

**COUNTY OF MENDOCINO  
STANDARD SERVICES AGREEMENT**

This Agreement is by and between the COUNTY OF MENDOCINO, hereinafter referred to as the "COUNTY", and **Redwood Community Services, Inc.**, hereinafter referred to as the "CONTRACTOR".

**WITNESSETH**

WHEREAS, pursuant to Government Code Section 31000, COUNTY may retain independent contractors to perform special services to or for COUNTY or any department thereof; and,

WHEREAS, COUNTY desires to obtain CONTRACTOR for its Inland Shelter and Day Center; and,

WHEREAS, CONTRACTOR is willing to provide such services on the terms and conditions set forth in this AGREEMENT and is willing to provide same to COUNTY.

NOW, THEREFORE it is agreed that COUNTY does hereby retain CONTRACTOR to provide the services described in Exhibit "A", and CONTRACTOR accepts such engagement, on the General Terms and Conditions hereinafter specified in this Agreement, the Additional Provisions attached hereto, and the following described exhibits, all of which are incorporated into this Agreement by this reference:

Exhibit A	Definition of Services
Exhibit B	Payment Terms
Exhibit C	Insurance Requirements
Exhibit D	Assurance of Compliance with Nondiscrimination in State and Federally Assisted Programs
Appendix A	Certification Regarding Debarment, Suspension, and Other Responsibility Matters -- Lower Tier Covered Transactions
Attachment A	Invoice
Attachment B	Reports 1-3
Attachment C	Resource Allocation Priorities by Cohorts
Attachment D	City of Ukiah Use Permit, File No. 2748

The term of this Agreement shall be from July 1, 2019 (the "Effective Date"), and shall continue through June 30, 2020.

The compensation payable to CONTRACTOR hereunder shall not exceed One Hundred Fifty-Two Thousand Dollars (\$152,000) for the term of this Agreement.

**IN WITNESS WHEREOF**

**DEPARTMENT FISCAL REVIEW:**

By: \_\_\_\_\_  
Bekkie Emery, HHSA Assistant Director/  
Social Services Director

Date: \_\_\_\_\_

Budgeted: ☒ Yes ☐ No

Budget Unit: 5190

Line Item: 86-3112

Org/Object Code: GR

Grant: ☐ Yes ☒ No

Grant No.:

**COUNTY OF MENDOCINO**

By: \_\_\_\_\_  
CARRE BROWN, Chair  
BOARD OF SUPERVISORS

Date: \_\_\_\_\_

**ATTEST:**

CARMEL J. ANGELO, Clerk of said Board

By: \_\_\_\_\_  
Deputy

I hereby certify that according to the provisions of  
Government Code section 25103, delivery of this  
document has been made.

CARMEL J. ANGELO, Clerk of said Board

By: \_\_\_\_\_  
Deputy

**INSURANCE REVIEW:**

By: \_\_\_\_\_  
Risk Management

Date: \_\_\_\_\_

**CONTRACTOR/COMPANY NAME**

By: \_\_\_\_\_  
Dan Anderson, Chief Executive Officer

Date: \_\_\_\_\_

**NAME AND ADDRESS OF CONTRACTOR:**

Redwood Community Services, Inc.

PO Box 2077

Ukiah, CA 95482

707-467-2010

By signing above, signatory warrants and  
represents that he/she executed this Agreement  
in his/her authorized capacity and that by his/her  
signature on this Agreement, he/she or the entity  
upon behalf of which he/she acted, executed  
this Agreement

**COUNTY COUNSEL REVIEW:**

**APPROVED AS TO FORM:**

KATHARINE L. ELLIOTT,  
County Counsel

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_

**EXECUTIVE OFFICE/FISCAL REVIEW:**

By: \_\_\_\_\_  
Deputy CEO

Date: \_\_\_\_\_

**Signatory Authority:** \$0-25,000 Department; \$25,001- 50,000 Purchasing Agent; **\$50,001+ Board of Supervisors**

**Exception to Bid Process Required/Completed** ☒ EB# 18-339

**Mendocino County Business License: Valid** ☐

**Exempt Pursuant to MCC Section:** 501(c)(3)

## **GENERAL TERMS AND CONDITIONS**

1. **INDEPENDENT CONTRACTOR:** No relationship of employer and employee is created by this Agreement; it being understood and agreed that CONTRACTOR is an Independent Contractor. CONTRACTOR is not the agent or employee of the COUNTY in any capacity whatsoever, and COUNTY shall not be liable for any acts or omissions by CONTRACTOR nor for any obligations or liabilities incurred by CONTRACTOR.

CONTRACTOR shall have no claim under this Agreement or otherwise, for seniority, vacation time, vacation pay, sick leave, personal time off, overtime, health insurance medical care, hospital care, retirement benefits, social security, disability, Workers' Compensation, or unemployment insurance benefits, civil service protection, or employee benefits of any kind.

CONTRACTOR shall be solely liable for and obligated to pay directly all applicable payroll taxes (including federal and state income taxes) or contributions for unemployment insurance or old age pensions or annuities which are imposed by any governmental entity in connection with the labor used or which are measured by wages, salaries or other remuneration paid to its officers, agents or employees and agrees to indemnify and hold COUNTY harmless from any and all liability which COUNTY may incur because of CONTRACTOR's failure to pay such amounts.

In carrying out the work contemplated herein, CONTRACTOR shall comply with all applicable federal and state workers' compensation and liability laws and regulations with respect to the officers, agents and/or employees conducting and participating in the work; and agrees that such officers, agents, and/or employees will be considered as Independent Contractors and shall not be treated or considered in any way as officers, agents and/or employees of COUNTY.

