.0"	11.0"
#23	11.5"	11.5"
#24	12.0"	12.0"
#25	12.5"	12.5"
#26	13.0"	13.0"
#27	13.5"	13.5"
#28	14.0"	14.0"
#29	14.5"	14.5"
#30	15.0"	15.0"

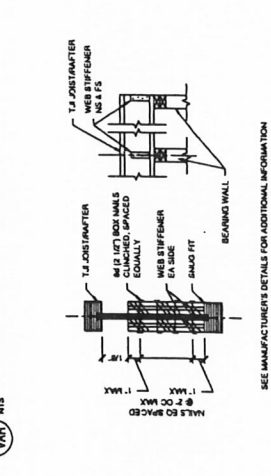
1 REINFORCING STEEL DATA
VAR NTS



8 TYP EXTERIOR NON-BRING CONC SLAB EDGE
VAR NTS



11 TYPICAL DEEPEENED FOOTING DETAIL
VAR NTS



12 TYPICAL WEB STIFFENER DETAIL
VAR NTS

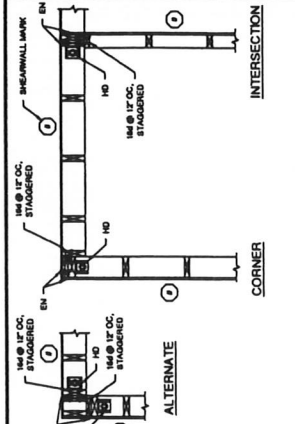
NO.	DATE	REVISION



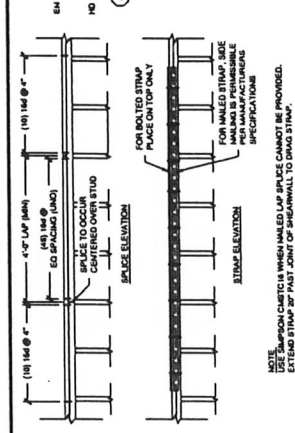
STEVEN ENGINEERING
Civil Engineers and Consultants
PO BOX 782 • 2111 STREET
CRESCENT CITY, CA 95501 707-465-8742

TYPICAL STRUCTURAL DETAILS
CRESCENT CITY HARBOR DISTRICT
MARINE EQUIPMENT STORAGE FACILITY
730 HWY 101 S - CRESCENT CITY, CA
JOB NO. 4493
SCALE: NTS
DATE: 11/14/17
SHEET

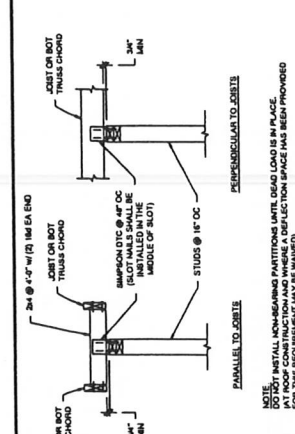
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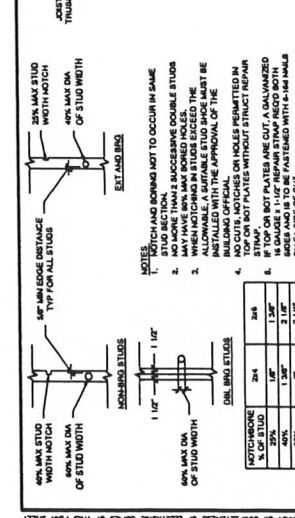
1 SHEARWALL FRAMING AT INTERSECTION
VAR NTS



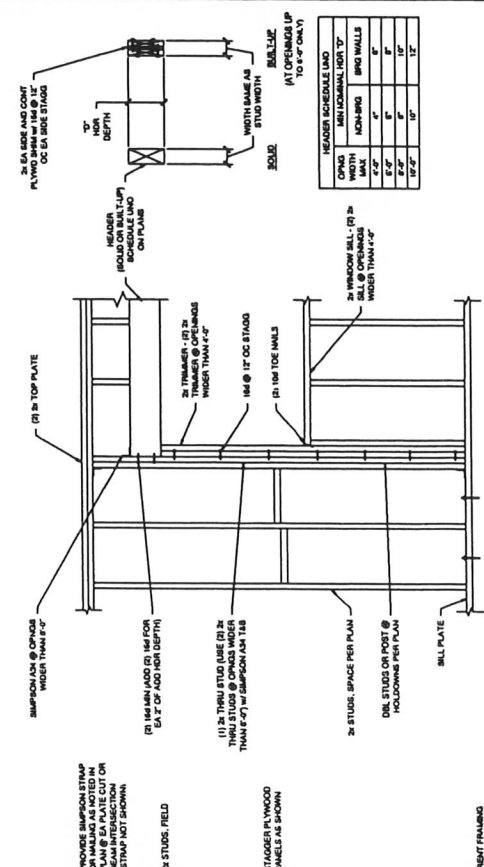
3 TOP PLATE SPLICE/STRAP
VAR NTS



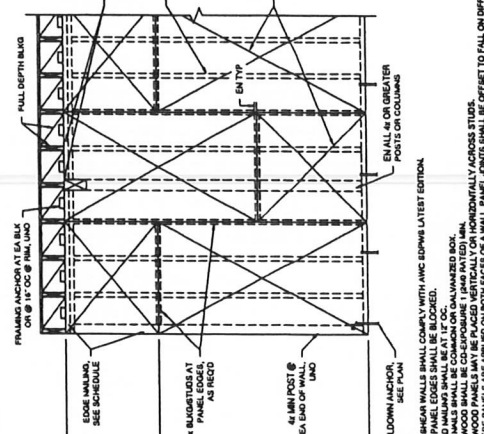
2 NON-BEARING PARTITION TOP PLATE CONN
VAR NTS



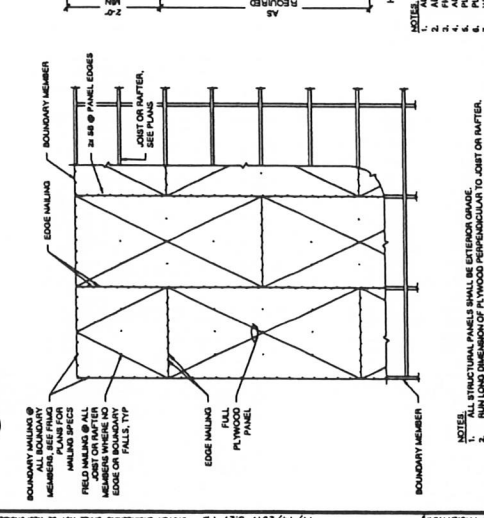
1 WALL FRAMING NOTCHING/BORING
VAR NTS



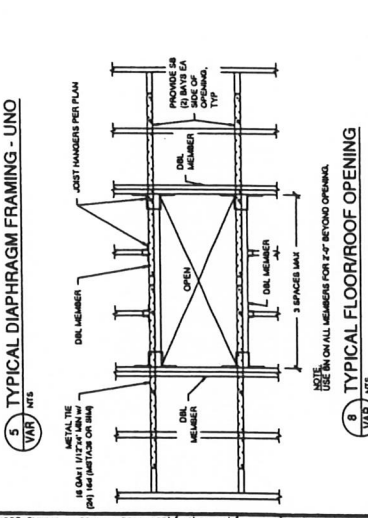
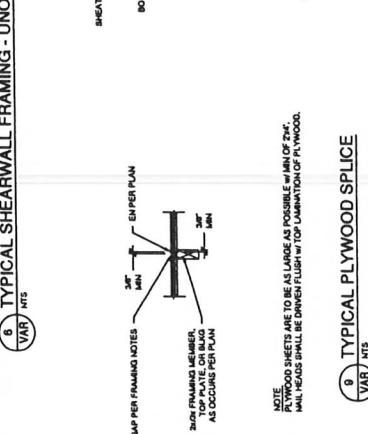
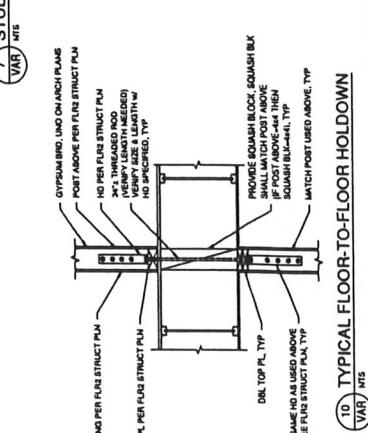
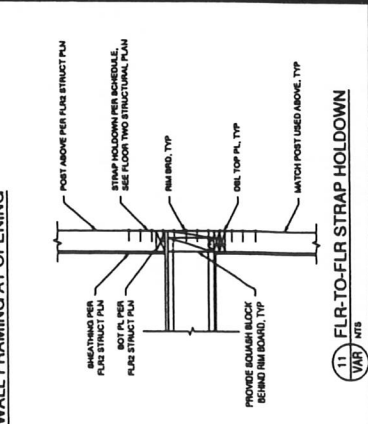
7 STUD WALL FRAMING AT OPENING
VAR NTS