CONTRACTOR does, by this Agreement, agree to perform his/her said work and functions at all times in strict accordance with all applicable federal, state and COUNTY laws, including but not limited to prevailing wage laws, ordinances, regulations, titles, departmental procedures and currently approved methods and practices in his/her field and that the sole interest of COUNTY is to ensure that said service shall be performed and rendered in a competent, efficient, timely and satisfactory manner and in accordance with the standards required by the COUNTY agency concerned.

Notwithstanding the foregoing, if the COUNTY determines that pursuant to state and federal law CONTRACTOR is an employee for purposes of income tax withholding, COUNTY may upon two (2) week's written notice to CONTRACTOR, withhold from payments to CONTRACTOR hereunder federal and state income taxes and pay said sums to the federal and state governments.

2. **INDEMNIFICATION:** To the furthest extent permitted by law (including without limitation California Civil Code sections 2782 and 2782.8, if applicable), CONTRACTOR shall assume the defense of, indemnify, and hold harmless the COUNTY, its officers, agents, and employees, from and against any and all claims, demands, damages, costs, liabilities, and losses whatsoever alleged to be occurring or resulting in connection with the CONTRACTOR'S performance or its obligations under this AGREEMENT, unless arising out of the sole negligence or willful misconduct of COUNTY. "CONTRACTOR'S performance" includes CONTRACTOR'S action or inaction and the action or inaction of CONTRACTOR'S officers, employees, agents and subcontractors.
3. **INSURANCE AND BOND:** CONTRACTOR shall at all times during the term of the Agreement with the COUNTY maintain in force those insurance policies and bonds as designated in the attached Exhibit C, and will comply with all those requirements as stated therein.
4. **WORKERS' COMPENSATION:** CONTRACTOR shall provide Workers' Compensation insurance, as applicable, at CONTRACTOR's own cost and expense and further, neither the CONTRACTOR nor its carrier shall be entitled to recover from COUNTY any costs, settlements, or expenses of Workers' Compensation claims arising out of this Agreement.

CONTRACTOR affirms that s/he is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for the Workers' Compensation or to undertake self-insurance in accordance with the provisions of the Code and CONTRACTOR further assures that s/he will comply with such provisions before commencing the performance of work under this Agreement. CONTRACTOR shall furnish to COUNTY certificate(s) of insurance evidencing Worker's Compensation Insurance coverage to cover its employees, and CONTRACTOR shall require all subcontractors similarly to provide Workers' Compensation Insurance as required by the Labor Code of the State of California for all of CONTRACTOR'S and subcontractors' employees.

5. **CONFORMITY WITH LAW AND SAFETY:**
  - a. In performing services under this Agreement, CONTRACTOR shall observe and comply with all applicable laws, ordinances, codes and regulations of governmental agencies, including federal, state, municipal, and local governing bodies, having jurisdiction over the scope of services, including all applicable provisions of the California Occupational Safety and Health Act. CONTRACTOR shall indemnify and hold COUNTY harmless from any and all liability, fines, penalties and consequences from any of CONTRACTOR's failures to comply with such laws, ordinances, codes and regulations.

- b. Accidents: If a death, serious personal injury or substantial property damage occurs in connection with CONTRACTOR's performance of this Agreement, CONTRACTOR shall immediately notify Mendocino County Risk Manager's Office by telephone. CONTRACTOR shall promptly submit to COUNTY a written report, in such form as may be required by COUNTY of all accidents which occur in connection with this Agreement. This report must include the following information: (1) name and address of the injured or deceased person(s); (2) name and address of CONTRACTOR's sub-contractor, if any; (3) name and address of CONTRACTOR's liability insurance carrier; and (4) a detailed description of the accident and whether any of COUNTY's equipment, tools, material, or staff were involved.
  - c. CONTRACTOR further agrees to take all reasonable steps to preserve all physical evidence and information which may be relevant to the circumstances surrounding a potential claim, while maintaining public safety, and to grant to the COUNTY the opportunity to review and inspect such evidence, including the scene of the accident.
6. PAYMENT: For services performed in accordance with this Agreement, payment shall be made to CONTRACTOR as provided in Exhibit "B" hereto as funding permits.
- If COUNTY over pays CONTRACTOR for any reason, CONTRACTOR agrees to return the amount of such overpayment to COUNTY, or at COUNTY's option, permit COUNTY to offset the amount of such overpayment against future payments owed to CONTRACTOR under this Agreement or any other agreement.
- In the event CONTRACTOR claims or receives payment from COUNTY for a service, reimbursement for which is later disallowed by COUNTY, State of California or the United States Government, the CONTRACTOR shall promptly refund the disallowance amount to COUNTY upon request, or at its option COUNTY may offset the amount disallowed from any payment due or that becomes due to CONTRACTOR under this Agreement or any other agreement.
7. TAXES: Payment of all applicable federal, state, and local taxes shall be the sole responsibility of the CONTRACTOR.
8. OWNERSHIP OF DOCUMENTS: CONTRACTOR hereby assigns the COUNTY and its assignees all copyright and other use rights in any and all proposals, plans, specification, designs, drawings, sketches, renderings, models, reports and related documents (including computerized or electronic copies) respecting in any way the subject matter of this Agreement, whether prepared by the COUNTY, the CONTRACTOR, the CONTRACTOR's subcontractors or third parties at the request of the CONTRACTOR (collectively, "Documents and

Materials”). This explicitly includes the electronic copies of all above stated documentation.

CONTRACTOR shall be permitted to retain copies, including reproducible copies and computerized copies, of said Documents and Materials. CONTRACTOR agrees to take such further steps as may be reasonably requested by COUNTY to implement the aforesaid assignment. If for any reason said assignment is not effective, CONTRACTOR hereby grants the COUNTY and any assignee of the COUNTY an express royalty – free license to retain and use said Documents and Materials. The COUNTY’s rights under this paragraph shall apply regardless of the degree of completion of the Documents and Materials and whether or not CONTRACTOR’s services as set forth in Exhibit “A” of this Agreement have been fully performed or paid for.