6 TYPICAL SHEARWALL FRAMING - UNO
VAR NTS



5 TYPICAL DIAPHRAGM FRAMING - UNO
VAR NTS



8 TYPICAL FLOOR/ROOF OPENING
VAR NTS

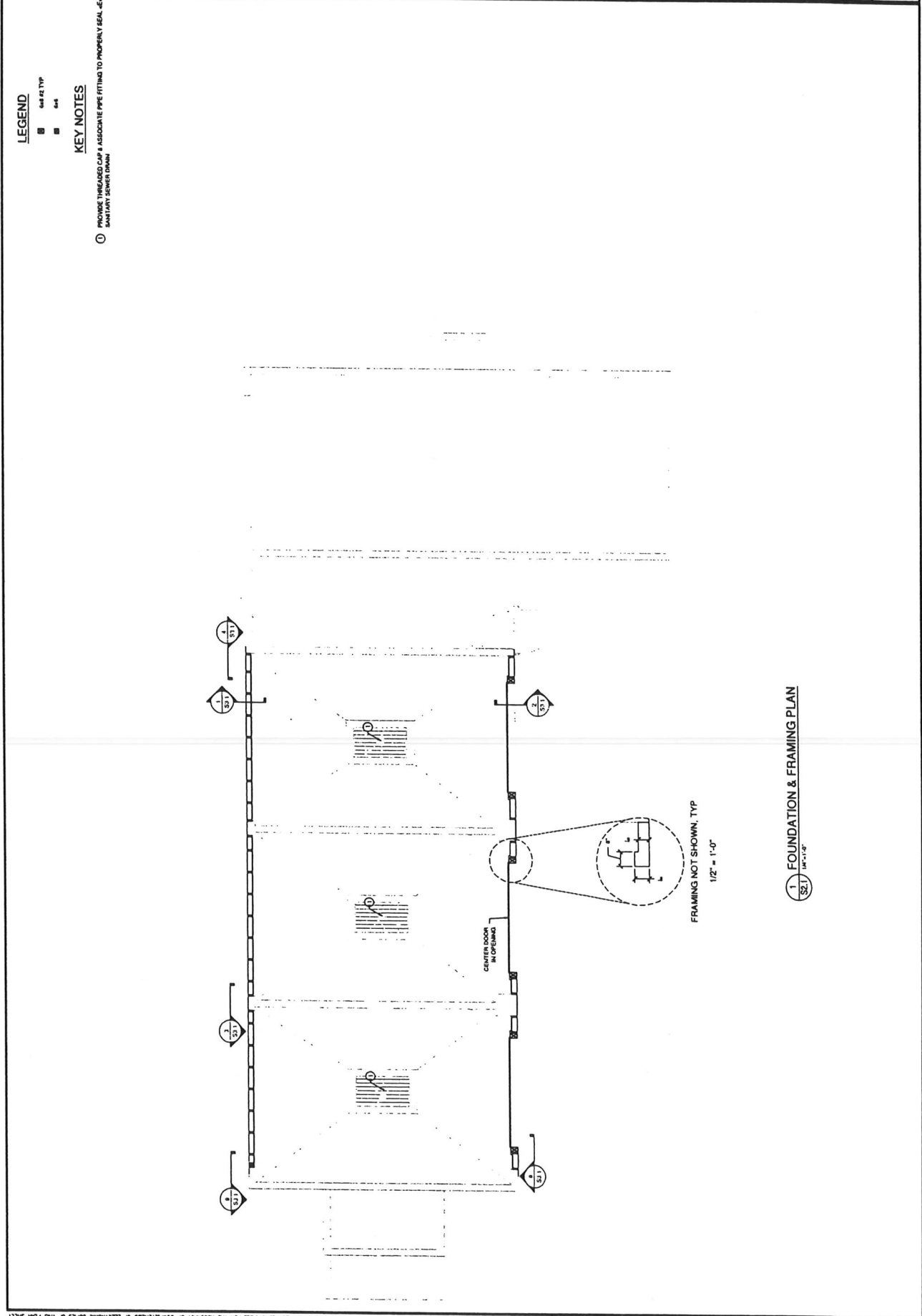
11. FLR-TO-FLR STRAP HOLDOWN
VAR NTS

10. TYPICAL FLOOR-TO-FLOOR HOLDOWN
VAR NTS

9 TYPICAL PLYWOOD SPLICE
VAR NTS

11/14/2017 3:27 PM STEVEN ENGINEERING SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRIC COPIES OF THIS PLAN SHEET

NOTES:
1. ALL SHEAR WALLS SHALL COMPLY WITH AWC 509.1 LATEST EDITION.
2. FIELD MULLIONS SHALL BE AT 16" OC.
3. ALL PANEL EDGES SHALL BE BLOCKED.
4. PLYWOOD SHALL BE CO-EXPOSURE (1 PLY RATED) MIN.
5. PLYWOOD PANELS SHALL BE STAGGERED TO JOINTS. JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS ON FRAMING SHALL BE 7" MINIMUM ON TRICORNER AND WALLS ON EACH SIDE SHALL BE EXTENSION INTO FRAMING IS SPECIFIED @ 4" OC OR IF JAMB BEAR - 709 P. 5.
6. LOCATE HOLDDOWN ANCHORS WHERE NOTED ON PLAN. AT DOUBLE END WALL HEADS OF STUDS.
7. PROVIDE SQUARE BLOCKS BELOW HOLDDOWN POSTS TO MATCH SIZE, WID. OF POST.
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LEGEND

6x8 AS TYP
 6x6
 4x4

KEY NOTES

1 PROVIDE THREADED CAP & ASSOCIATE PIPE FITTING TO PROPERLY SEAL 4x4 SANITARY SEWER DRAIN

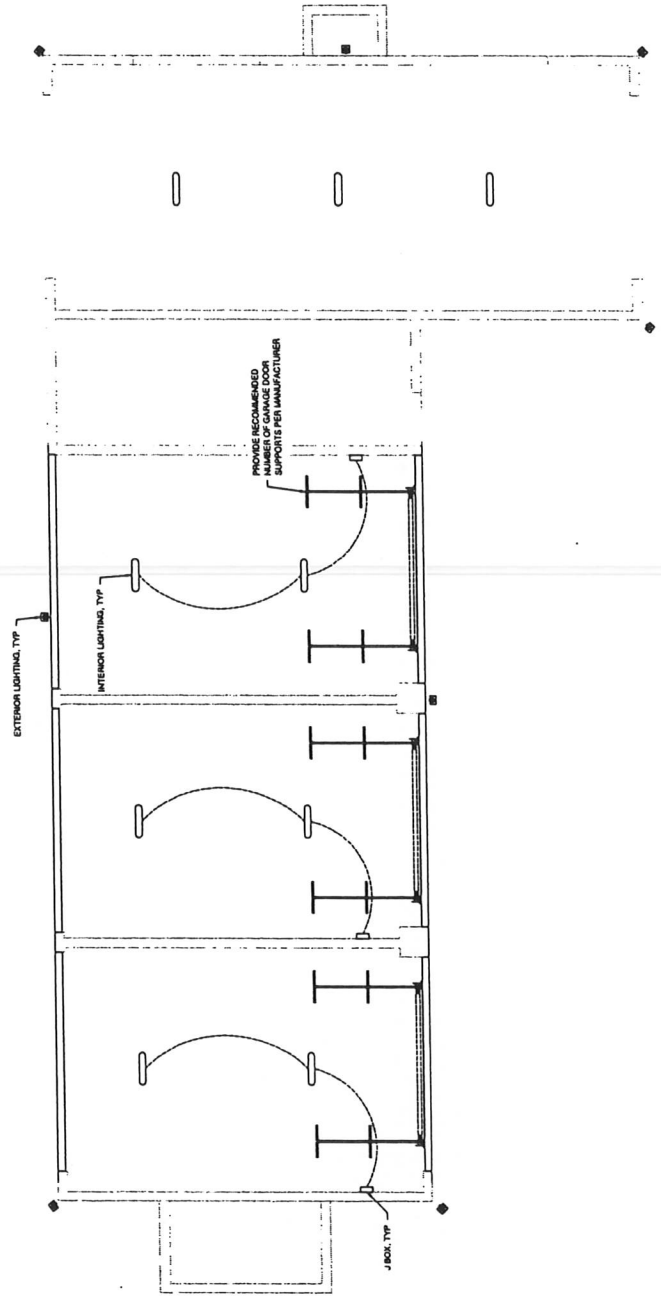
NO.	DATE	REVISION

DRAWING INFO DESIGNED BY JCO DRAWN BY / DLK CHECKED BY WLS
 MAIN IS EQUAL TO ONE INCH ON ORIGINAL DRAWING.
 ADJUST SIZES IF DISTANCE VARIES ACCORDINGLY.



S2.1

- GENERAL NOTES**
1. SEE ATTACHMENT A FROM THIS LIGHTING FOR FUTURE DETAILS.
 2. ALL ELECTRICAL AND LIGHTING WORK SHALL BE PERFORMED BY LICENSED ELECTRICIANS.
 3. VERIFY ALL EXISTING CONDITIONS TO VERIFY THEY ARE SUITABLE FOR NEW LIGHTING.
 4. PROVIDE JUNCTION BOX AND ADDITIONAL CONDUIT AND CABLE AS NEEDED FOR NEW LIGHTING.
 5. PROVIDE ONE MOTION DETECTOR FOR EACH STORAGE BAY FOR LIGHT CONTROL.
 6. ALL EXTERIOR LIGHTING SHALL BE ON A SINGLE CIRCUIT.
 7. EXTERIOR LIGHTING SHALL BE ACTIVATED BY A SINGLE PHOTO CELL.



1 REFLECTED CEILING PLAN AND LIGHTING
S2.2 1/4"=1'-0"

No.	Date	Revisions



STOVER ENGINEERING
Civil Engineers and Consultants
PO BOX 782 - 711 H STREET
CRESCENT CITY, CA 95531 707-455-6742

CRESCENT CITY HARBOR DISTRICT
MARINE EQUIPMENT STORAGE FACILITY
730 HWY 101 - CRESCENT CITY, CA
REFLECTED CEILING PLAN AND LIGHTING

JOB NO.: 4483
SCALE: 1/4"=1'-0"
DATE: 11/14/17
SHEET

S2.2

No.	Rev.	Description

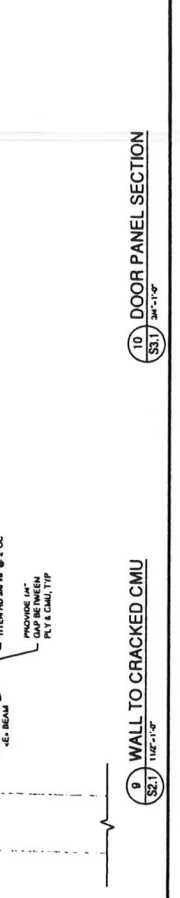
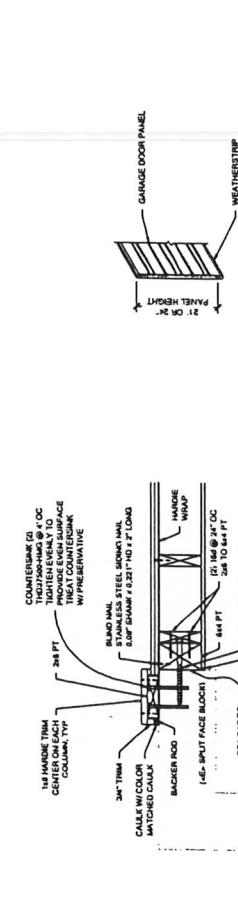
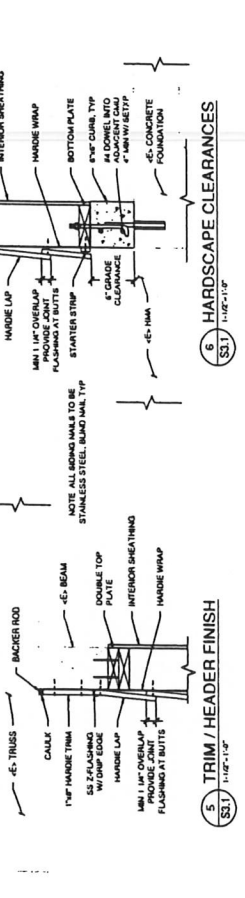
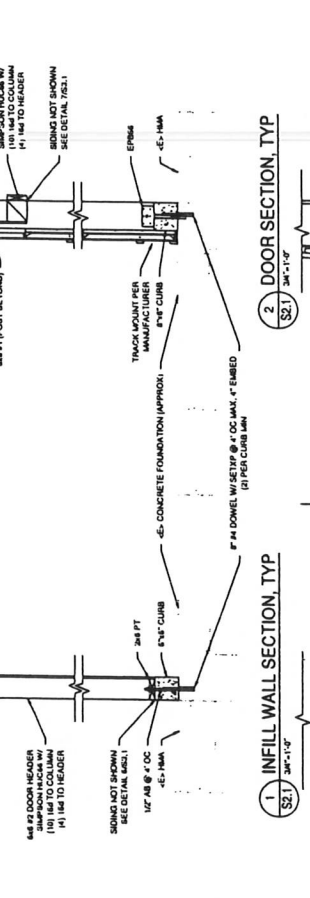
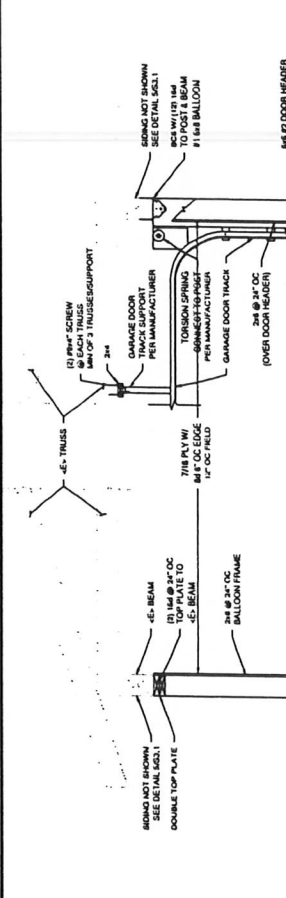
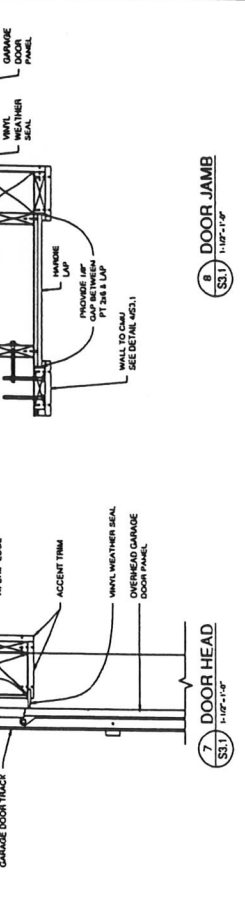
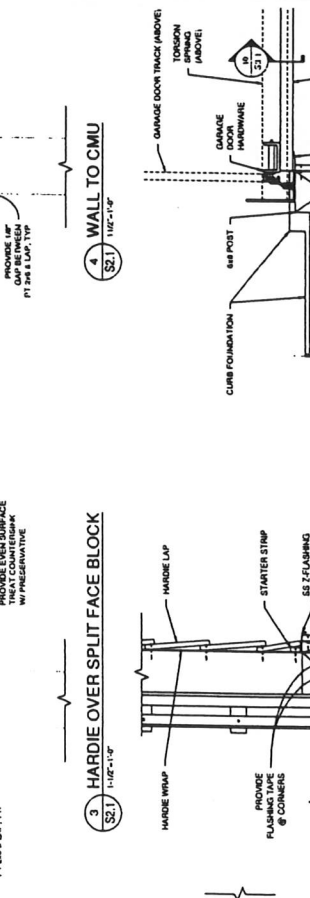
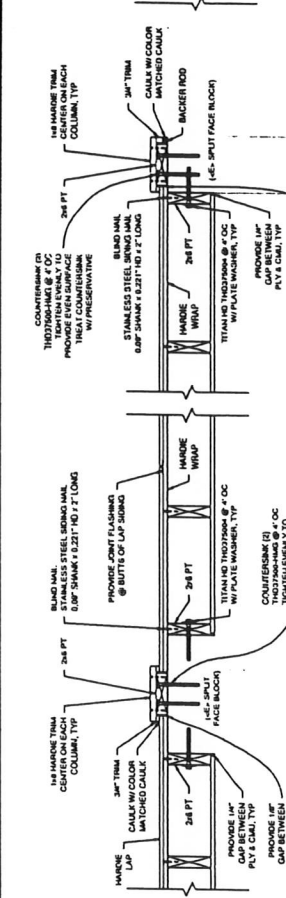