The COUNTY’s rights under this Paragraph 8 shall not extend to any computer software used to create such Documents and Materials.

9. CONFLICT OF INTEREST: The CONTRACTOR covenants that it presently has no interest, and shall not have any interest, direct or indirect, which would conflict in any manner with the performance of services required under this Agreement.
10. NOTICES: All notices, requests, demands, or other communications under this Agreement shall be in writing. Notices shall be given for all purposes as follows:

Personal delivery: When personally delivered to the recipient, notices are effective on delivery.

First Class Mail: When mailed first class to the last address of the recipient known to the party giving notice, notice is effective three (3) mail delivery days after deposit in a United States Postal Service office or mailbox. Certified Mail: When mailed certified mail, return receipt requested, notice is effective on receipt, if delivery is confirmed by a return receipt.

Overnight Delivery: When delivered by overnight delivery (Federal Express/Airborne/United Parcel Service/DHL WorldWide Express) with charges prepaid or charged to the sender’s account, notice is effective on delivery, if delivery is confirmed by the delivery service.

Facsimile transmission: When sent by facsimile to the facsimile number of the recipient known to the party giving notice, notice is effective on receipt, provided that, (a) a duplicate copy of the notice is promptly given by first-class or certified mail or by overnight delivery, or (b) the receiving party delivers a written confirmation of receipt. Any notice given facsimile shall be deemed received on the next business day if it is received after 5:00 p.m. (recipient’s time) or on a non-business day.

Addresses for purpose of giving notice are as follows:

To COUNTY: COUNTY OF MENDOCINO  
HHSA Adult and Aging Services  
P.O. Box 839  
Ukiah, CA 95482  
Attn: Debbie Worra

To CONTRACTOR: Redwood Community Services, Inc.  
PO Box 2077  
Ukiah, CA 95482  
Attn: Dan Anderson

Any correctly addressed notice that is refused, unclaimed, or undeliverable because of an act or omission of the party to be notified shall be deemed effective as of the first date that said notice was refused, unclaimed, or deemed undeliverable by the postal authorities, messenger, or overnight delivery service.

Any party may change its address or facsimile number by giving the other party notice of the change in any manner permitted by this Agreement.

11. USE OF COUNTY PROPERTY: CONTRACTOR shall not use COUNTY property (including equipment, instruments and supplies) or personnel for any purpose other than in the performance of his/her obligations under this Agreement.
12. EQUAL EMPLOYMENT OPPORTUNITY PRACTICES PROVISIONS: CONTRACTOR certifies that it will comply with all Federal, State, and local laws, rules and regulations pertaining to nondiscrimination in employment.
  - a. CONTRACTOR shall, in all solicitations or advertisements for applicants for employment placed as a result of this Agreement, state that it is an "Equal Opportunity Employer" or that all qualified applicants will receive consideration for employment without regard to their race, creed, color, pregnancy, disability, sex, sexual orientation, gender identity, ancestry, national origin, age, religion, Veteran's status, political affiliation, or any other factor prohibited by law.
  - b. CONTRACTOR shall, if requested to so do by the COUNTY, certify that it has not, in the performance of this Agreement, engaged in any unlawful discrimination.
  - c. If requested to do so by the COUNTY, CONTRACTOR shall provide the COUNTY with access to copies of all of its records pertaining or relating to its employment practices, except to the extent such records or portions of such records are confidential or privileged under State or Federal law.

- d. Nothing contained in this Agreement shall be construed in any manner so as to require or permit any act which is prohibited by law.
  - e. The CONTRACTOR shall include the provisions set forth in this paragraph in each of its subcontracts.
13. **DRUG-FREE WORKPLACE:** CONTRACTOR and CONTRACTOR's employees shall comply with the COUNTY's policy of maintaining a drug-free workplace. Neither CONTRACTOR nor CONTRACTOR's employees shall unlawfully manufacture, distribute, dispense, possess or use controlled substances, as defined in 21 U.S. Code § 812, including, but not limited to, marijuana, heroin, cocaine, and amphetamines, at any COUNTY facility or work site. If CONTRACTOR or any employee of CONTRACTOR is convicted or pleads *nolo contendere* to a criminal drug statute violation occurring at a COUNTY facility or work site, the CONTRACTOR, within five days thereafter, shall notify the head of the COUNTY department/agency for which the contract services are performed. Violation of this provision shall constitute a material breach of this Agreement.
14. **ENERGY CONSERVATION:** CONTRACTOR agrees to comply with the mandatory standards and policies relating to energy efficiency in the State of California Energy Conservation Plan, (Title 24, California Administrative Code).
15. **COMPLIANCE WITH LICENSING REQUIREMENTS:** CONTRACTOR shall comply with all necessary licensing requirements and shall obtain appropriate licenses and display the same in a location that is reasonably conspicuous, as well as file copies of same with the County Executive Office.

Before the COUNTY will issue a notice to proceed with the Services, CONTRACTOR and any subcontractors must acquire, at their expense, a business license from COUNTY in accordance with MCC 6.0. Such licenses must be kept valid throughout the Agreement term.

CONTRACTOR represents and warrants to COUNTY that CONTRACTOR and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions.

16. **AUDITS; ACCESS TO RECORDS:** The CONTRACTOR shall make available to the COUNTY, its authorized agents, officers, or employees, for examination any and all ledgers, books of accounts, invoices, vouchers, cancelled checks, and other records or documents evidencing or relating to the expenditures and disbursements charged to the COUNTY, and shall furnish to the COUNTY, within sixty (60) days after examination, its authorized agents, officers or employees such other evidence or information as the COUNTY may require with regard to any such expenditure or disbursement charged by the CONTRACTOR.