STEVEN ENGINEERING
Civil Engineers and Consultants
PO BOX 782 - 711 H STREET
CRESCENT CITY, CA 95531 707-485-4742

CRESCENT CITY HARBOR DISTRICT
MARINE EQUIPMENT STORAGE FACILITY
730 HWY 101 - CRESCENT CITY, CA
STRUCTURAL DETAILS

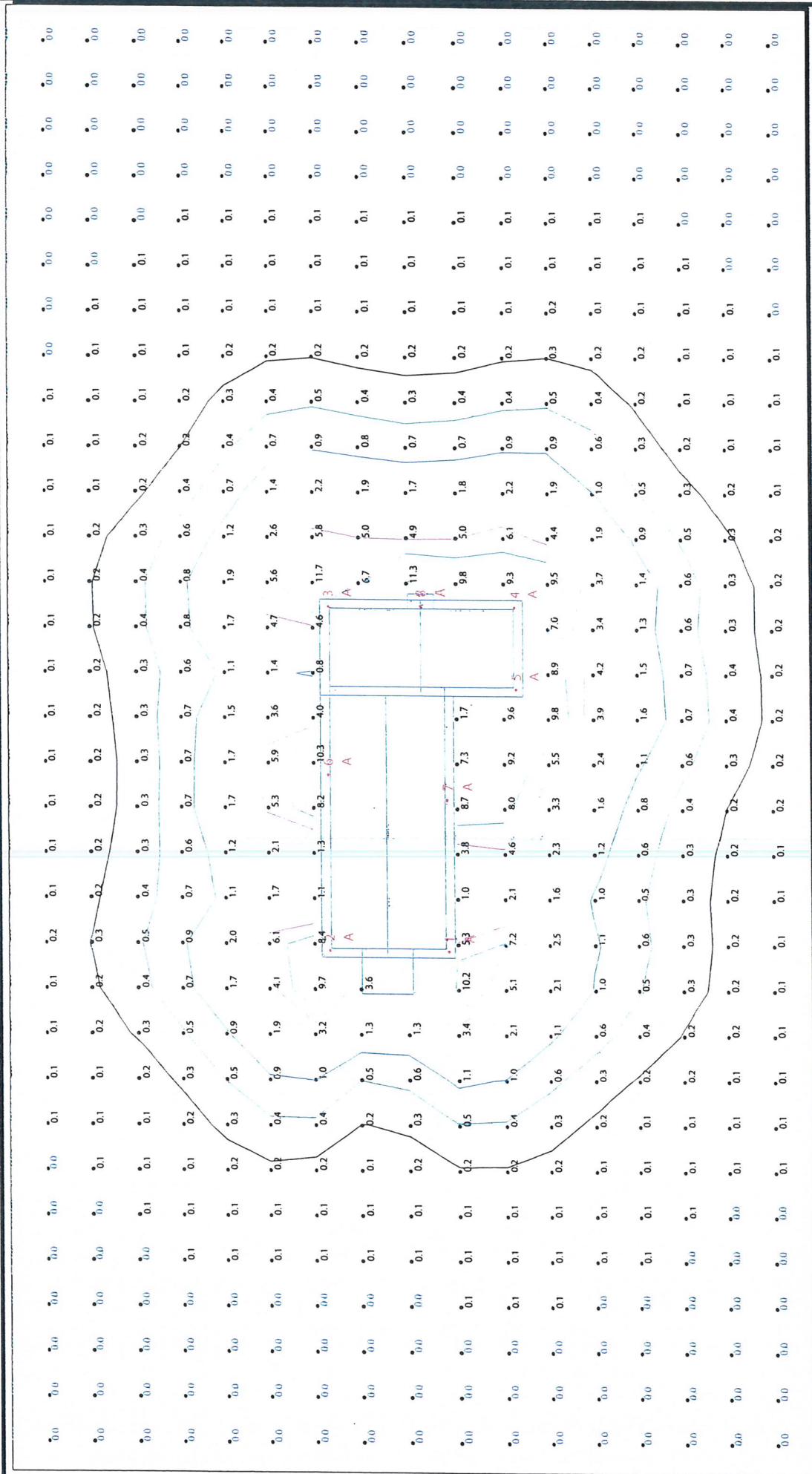
JOB NO. 4483
SCALE: AS SHOWN
DATE: 11/14/17
SHEET

S3.1



GENERAL NOTES

1. FOLLOW ALL HARDIE MANUFACTURER RECOMMENDATIONS.
2. PROVIDE 2\"/>



Scale: 1 inch= 20 Ft.

RAB
LIGHTING
 170 Ludlow Avenue, Northvale, NJ 07647
 888 722-1000 • RABWEB.COM

Prepared For:
 ALR, Inc.
 7777 Pardee Lane
 Oakland, CA 94621
 TEL: 510-538-3800

Job Name:
 Storage Units - Exterior
 Crescent City, CA
 Lighting Layout
 Version A

Scale: as noted
 Date: 11/8/2017
 Filename: Storage Units Exterior Layout 00138773 A.AGI
 Drawn By: T Garlock

Project #: N/A
 CASE #: 00138773

The Lighting Analysis, Layout, Energy Analysis, and/or Visual Simulation ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB does not warrant, represent, or guarantee the accuracy, completeness, or reliability of the Lighting Design. RAB neither warrants, represents, or guarantees the accuracy, completeness, or reliability of the Lighting Design. RAB is not responsible for any lighting system design or construction that does not conform to the Lighting Design. The Lighting Design is based on the information provided to RAB and is not intended for construction nor a part of a project's construction documents.

Calculation Summary									
Label	Area Class	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
		illuminance	Fc	0.34	11.7	0.0	N.A.	N.A.	Readings taken at 00" AFG

Luminaire Schedule									
Symbol	Qty	Tag	Label	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts	Filename
PIP45	8	A	PIP45 - D10	6435	1.000	LED Flood Light 45W Cool	49.4	395.2	PIP45 D10 - Cool - RAB02526IES

Expanded Luminaire Location Summary									
LumNo	Tag	X	Y	MTG HT	Orient	Tilt			
1	A	10.989	23.195	13	225	45			
2	A	11.118	48.303	13	127.931	45			
3	A	87.349	48.174	13	49.396	45			
4	A	87.349	8.829	13	312.998	45			
5	A	69.076	8.595	13	227.99	45			
6	A	49.939	48.365	13	90	45			
7	A	44.515	23.28	13	270	45			
8	A	87.542	28.564	13	0	45			



NOTES:

- The Light Loss Factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLF is the result (quotient) of mean lumens / initial lumens per lamp manufacturer's specifications.
- Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
- The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
- Mounting height determination is job site specific, our lighting simulations assume a mounting height (mounting point of the luminaire) of 10 feet. The top of the luminaire is called "mounted luminaires" and at the bottom of the symbol for all other luminaire mounting configurations.
- It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
- The landscape material shown herein is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are being depicted, and subject to constant change. The color and texture of the landscape material are for illustrative purposes only. The actual illumination values measured in the field will vary.
- Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.
- RAB Lighting Inc. luminaire and product designs are protected under U.S. and International Intellectual Property laws. Patents issued or pending apply.

Prepared for:
ALB Inc.
7777 Pavide Lane
Oakland, CA 94621
TEL: 510-638-3800

Job Name:
Storage Units - Exterior
Crescent City, CA
Lighting Layout
Version A

Scale: as noted
Date: 1/8/2017
Filename: Storage Units Exterior Layout 00138773 A.AGI
Drawn By: T. Gulick

Project #: N/A
CASE #: 00138773

RAB LIGHTING
170 Ludlow Avenue, Northvale, NJ 07647
888 722-1000 • RABWEB.COM

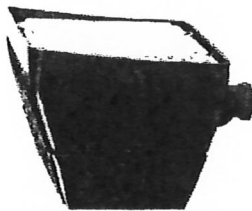
Filename: \\rab-storage-1\Lighting Design\Jobs - Specification Projects\ALB\1133615\Storage Units - Lighting\Working Files\AGI\Storage Units Exterior Layout 00138773 A.AGI

The Lighting Layout, schedule, fixture schedule, and luminaire schedule ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represents an anticipated prediction of system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB (recommends) that design parameters and other information be field verified to reduce variation.

RAB neither warrants, either implied or stated, with regard to actual measured light levels or energy consumption levels as compared to those illustrated in the Lighting Design model, nor does it warrant or accept any responsibility for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

The Lighting Design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

PIP45/D10



The low-cost floodlight family just upped its game. PIP™ - now up to 45W of affordable LED light.