The CONTRACTOR shall maintain full and adequate records in accordance with COUNTY requirements to show the actual costs incurred by the CONTRACTOR in the performance of this Agreement. If such books and records are not kept and maintained by CONTRACTOR within the County of Mendocino, California, CONTRACTOR shall, upon request of the COUNTY, make such books and records available to the COUNTY for inspection at a location within COUNTY or CONTRACTOR shall pay to the COUNTY the reasonable, and necessary costs incurred by the COUNTY in inspecting CONTRACTOR's books and records, including, but not limited to, travel, lodging and subsistence costs. CONTRACTOR shall provide such assistance as may be reasonably required in the course of such inspection. The COUNTY further reserves the right to examine and reexamine said books, records and data during the four (4) year period following termination of this Agreement or completion of all work hereunder, as evidenced in writing by the COUNTY, and the CONTRACTOR shall in no event dispose of, destroy, alter, or mutilate said books, records, accounts, and data in any manner whatsoever for four (4) years after the COUNTY makes the final or last payment or within four (4) years after any pending issues between the COUNTY and CONTRACTOR with respect to this Agreement are closed, whichever is later.

17. DOCUMENTS AND MATERIALS: CONTRACTOR shall maintain and make available to COUNTY for its inspection and use during the term of this Agreement, all Documents and Materials, as defined in Paragraph 8 of this Agreement. CONTRACTOR's obligations under the preceding sentence shall continue for four (4) years following termination or expiration of this Agreement or the completion of all work hereunder (as evidenced in writing by COUNTY), and CONTRACTOR shall in no event dispose of, destroy, alter or mutilate said Documents and Materials, for four (4) years following the COUNTY's last payment to CONTRACTOR under this Agreement.
18. TIME OF ESSENCE: Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing shall not be construed to limit or deprive a party of the benefits of any grace or use period allowed in this Agreement.
19. TERMINATION: The COUNTY has and reserves the right to suspend, terminate or abandon the execution of any work by the CONTRACTOR without cause at any time upon giving to the CONTRACTOR notice. Such notice shall be in writing and may be issued by any COUNTY officer authorized to execute or amend the contract, the County Chief Executive Officer, or any other person designated by the County Board of Supervisors. In the event that the COUNTY should abandon, terminate or suspend the CONTRACTOR's work, the CONTRACTOR shall be entitled to payment for services provided hereunder prior to the effective date of said suspension, termination or abandonment. Said payment shall be computed in accordance with Exhibit B hereto, provided that the maximum amount payable to CONTRACTOR for its services as listed in

Exhibit A shall not exceed \$152,000 payment for services provided hereunder prior to the effective date of said suspension, termination or abandonment or lack of funding.

20. NON APPROPRIATION: If COUNTY should not appropriate or otherwise make available funds sufficient to purchase, lease, operate or maintain the products set forth in this Agreement, or other means of performing the same functions of such products, COUNTY may unilaterally terminate this Agreement only upon thirty (30) days written notice to CONTRACTOR. Upon termination, COUNTY shall remit payment for all products and services delivered to COUNTY and all expenses incurred by CONTRACTOR prior to CONTRACTOR'S receipt of the termination notice.
21. CHOICE OF LAW: This Agreement, and any dispute arising from the relationship between the parties to this Agreement, shall be governed by the laws of the State of California, excluding any laws that direct the application of another jurisdiction's laws.
22. VENUE: All lawsuits relating to this contract must be filed in Mendocino County Superior Court, Mendocino County, California.
23. WAIVER: No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement shall be effective unless it is in writing and signed by the party waiving the breach, failure, right or remedy. No waiver of any breach, failure, right or remedy shall be deemed a waiver of any other breach, failure, right or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver unless the writing so specifies.
24. ADVERTISING OR PUBLICITY: CONTRACTOR shall not use the name of COUNTY, its officers, directors, employees or agents, in advertising or publicity releases or otherwise without securing the prior written consent of COUNTY in each instance.
25. ENTIRE AGREEMENT: This Agreement, including all attachments, exhibits, and any other documents specifically incorporated into this Agreement, shall constitute the entire agreement between COUNTY and CONTRACTOR relating to the subject matter of this Agreement. As used herein, Agreement refers to and includes any documents incorporated herein by reference and any exhibits or attachments. This Agreement supersedes and merges all previous understandings, and all other agreements, written or oral, between the parties and sets forth the entire understanding of the parties regarding the subject matter thereof. This Agreement may not be modified except by a written document signed by both parties. In the event of a conflict between the body of this Agreement and any of the Exhibits, the provisions in the body of this Agreement shall control.

26. HEADINGS: Herein are for convenience of reference only and shall in no way affect interpretation of this Agreement.
27. MODIFICATION OF AGREEMENT: This Agreement may be supplemented, amended or modified only by the mutual agreement of the parties. No supplement, amendment or modification of this Agreement shall be binding unless it is in writing and signed by authorized representatives of both parties.
28. ASSURANCE OF PERFORMANCE: If at any time the COUNTY has good objective cause to believe CONTRACTOR may not be adequately performing its obligations under this Agreement or that CONTRACTOR may fail to complete the Services as required by this Agreement, COUNTY may request from CONTRACTOR prompt written assurances of performance and a written plan acceptable to COUNTY, to correct the observed deficiencies in CONTRACTOR's performance. CONTRACTOR shall provide such written assurances and written plan within thirty (30) calendar days of its receipt of COUNTY's request and shall thereafter diligently commence and fully perform such written plan. CONTRACTOR acknowledges and agrees that any failure to provide such written assurances and written plan within the required time is a material breach under this Agreement.
29. SUBCONTRACTING/ASSIGNMENT: CONTRACTOR shall not subcontract, assign or delegate any portion of this Agreement or any duties or obligations hereunder without the COUNTY's prior written approval.
  - a. Neither party shall, on the basis of this Agreement, contract on behalf of or in the name of the other party. Any agreement that violates this Section shall confer no rights on any party and shall be null and void.
  - b. Only the department head or his or her designee shall have the authority to approve subcontractor(s).
  - c. CONTRACTOR shall remain fully responsible for compliance by its subcontractors with all the terms of this Agreement, regardless of the terms of any agreement between CONTRACTOR and its subcontractors.
30. SURVIVAL: The obligations of this Agreement, which by their nature would continue beyond the termination on expiration of the Agreement, including without limitation, the obligations regarding Indemnification (Paragraph 2), Ownership of Documents (Paragraph 8), and Conflict of Interest (Paragraph 9), shall survive termination or expiration for two (2) years.
31. SEVERABILITY: If a court of competent jurisdiction holds any provision of this Agreement to be illegal, unenforceable, or invalid in whole or in part for any reason, the validity and enforceability of the remaining provisions, or portions of

them, will not be affected, unless an essential purpose of this Agreement would be defeated by the loss of the illegal, unenforceable, or invalid provision.

32. **INTELLECTUAL PROPERTY WARRANTY:** CONTRACTOR warrants and represents that it has secured all rights and licenses necessary for any and all materials, services, processes, software, or hardware ("CONTRACTOR PRODUCTS") to be provided by CONTRACTOR in the performance of this AGREEMENT, including but not limited to any copyright, trademark, patent, trade secret, or right of publicity rights. CONTRACTOR hereby grants to COUNTY, or represents that it has secured from third parties, an irrevocable license (or sublicense) to reproduce, distribute, perform, display, prepare derivative works, make, use, sell, import, use in commerce, or otherwise utilize CONTRACTOR PRODUCTS to the extent reasonably necessary to use the CONTRACTOR PRODUCTS in the manner contemplated by this agreement.

CONTRACTOR further warrants and represents that it knows of no allegations, claims, or threatened claims that the CONTRACTOR PRODUCTS provided to COUNTY under this Agreement infringe any patent, copyright, trademark or other proprietary right. In the event that any third party asserts a claim of infringement against the COUNTY relating to a CONTRACTOR PRODUCT, CONTRACTOR shall indemnify and defend the COUNTY pursuant to Paragraph 2 of this AGREEMENT

In the case of any such claim of infringement, CONTRACTOR shall either, at its option, (1) procure for COUNTY the right to continue using the CONTRACTOR Products; or (2) replace or modify the CONTRACTOR Products so that that they become non-infringing, but equivalent in functionality and performance.

33. **ELECTRONIC COPIES:** The parties agree that an electronic copy, including facsimile copy, email, or scanned copy of the executed Agreement, shall be deemed, and shall have the same legal force and effect as, an original document.
34. **COOPERATION WITH COUNTY:** CONTRACTOR shall cooperate with COUNTY and COUNTY staff in the performance of all work hereunder.
35. **PERFORMANCE STANDARD:** CONTRACTOR shall perform all work hereunder in a manner consistent with the level of competency and standard of care normally observed by a person practicing in CONTRACTOR's profession. COUNTY has relied upon the professional ability and training of CONTRACTOR as a material inducement to enter into this Agreement. CONTRACTOR hereby agrees to provide all services under this Agreement in accordance with generally accepted professional practices and standards of care, as well as the requirements of applicable Federal, State, and local laws, it being understood that acceptance of CONTRACTOR 's work by COUNTY shall not operate as a waiver or release. If COUNTY determines that any of CONTRACTOR 's work is

not in accordance with such level of competency and standard of care, COUNTY, in its sole discretion, shall have the right to do any or all of the following: (a) require CONTRACTOR to meet with COUNTY to review the quality of the work and resolve matters of concern; (b) require CONTRACTOR to repeat the work at no additional charge until it is satisfactory; (c) terminate this Agreement pursuant to the provisions of paragraph 19 (Termination) or (d) pursue any and all other remedies at law or in equity.

[END OF GENERAL TERMS AND CONDITIONS]

## **EXHIBIT A**

### **DEFINITION OF SERVICES**

#### **I. RESOURCE ALLOCATION PRIORITIES BY COHORTS**

CONTRACTOR agrees to prioritize services by cohorts of individuals and families as defined in Attachment C, and to adhere to the following allocation of resources for all services funded through this Agreement:

COHORT AS DEFINED IN ATTACHMENT C		RESOURCE ALLOCATION
1.	Families with Children Experiencing Homelessness	First Priority
2.	Homegrown and Local Individuals Experiencing Homelessness	Second Priority
3.	Established Residents Experiencing Homelessness (other than Homegrown)	Third Priority
4.	Out of Town Individuals Experiencing Homelessness	Fourth Priority  Services limited to no more than four (4) days in six months and seven (7) days per calendar year.
5.	Non HUD-defined Individuals traveling through Mendocino County	This Agreement does not provide funding for services to this cohort.

#### **II. CONTRACTOR's RESPONSIBILITIES**

A. SERVICES – Respecting the priorities and limitations listed above, CONTRACTOR shall provide the following assistance and services at the Day Center/Shelter located at 1045 S. State St. Ukiah:

1. HOMELESSNESS PROGRAMS – For those individuals experiencing homelessness and who meet the criteria for cohorts 1, 2, and 3 of Section I above:

a. Accommodations of four (4) Emergency Shelter beds for

individual adult recipients of General Assistance (GA) and/or Adult Protective Services (APS) will be made available twenty-four (24) hours per day for each day the shelter is open.