Color: Bronze

Weight: 4.6 lbs

Project: _____ Type: _____

Prepared By: _____ Date: _____

Driver Info	Constant Current	LED Info
Type:	0.42A	Watts:
120V:	0.26A	5000K
208V:	0.22A	78 CRI
240V:	0.19A	60000
277V:	0.19A	L70 Lifespan:
Input Watts:	49W	Lumens:
Efficiency:	91%	6367
		129 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for ground mounting.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.
DLC Product Code:PSDR38U

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Electrical

Driver:

Constant Current, Class 2, 50/60 Hz, 2kV, 120 - 277VAC 120: 0.42A, 208V: 0.26A, 240V: 0.22A, 277V: 0.19A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

THD:

11.5% at 120V, 14.7% at 277V

Power Factor:

99% at 120V, 94.2% at 277V

Surge Protection:

+/- 1kV line to line (differential mode) +/- 2kV line to common mode ground (tested to secondary ground) on AC power port, +/- 0.5 kV for outdoor cables

LED Characteristics

LEDs:

Long-life, high-efficiency surface mounting LEDs

Lifespan:

60,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Optical

NEMA Type:

7H x 6V Beam Spread.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Housing:

Precision die-cast aluminum housing and mounting arm

Lens:

Frosted acrylic lens with built-in optics

Mounting:

Mounting arm with "O" ring seal, seal plug and stainless steel screw.

Gaskets:

High temperature silicone gaskets.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Finish:

Formulated for high-durability and long lasting color.

Other:

5 Yr. Limited Warranty:

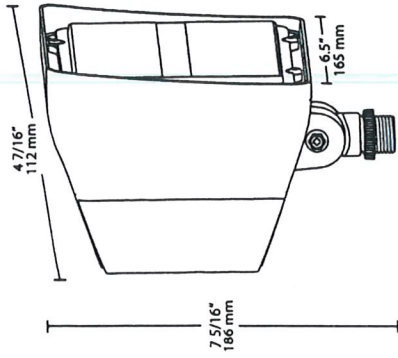
RAB warrants fixture operation and paint finish for a period of 5 years.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

PIP45/D10

Dimensions



Features

- 0-10V Dimming, standard
- Replaces 150W MH
- 60,000-Hour LED lifespan
- 5-Year limited warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Sensor Options
PIP	45	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	/D10	Blank = No Photocell /PCU = 120-277V Button Photocell
	45 = 45W 30 = 30W 20 = 20W 15 = 15W			/D10 = 0-10V Dimming	

Lightcloud Device Breakdown

Project: Storage Units
 SF case: 138773
 Rep: Associated Lighting Reps
 Designer: T Garlock
 Date: 11/8/2017



Total Lightcloud Devices		LC : Controller LCCONTROL20D10	QC : Occupancy LCSENSE19D10	VC : Vacancy LCSENSE19D10	DH : Daylight LCDAYLIGHT	WD : Wall Dimmer LCDIMMERW	TS : Touch Screen LCTOUCH10	GW : Gateway LCGATEWAY	Luminaire w/LC	Luminaire w/OC	Component by Others
		2	4	0	0	1	0	1	0	0	0

Note: The Lightcloud device table represents an estimated quantity of control devices based on the information provided by the customer. Quantities and device types are subject to change based on revisions to design or on-site conditions.

Device Breakdown by Area

Room #	Luminaire Type or Zone	LC : Controller LCCONTROL20D10	# Zone s	DIM/ ND	QC : Occupancy LCSENSE19D10	VC : Vacancy LCSENSE19D10	DH : Daylight LCDAYLIGHT	WD : Wall Dimmer LCDIMMERW	TS : Touch Screen LCTOUCH10	GW : Gateway LCGATEWAY	Luminaire w/LC	Luminaire w/OC	Component by Others
Bay 1					1								
Bay 2					1								
Bay 3					1								
Bay 4					1								
Electric		1						1					
Exterior		1											



The Gateway is the brain of Lightcloud. It communicates with RAB's servers via private 3G cellular connection, so no internet access is required. Plus, it features an uninterrupted power supply for added peace of mind.

Color: Black

Weight: 0.9 lbs

Technical Specifications

Listings

UL Listing:

Indoor use only.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Electrical

Input Voltage:

120-277 VAC

Frequencies:

50/60 Hz

Current Draw:

70 mA @ 120VAC

43 mA @ 277VAC

Battery Backup:

Rechargeable Lithium Ion

Construction

Operating Temperature Range:

0°C to 40°C

Storage Temperature Range:

-20°C to 60°C

Maximum Relative Humidity:

85%

Wire Gauge:

18 AWG, stranded

Project:

Prepared By:

Type:

Date:

Junction Box:

Contains integral junction box for hard-wired installation by a qualified electrician.

Other

Warranty:

10-year full hardware warranty with 100% repair/replacement coverage for all properly installed devices.

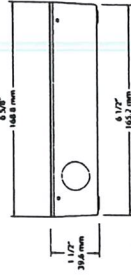
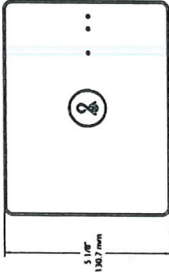
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

LCGATEWAY



Dimensions



Features

- Connects with up to 200 Lightcloud devices
- Communicates with Lightcloud devices via 2.4 GHz wireless mesh network
- User-serviceable, built-in UPS battery backup (lasts approximately 2 hours)
- Cloud-based management - no software to install or maintain
- Connects to Lightcloud service using secure cellular 3G connection and no internet access is required
- Easy setup - simply power on, confirm a cellular signal and call 844-LIGHTCLOUD
- To activate, go to lightcloud.com/activate
- Warranty is active as long as service plan is active



The Controller is the basic building block of the Lightcloud system. Use it for switching and 0-10V dimming. Deploy it for power management. Or simply use it to extend the range of your Lightcloud mesh network.

Color: Black

Weight: 0.2 lbs

Project: _____ Type: _____

Prepared By: _____ Date: _____

Technical Specifications

Listings

UL Listing:

Suitable for indoor and outdoor use.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Electrical

Input Voltage:

120-277 VAC

Frequencies:

50/60 Hz

Current Draw:

30 mA @ 120VAC

20 mA @ 277VAC

Load Switching Capacity:

120-277VAC: 15A Electronic (LED)

277VAC: 20A Magnetic/Resistive

240VAC: 20FLA/60LRA, 2HP

120VAC: 15A Tungsten, 1HP

Zero-cross switching for reduced inrush current and improved relay contact life.

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Can dim as low as 1%. Actual dimming range is defined by driver.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Operating Temperature Range:

-20°C to 40°C

Storage Temperature Range:

-40°C to 80°C

Maximum Relative Humidity:

85%

Mounting:

Junction box for both indoor or outdoor. Lighting Panel or Trough.

Wire Gauge:

4x6 in 12AWG High-voltage pigtails, stripped
2x12 in 22AWG Low-voltage pigtails, 300V insulation, stripped

Wireless Range

Obstructions:

100 feet

Other

Warranty:

10-year full hardware warranty with 100% repair/replacement coverage for all properly installed devices.

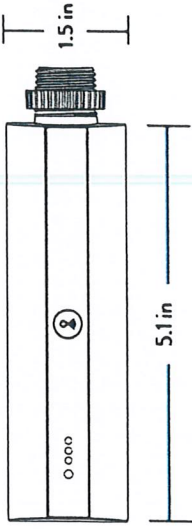
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

LCCONTROL20/D10



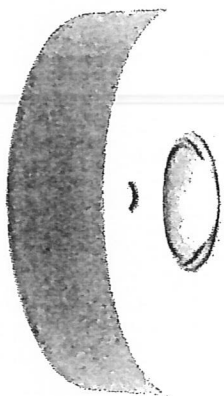
Dimensions



Features

- Easy setup - simply power on and call 844-LIGHTCLOUD
- Cylindrical design for easy installation at threaded junction boxes
- Cloud-based management - no software to install or maintain
- Connects to Lightcloud Gateway and other Lightcloud devices
- Connects via a secure, encrypted, and self-healing 2.4 GHz wireless mesh network
- Repeater Mode to extend range of wireless mesh network
- If power to Controller is lost, notification is shown in the Lightcloud application
- If communication is lost, Controller can fall back to a customizable emergency state

LCSENSE15/D/10



The Lightcloud Sensor is a dual-technology motion detector that can switch and dim both local and remote circuits. It monitors power consumption, and can send an alert if power is lost. The Sensor is available for both standard and high bay applications, each with the option of surface or fixture mounting.