- b. Accommodations, after normal intake hours, will be honored by COUNTY contacting 707-234-3270.

2. DAY CENTER – For those individuals experiencing homelessness and who meet the criteria for cohorts 1, 2, and 3 of Section I above:

- a. Operate a Day Center specifically to address the needs of individuals and families experiencing and/or at risk of homelessness. This Center shall be open seven (7) days per week, 9:00 am to 6:00 pm.
- b. Operate a night-time emergency winter shelter to address the needs of individuals experiencing homelessness on-site and families with children off-site through the use of hotels or other appropriate shelter. This shelter shall be open seven (7) days per week, 6:00 pm to 9:00 am from November 1, 2019 through April 30, 2020.
- c. Provide the following services:
  - i. Local phone access, mail delivery, and other amenities
  - ii. Shower facilities
  - iii. Laundry facilities
- d. Collaborate with partners to provide on-site services aimed at engagement and progress toward permanent sustainable housing and personal wellbeing.
- e. Collaborate with partners for off-site outreach to those experiencing homelessness with the goal of engagement in available services.

3. SHELTER ACTIVITIES

- a. For those individuals and families experiencing homelessness and who meet the criteria for cohorts 1, 2, and 3 of Section I above:
  - i. House individuals experiencing homelessness in emergency shelter or provide motel or camping vouchers (to be used at legally established campgrounds in the business of hosting people camping).
  - ii. Provide motel vouchers or separate sleeping areas as necessary to shelter families with children under the age

of 16, or severely disabled individuals who would be prioritized for shelter, but for whom the main sleeping area facility is not appropriate.

- iii. Link those families and individuals to additional services, care and case-management within ninety-six (96) hours of initial contact:
  - 1) Families and individuals will be required to apply for available programs/resources within Health and Human Services Agency (HHSA), Social Services no later than the first full business day following entry in the shelter;
  - 2) Vouchers for hotels/motels will only continue past the first full business day following entry in the shelter for those individuals and/or families that provide denial notices from HHSA, Social Services for housing support programs.
- iv. Coordinate with the HHSA, Social Services, to engage families to enroll in the California Work Opportunities and Responsibility to Kids (CalWORKs) Housing Support Program, and work with individuals to determine eligibility for the Home Safe APS Housing Support program, and other services that may be available based on eligibility criteria (e.g., Whole Person Care, Specialty Mental Health Services, and Substance Abuse Treatment services).
- v. Maximize utilization of all shelter beds, as practicable. If shelter beds are not fully utilized, the parties will renegotiate the payment terms.
- b. Each individual must have an Individualized Housing Plan established with the Day Center staff within the first seven (7) days from initial admission.
- c. Provide extensive case management, tracking and reporting of individual's progress towards stabilization and transitional or permanent housing. A case manager will provide services to individuals or families struggling with homelessness, mental health, substance abuse, family welfare, educational related, employment related, or life skills issues and develop a case plan to include goals of safe and stable transitional or permanent housing.
- d. Individuals must actively participate in carrying out their Individualized Housing Plan; for individuals who choose not to actively participate in carrying out their individualized Housing



Plan, CONTRACTOR shall limit services to no more than four (4) days in six months or seven (7) days per calendar year. CONTRACTOR may resume services provided active participation in carrying out the individualized Housing Plan resumes.

4. TEMPORARY ASSISTANCE – For those individuals who meet the criteria for cohort 4 of Section I above:
  - a. Provide temporary services and assistance, based on prioritization in Section I above, for no more than four (4) days in six months and seven (7) days per calendar year.
5. COORDINATION WITH OTHER AGENCIES – CONTRACTOR shall:
  - a. Collaborate with GA and APS Staff to ensure individual cooperation with GA and APS case plans.
  - b. Collect, input, and use required Homeless Management Information System (HMIS) information and Coordinated Entry (CE) documentation and process for determining priority and providing appropriate services to clients, as approved by Mendocino County Homeless Services Continuum of Care (MCHSCoC) and HHSA.
  - c. Complete in-take forms including HMIS required components, and enter relevant information into HMIS within the first twenty-four (24) hours of guest contact.
  - d. Complete Vulnerability Index – Services Prioritization Decision Assistance Tool (VI-SPDAT), or other HHSA approved assessment tool, attach to guest's electronic file, and enter into the CE system, within seventy-two (72) hours of initial contact. If individuals choose not to participate in assessment services, CONTRACTOR shall limit services to no more than four (4) days in six months and seven (7) per calendar year. CONTRACTOR may resume services provided participation in the assessment process resumes.
  - e. Each guest must provide proof of an established relationship with a case-manager within the first four (4) days from initial admission. For individuals who choose not to actively participate in case-management services, CONTRACTOR shall limit services to no more than four (4) days in six months and seven (7) days per calendar year. CONTRACTOR may resume services provided participation in case management services resumes.
  - f. Maintain active membership and participate in MCHSCoC meetings and all recommended trainings.

- g. Work with other agencies to assist individuals with integration into the GA program, and other services to achieve self-sufficiency.