Color: White

Weight: 0.4 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Product Details

Application:

Standard (8-12 ft. mounting height)

Mounting Type:

Ceiling/Surface Mount

Listings

UL Listing:

Indoor use only.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Electrical

Input Voltage:

120-277 VAC

Frequencies:

50/60 Hz

Current Draw:

20 mA @ 120VAC

12 mA @ 277VAC

Load Switching Capacity:

Incandescent: 220VAC, 13A

Standard Ballast: 120/277 VAC, 6A/4A

Electronic Ballast: 277VAC, 12A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Can dim as low as 1%. Actual dimming range is defined by driver.

Sensor Coverage

Detection Range:

30 ft. diameter at 9 ft. mounting height

Construction

Operating Temperature Range:

-20°C to 40°C

Storage Temperature Range:

-40°C to 85°C

Maximum Relative Humidity:

95%

Wire Gauge:

4x 16AWG High-voltage pigtail, stripped
2x 22AWG Low-voltage pigtail, stripped

Wireless Range

Line of Sight:

1,000 feet

Obstructions:

100 feet

Other

Warranty:

10-year full hardware warranty with 100% repair/replacement coverage for all properly installed devices.

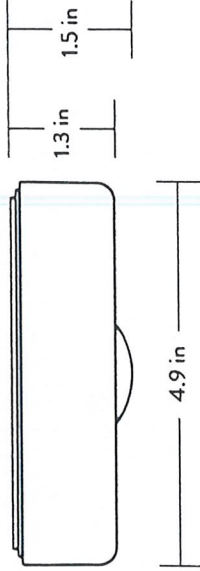
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

LCSENSE15/D10



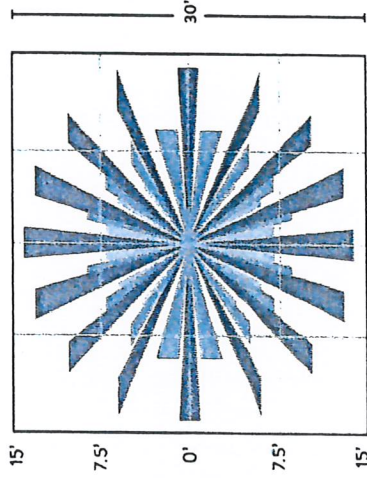
Dimensions



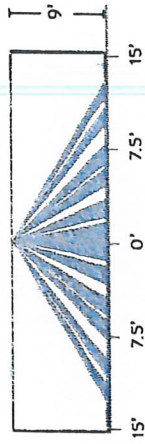
Features

- Passive infrared motion detector with built-in fixture and zone control
- Occupancy and vacancy sensing with adjustable sensitivity and timeouts
- Switching for a fixture or entire zone, hard-wired or remote
- Supports 0-10V dimming for LED and fluorescent fixtures
- Easily set up schedules and scenes
- Power measurement and energy reporting
- Remote control from Lighcloud web application
- Communicates over secure wireless mesh network - no internet required

Coverage Pattern



TOP VIEW



SIDE VIEW

LCDIMMERW



Type:

Date:

Project:

Prepared By:



The Lightcloud Dimmer is an in-wall device that delivers remote switching, dimming and scene control. Easily trigger one of your scenes, or toggle between multiple scenes.

Color: White

Weight: 0.2 lbs

Technical Specifications

Listings

UL Listing:

Indoor use only.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Electrical

Input Voltage:

120-277 VAC

Frequencies:

50/60 Hz

Current Draw:

14 mA @ 120VAC

10 mA @ 277VAC

Construction

Operating Temperature Range:

0°C to 40°C

Storage Temperature Range:

-40°C to 85°C

Maximum Relative Humidity:

85%

Wire Gauge:

18AWG grounding; terminals supporting up to 12AWG wire

Wireless Range

Line of Sight:

1000 feet

Obstructions:

100 feet

Other

Warranty:

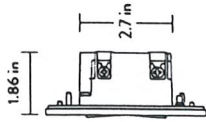
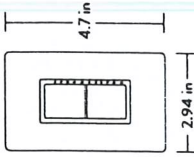
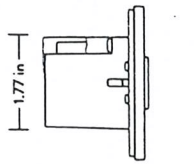
10-year full hardware warranty with 100% repair/replacement coverage for all properly installed devices.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

LCDIMMERW

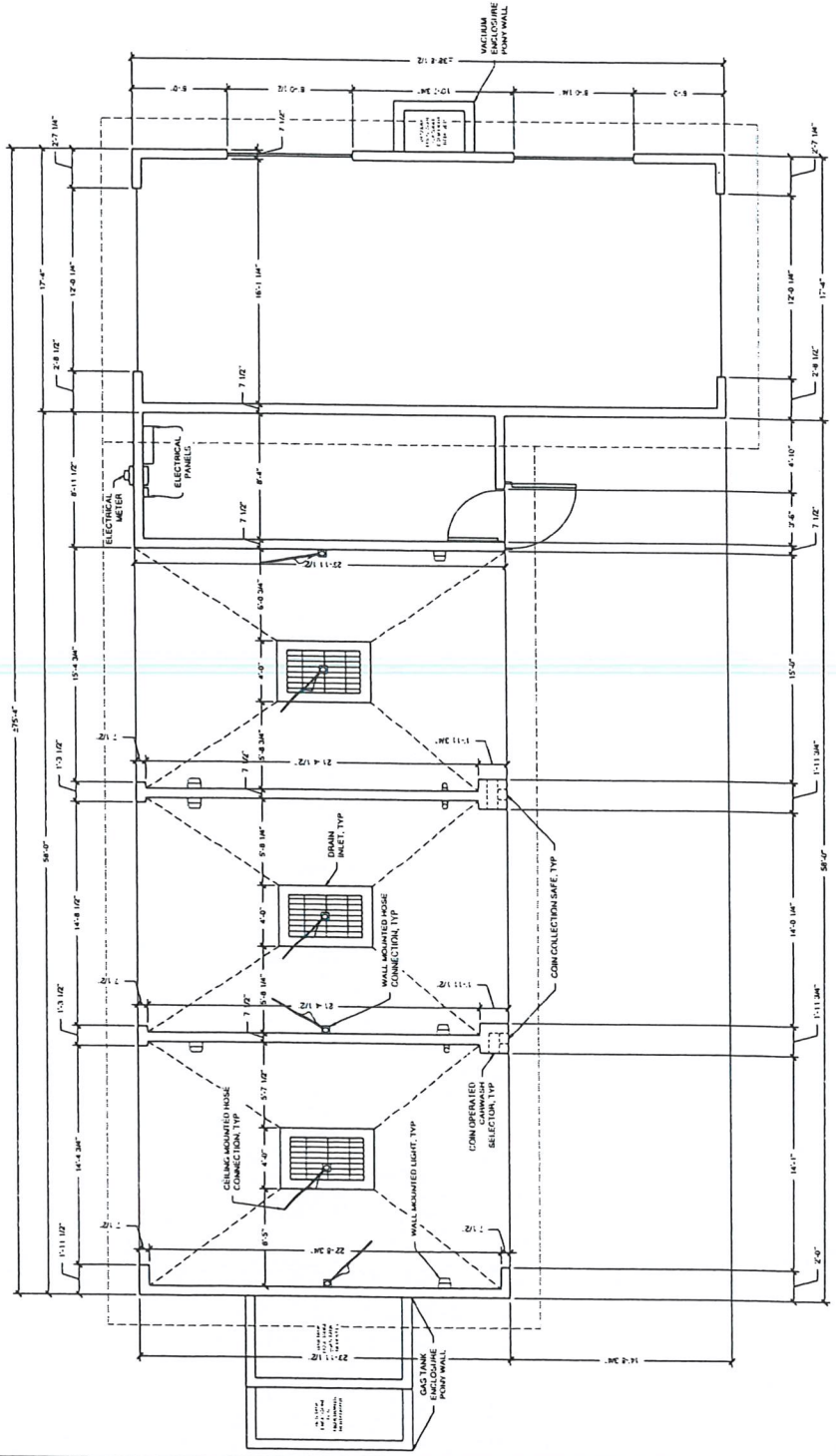
Dimensions



Features

- In-wall device for switching, dimming and scene control
- Switch and dim individual fixtures or entire zones
- Dimming features both fade on/off and rapid full-on
- Assign scenes to top and/or bottom buttons
- Set the max trim level for a zone or fixture to save energy
- Use together with Lightcloud Controller or Ceiling Sensor devices

1. Replace/add motion sensor LED lighting in 4 storage areas. (existing lights are wall mount as shown on the drawing. Open to ceiling mount or wall mount.
2. Add perimeter security lighting (preferably 1 LED light fixture on each corner of the building) with all exterior lights on a single photocell.
3. Corrosive environment: This location is very close to the ocean and we need robust/corrosion resistant fixtures both inside and out. Interior spaces are not conditioned.



NO.	DATE	BY	REVISIONS

DRAWING MFD DESIGNED BY RCVY. DRAWN BY GUYH. CHECKED BY TLM.
 BARS EQUAL TO ONE INCH ON ORIGINAL DRAWING.
 ADJUST SCALES IF DISTANCE VARIES ACCORDINGLY.



STOVER ENGINEERING
 Civil Engineers and Consultants
 PO BOX 783 - 711 H STREET
 CRESCENT CITY, CA 95531 707-465-6742

CRESCENT CITY HARBOR DISTRICT BUILDING CONVERSION CRESCENT CITY, CA CARWASH AS-BUILT	JOB NO. 4493 SCALE: 1/4" = 1'-0" DATE: 10/19/17 SHEET 1 OF 2
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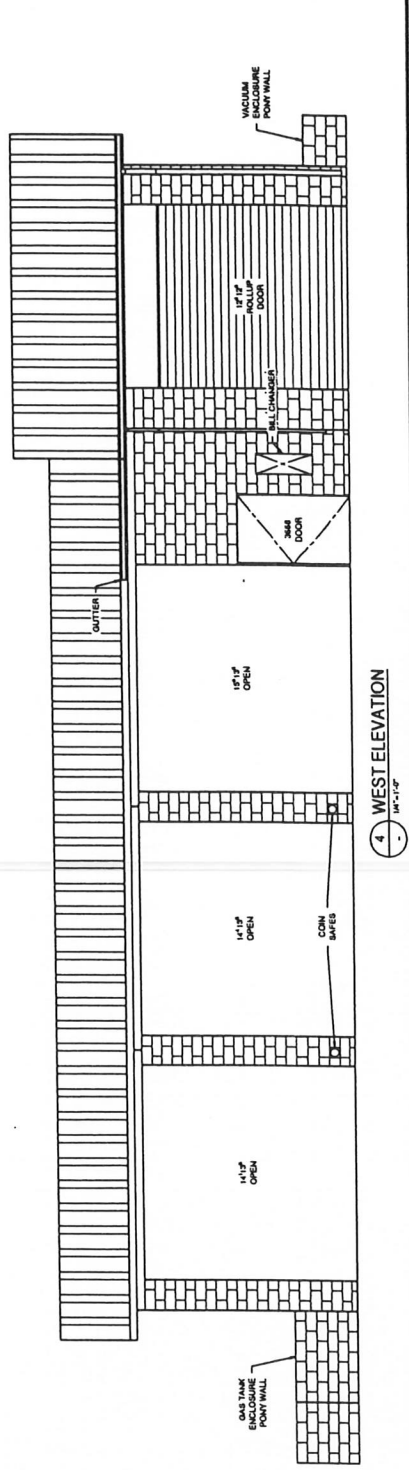
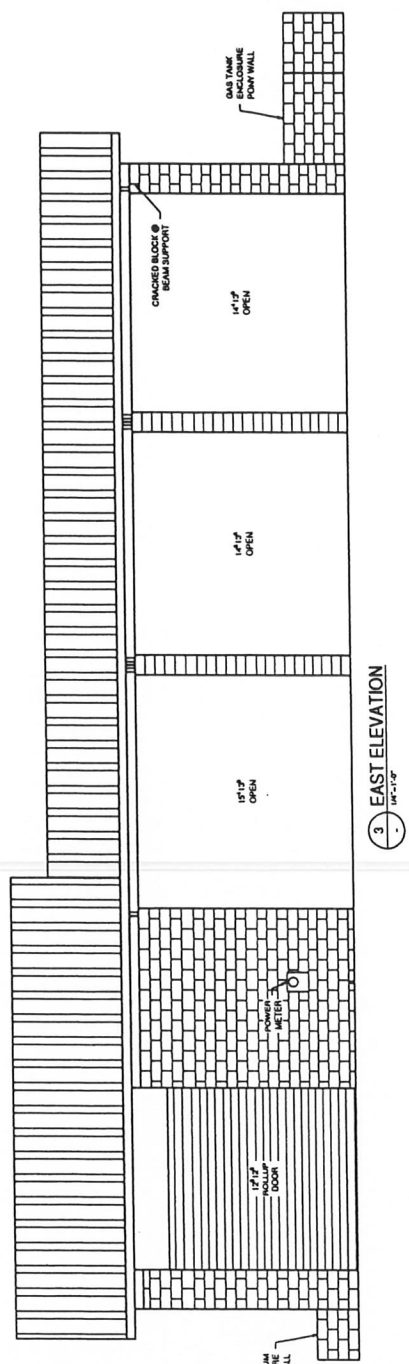
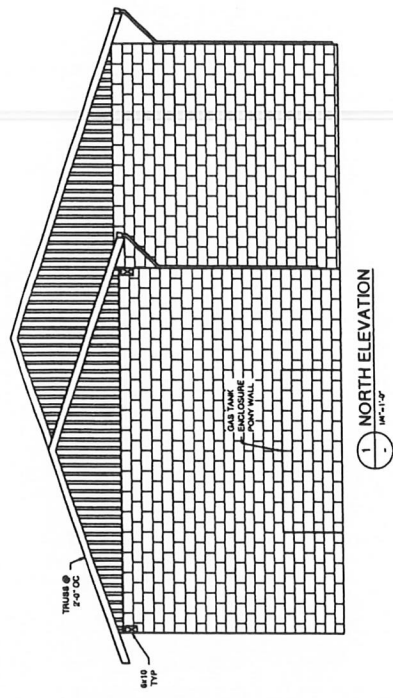
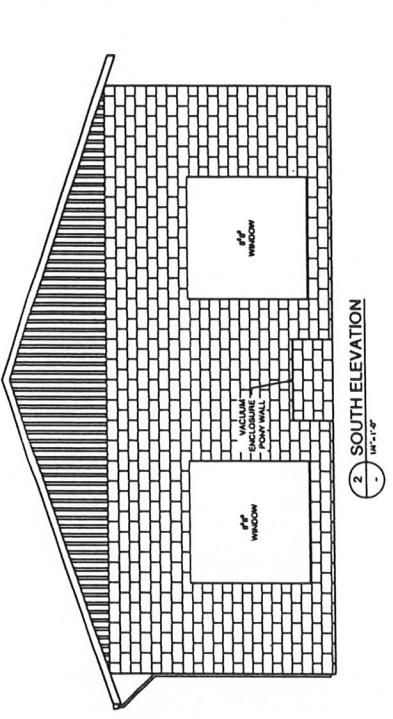
NO.	DATE	REVISION



STEVEN ENGINEERING
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 PO BOX 783 - 211 H STREET
 CRESCENT CITY, CA 95531 707-465-6742

CRESCENT CITY HARBOR DISTRICT
 BUILDING CONVERSION
 CRESCENT CITY, CA
 CARWASH AS-BUILT

JOB NO. 4493
 SCALE: 1/4"=1'-0"
 DATE: 10/18/17
 SHEET: 2 OF 2



SHARK2-25W/D10



Project: _____ Type: _____
 Prepared By: _____ Date: _____

Driver Info		LED Info	
Type:	25W	Watts:	5000K
120V:	0.21A	Color Temp:	74 CRI
208V:	0.12A	Color Accuracy:	100000
240V:	0.11A	L70 Lifespan:	2687
277V:	0.09A	Lumens:	106 LPW
Input Watts:	28W	Efficacy:	
Efficiency:	98%		

The two-foot SHARK is available in 18W and 25W versions. This impact-resistant linear LED washdown fixture is ideal for car washes, tunnels, stairwells and other hard-to-reach areas where relamping is difficult and costly.