**B. OTHER CONDITIONS AND RESPONSIBILITIES – CONTRACTOR shall:**

1. Develop and maintain policies and procedures that address:
  - a. Eligibility criteria for occupancy, discharge and their uniform application.
  - b. The rights and dignity of guests to fair and unbiased application of house rules, second chances, and grievances.
  - c. House rules of the shelter facility and consequences of not observing the rules, including the requirement that persons served under this Agreement shall observe the rules of the facility and may be denied services if they do not.
  - d. Right to refuse emergency shelter services to any person(s) exhibiting abusive, threatening, or dangerous behavior or with a history of same.
2. Maintain and operate the facility in a safe and sanitary condition to meet local use permit conditions (Attachment D) as well as all applicable federal, state, and local codes and licensing regulations.
3. Maintain an incident log that accurately documents all incidents regardless of type including those involving building and grounds, animals, neighbors, staff, and individuals.
4. Make logs available for review by local law enforcement when responding to an incident at the site.
5. Provide qualified supervision accessible to clients during shelter hours and accurate outgoing voicemail information during hours when staff is not on site.
6. Allow partner agencies scheduled access to the facility to offer appropriate services such as vaccinations, basic medical assessments, information about applicable programs, etc.
7. Work with individuals and families who are not from Mendocino County to encourage them to connect with family, friends, and other potential supports within their home communities.
8. Participate in yearly trainings as follows:
  - a. Motivational Interviewing, to be attended by supervisors, the Executive Director, and staff who work directly with clients.
  - b. Other Trauma Informed trainings directly related to working with individuals and families who are experiencing homelessness.
  - c. Other appropriate training as required by COUNTY.

9. Maintain confidentiality of client files.

10. Write at least two (2) Press Releases each contract year, incorporating the collaboration efforts in this contract between the CONTRACTOR and COUNTY, ensuring that both parties are recognized for their efforts:

- a. Press releases will be submitted to HNSA\_Media@mendocinocounty.org a minimum of four (4) days prior to print in the local newspaper.
- b. Submit press releases to local media.
- c. Other publications, such as an agency's newsletter, that are sent out to consumers will fulfill the same press release requirements.

C. REPORTS – CONTRACTOR shall submit the following reports (Attachment B) with invoices (Attachment A):

1. Report 1: Day Center Participant Count:

- a. Itemize number of persons receiving or denied services
- b. Number of motel vouchers provided
- c. Number of individuals denied shelter
- d. Number of individuals who fall into categories 1, 2, and 3 of Section I above (with an attached list by full name).
- e. Number of individuals who fall into category 4 of Section I above (with an attached list by full name).

2. Report 2: Client Bed Night Count.

3. Report 3: Description of Capacity Building Efforts that documents efforts undertaken to increase the capacity to provide services.

4. Report 4: Number of individuals and families graduating to transitional or permanent housing for each category (pursuant to Section II, Item A.3.c above).

III. COUNTY shall:

- A. Provide HMIS Lead staff as trainer and support for collection of data required for reporting purposes.
- B. Provide payment according to the criteria of the invoice/reports (Attachment A) and the attached Budget. (Exhibit B)

- C. Appoint a representative of HHSA to act as a liaison with the CONTRACTOR for housing and homelessness related services.

[END OF DEFINITION OF SERVICES]

## EXHIBIT B

### PAYMENT TERMS

- I. COUNTY will pay CONTRACTOR (Redwood Community Services, Inc.) for satisfactory provision of services as defined in the Definition of Services.
- II. Services furnish under this Agreement will be reimbursed as per the following budget:

Services	Cost Per Month	Maximum Dollars Per Year
Day Center	\$5,833.33	\$70,000
Shelter Services	\$5,833.33	\$70,000
Hotel Reimbursed Costs (Not to exceed \$12,000 annually)	Actual costs	\$12,000
<b>CONTRACT TOTAL:</b>		<b>\$152,000</b>

- III. CONTRACTOR will submit claims and reports using the electronic invoice provided by the Health and Human Services Agency (Attachment A):
  - A. CONTRACTOR will submit invoices by the fifteenth (15<sup>th</sup>) day of the month for services provided to clients in the previous month.
  - B. Invoices submitted past the due date must be accompanied by a letter explaining why the invoice was late. COUNTY has the sole authority to determine whether to approve or disapprove payment of the late invoice.
  - C. COUNTY shall not approve payment of funds until CONTRACTOR has filed all reports required under this Agreement.
- IV. This is a one-time project and CONTRACTOR should make no assumption of continued funding from the COUNTY for this purpose at the end of this contract period.

Payments under this Agreement shall not exceed One Hundred Fifty-Two Thousand Dollars (\$152,000) for the term of this Agreement.

[END OF PAYMENT TERMS]

## **EXHIBIT C**

### **INSURANCE REQUIREMENTS**

Insurance coverage in a minimum amount set forth herein shall not be construed to relieve CONTRACTOR for liability in excess of such coverage, nor shall it preclude COUNTY from taking such other action as is available to it under any other provisions of this Agreement or otherwise in law. Insurance requirements shall be in addition to, and not in lieu of, CONTRACTOR's indemnity obligations under Paragraph 2 of this Agreement.

CONTRACTOR shall furnish to COUNTY certificates of insurance with Automobile Liability/General Liability Endorsements evidencing at a minimum the following:

- a. Combined single limit bodily injury liability and property damage liability - \$1,000,000 each occurrence.
- b. Vehicle / Bodily Injury combined single limit vehicle bodily injury and property damage liability - \$500,000 each occurrence.

[END OF INSURANCE REQUIREMENTS]

EXHIBIT D  
**CONTRACTOR ASSURANCE OF COMPLIANCE WITH**  
THE MENDOCINO COUNTY  
HEALTH & HUMAN SERVICES AGENCY  
**NONDISCRIMINATION IN STATE  
AND FEDERALLY ASSISTED PROGRAMS**