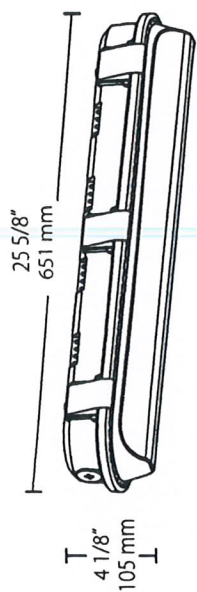
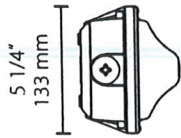
Color: White
 Weight: 7.5 lbs

Technical Specifications

- Listings**
- UL Listing:** Suitable for wet locations.
- DLC Listed:** This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
- DLC Product Code:** PSB2DH4J
- NEMA Rating:** 4X, protected against corrosion
- IESNA LM-79 & LM-80 Testing:** RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.
- Electrical**
- Driver:** Class 2 Constant Current, 0.5A@100VAC, 100-277VAC, 50-60Hz, 450mA
- Dimming Driver:** Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.
- THD:** 8.6% at 120V
- Power Factor:** 98.7% at 120V
- Construction**
- IP Rating:** Ingress Protection rating of IP66 for dust and water
- Reflector/Tray:** Aluminum
- Housing:** 5VA impact-resistant polycarbonate. 1/2" openings for conduit and bushing/cord entry. Polycarbonate is affected by cleaning agents or other liquids containing partial solvents such as low molecular weight aldehydes and ethers, ketones, esters, aromatic hydrocarbons and perchlorinated hydrocarbons.
- Mounting:** Quick-mount, surface, stainless steel spring clips supplied. 4 additional mounting accessory kits available.
- Lens:** Diffuse polycarbonate lens for low glare and maximum protection
- Gaskets:** EVA silicone foam
- Maximum Ambient Temperature:** Suitable for use in 40°C (104°F) ambient temperatures
- Cold Weather Starting:** Minimum starting temperature is -40°C (-40°F)
- Green Technology:** Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.
- Finish:** Formulated for high-durability and long lasting color.
- LED Characteristics**
- LEDs:** Long-life, high-efficiency surface mounting LEDs
- Lifespan:** 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
- Color Stability:** LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period
- Color Uniformity:** RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.
- Other**
- Warranty:** RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.
- American Bureau of Shipping (ABS):** For use on Mobile Offshore Drilling Units (MODU) and shipping vessels.
- Buy American Act Compliance:** RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

SHARK2-25W/D10

Dimensions

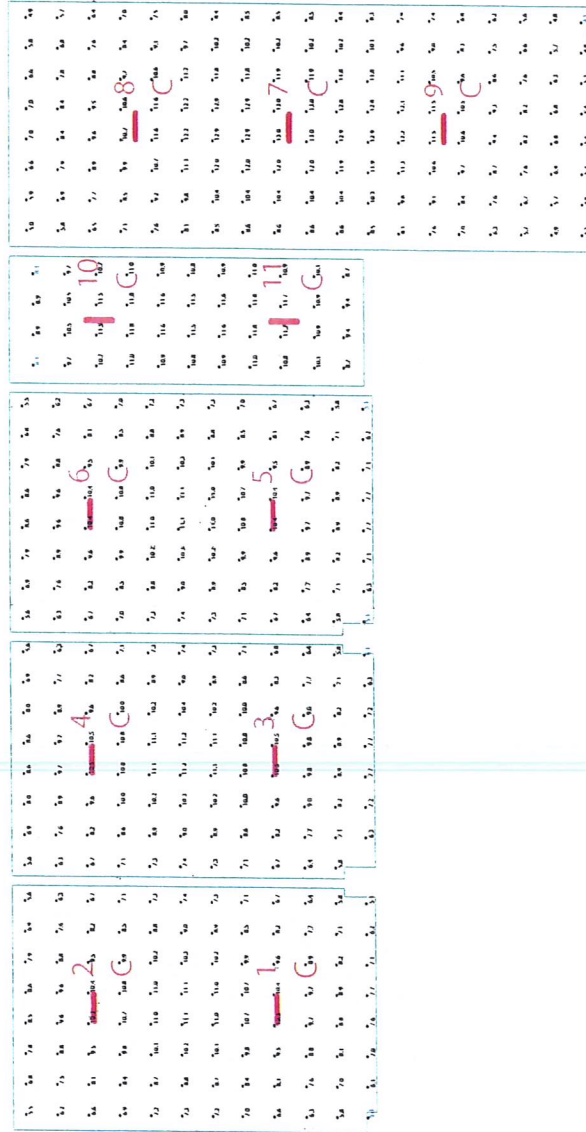


Features

- Impact-resistant linear washdown
- Ideal for car washes, tunnels and stairwells
- Mounting options: Chain, junction box, angled surface mount or vandal-resistant surface mount
- IP66 Rating protects against dust & water ingress
- 0-10V dimming
- 5-Year, no compromise warranty
- 100,000-Hour LED lifespan

Ordering Matrix

Family	Length	Watts	Color Temp	Finish	Dimming
SHARK	2	25	Blank = 5000K (Cool)	W	/D10
			Y = 3000K (Warm)		
	2 = 2 ft	18 = 18W	N = 4000K (Neutral)	W = White	D10 = Dimmable
		25 = 25W			



Scale: 1 inch= 8 Ft.

RAB
L I G H T I N G
 170 Ludlow Avenue, Northvale, NJ 07647
 888 722-1000 • RABWEB.COM

Prepared For:
 AL Inc.
 7777 Pardee Lane
 Orange, CA 92665
 TEL: 510-638-3800

Job Name:
 Storage Units - Interior
 Crescent City, CA
 Lighting Layout
 Version A

Scale: as noted
 Date: 11/08/2017
 Filename: Storage Units Exterior Layout 00138773 A.AGI
 Drawn By: T Carlock

Project #: N/A
 CASE #: 00138773

The Lighting Analysis, eLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

RAB neither warrants, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated herein or complies with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. RAB neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design project's construction documentation package.

Luminaire Schedule

Symbol	Qty	Tag	Label	LLF	Description	Lum. Watts	Total Watts	Filename
	11	C	SHARK2-25W - D10	1.000	LED 2ft Wash Down 25W	25.5	280.5	SHARK2-25W D10 - Cool - RAB01128.IES

Label	CalcType	Units	Avg	Min	Max	Avg/Min	Max/Min	Description	PTSpLr	PTSpCTb	Meter Type
Bay 1_Workplane	Illuminance	Fc	8.39	5.0	11.1	1.68	2.22	Readings taken at 2'6" AFF	2	2	Normal
Bay 2_Workplane	Illuminance	Fc	8.51	5.1	11.2	1.67	2.20	Readings taken at 2'6" AFF	2	2	Normal
Bay 3_Workplane	Illuminance	Fc	8.42	5.1	11.1	1.65	2.18	Readings taken at 2'6" AFF	2	2	Normal
Bay 4_Workplane	Illuminance	Fc	8.98	4.1	13.0	2.19	3.17	Readings taken at 2'6" AFF	2	2	Normal
Electric Panel_Wor	Illuminance	Fc	10.64	8.3	11.8	1.28	1.42	Readings taken at 2'6" AFF	2	2	Normal

Expanded Luminaire Location Summary										
LumNo	Tag	X	Y	MTG HT	Orient	Tilt				
1	C	20.263	30.304	14	0	0				
2	C	20.263	42.211	14	0	0				
3	C	36.519	30.304	14	0	0				
4	C	36.519	42.211	14	0	0				
5	C	52.671	30.304	14	0	0				
6	C	52.671	42.211	14	0	0				
7	C	78.142	29.165	14	0	0				
8	C	78.142	39.209	14	0	0				
9	C	78.142	19.121	14	0	0				
10	C	65.406	41.59	14	90	0				
11	C	65.406	29.579	14	90	0				

Total Quantity: 11

SHARK2-25W - D10

- NOTES:**
- * The Light Loss Factor (LLF) is a product of many variables, only lamp lumen depreciation (LDD) has been applied to the calculated results unless otherwise noted. The LLF is the result (quotient) of mean lumens / initial lumens per lamp manufacturer's specifications.
 - * Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
 - * The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
 - * Mounting height determination is job site specific, our lighting simulations assume a mounting height (invention point of the luminaire symbol) to be the top of the luminaire symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
 - * It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
 - * The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree. The actual appearance of the landscape and subject to constant change. The colors and textures shown are for illustrative purposes only. The actual illumination values measured in the field will vary.
 - * Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.
 - * RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

The Lighting Analysis, e-Layout, Energy Analysis and/or Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based on design parameters and information supplied by others. These design parameters and information that design parameters and other information be field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

RAB neither warrants, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warrants, either implied or stated, that the Lighting Design complies with applicable regulatory codes or requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Project # : N/A	Scale: as noted
CASE #: 00138773	Date: 11/8/2017
Filename: Storage Units Exterior Layout 00138773 A.AGI	Drawn By: T.Garlock

Job Name:
Storage Units - Interior
Crescent City, CA
Lighting Layout
Version A

Prepared For:
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LIGHTING
170 Ludlow Avenue, Northvale, NJ 07647
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Filename: \\rab-storage-1\Lighting Design\Job Files-Specification Projects\NORTHVALE 113186\5 Storage Units - Uplight\Job\Working Files\UGI\Storage Units Exterior Layout 00138773 A.AGI



November 21, 2017

Agenda Item #5: Discussion of Harbor Debt situation, report on conversations regarding options for addressing debt challenges and options for Harbor fundraising. Discuss and direct staff accordingly

Background: Discussion of Harbor District Debt situation, possible remedies and strategies for addressing the debt challenge.

Recommendation: Discuss, decide and direct staff to proceed accordingly.