---

NAME OF CONTRACTOR: **Redwood Community Services, Inc.**

HEREBY AGREES THAT it will comply with Title VI and VII of the Civil Rights Act of 1964 as amended; Section 504 of the Rehabilitation Act of 1973 as amended; the Age Discrimination Act of 1975 as amended; the Food Stamp Act of 1977, as amended and in particular section 272.6; Title II of the Americans with Disabilities Act of 1990; California Civil Code Section 51 et seq., as amended; California Government Code section 11135-11139.5, as amended; California Government Code section 12940 (c), (h) (1), (i), and (j); California Government Code section 4450; Title 22, California Code of Regulations section 98000 – 98413; Title 24 of the California Code of Regulations, Section 3105A(e); the Dymally-Alatorre Bilingual Services Act (California Government Code Section 7290-7299.8); Section 1808 of the Removal of Barriers to Interethnic Adoption Act of 1996; and other applicable federal and state laws, as well as their implementing regulations [including 45 Code of Federal Regulations (CFR) Parts 80, 84, and 91, 7 CFR Part 15, and 28 CFR Part 42], by ensuring that employment practices and the administration of public assistance and social services programs are nondiscriminatory, to the effect that no person shall because of ethnic group identification, age, sex, sexual orientation, color, disability, medical condition, national origin, race, ancestry, marital status, religion, religious creed or political belief be excluded from participation in or be denied the benefits of, or be otherwise subject to discrimination under any program or activity receiving federal or state financial assistance; and HEREBY GIVE ASSURANCE THAT it will immediately take any measures necessary to effectuate this agreement.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all federal and state assistance; and THE CONTRACTOR HEREBY GIVES ASSURANCE THAT administrative methods/procedures which have the effect of subjecting individuals to discrimination or defeating the objectives of the California Department of Social Services (CDSS) Manual of Policies and Procedures (MPP) Chapter 21, will be prohibited.

BY ACCEPTING THIS ASSURANCE, CONTRACTOR agrees to compile data, maintain records and submit reports as required, to permit effective enforcement of the aforementioned laws, rules and regulations and permit authorized CDSS and/or federal government personnel, during normal working hours, to review such records, books and accounts as needed to ascertain compliance. If there are any violations of this assurance, CDSS shall have the right to invoke fiscal sanctions or other legal remedies in accordance with Welfare and Institutions Code section 10605, or Government Code section 11135-11139.5, or any other laws, or the issue may be referred to the appropriate federal agency for further compliance action and enforcement of this assurance.

THIS ASSURANCE is binding on CONTRACTOR directly or through contract, license, or other provider services, as long as it receives federal or state assistance.

---

Date  
PO Box 2077 Ukiah, CA 95482  
Address of CONTRACTOR

---

CONTRACTOR Signature

**Appendix A**  
**CERTIFICATION REGARDING**  
**DEBARMENT, SUSPENSION, and OTHER RESPONSIBILITY MATTERS**  
**LOWER TIER COVERED TRANSACTIONS**

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 29 CFR Part 98, Section 98.510, Participants' responsibilities. The regulations were published as Part VII of the May 26, 1988 **Federal Register** (pages 19160-19211).

- (1) The primary principal certifies to the best of its knowledge and belief, that it and its principals:
- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency:
  - (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment tendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsifications or destruction of records, making false statements, or receiving stolen property;
  - (c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification, and
  - (d) Have not, within a three-year period preceding this application/proposal, had one or more public transactions (Federal, State, or local) terminated for cause or default.
- (2) Where the primary principal is unable to certify to any of the statements in this certification, such principal shall attach an explanation.

Dan Anderson  
(Type Name)

Chief Executive Officer  
(Title)

\_\_\_\_\_  
(Signature)

Redwood Community Services, Inc.  
(Organization Name)

PO Box 2077  
Ukiah, CA 95482  
(Organization Address)

\_\_\_\_\_  
(Date)



## Attachment A

## INVOICE

Redwood Community Service – VENDOR # 1709

2019-2020 CONTRACT NUMBER: \_\_\_\_\_

BUDGET UNIT: # 5190 - ACCOUNT STRING: 86-3112 – ORG/OBJ: GR

Vendor

Send to

<b>REDWOOD COMMUNITY SERVICES</b> <b>P.O. Box 2077</b> <b>Ukiah, CA 95482</b>	Debbie Worra, Sr. Program Specialist Mendocino County Health & Human Services Agency Adult and Aging Services P.O. Box 839, Ukiah, CA 95482 Phone: (707) 463-7883 or by email: worrad@mendocinocounty.org
<b>Invoice for the Period</b>	<b>Total Amount of Invoice</b>  <b>\$</b>

<b>INLAND SHELTER</b> Contract: \$70,000 Payable Monthly: \$5,833.33	<b>\$5,833.33</b>
<b>DAY CENTER</b> Contract: \$70,000 Payable Monthly: \$5,833.33	<b>\$5,833.33</b>
<b>HOTEL REIMBURSEMENTS</b> Not to exceed annual total of \$12,000 – monthly costs will vary	

I Hereby Certify The Services Described Above Have Been Performed and No Prior Claim Has Been Presented for Said Services.  _____ Date _____ <b>Dan Anderson, Chief Executive Officer</b> REDWOOD COMMUNITY SERVICES	I Hereby Certify The Services Described Above Were Necessary for Use By the Department.  _____ Date _____ <b>Kelsey Rivera, Deputy Director</b> ADULT AND AGING SERVICES
---	---

## Attachment B

<b>REPORT 1</b>
<b>Redwood Community Services</b>
<b>July 2019</b>

<b>Report 1</b>		<b>Fill in All Areas in Yellow</b>		
<b>Motel Vouchers Provided</b>				
Adults 59 or Less		Total Number of Persons	Total Number of Nights	Total Voucher Dollars
Adults 60 and Over	0			
Children Under 18	0			
Adults 59 or Less with Children Under 18	0		0	0
Adults 60 and Older with Children Under 18	0			
<b>Number Denied Shelter</b>				
Adults 59 or Less	0			Total Number of People
Adults 60 and Over	0			
Children Under 18	0			
Adults 59 or Less with Children Under 18	0			0
Adults 60 and Older with Children Under	0			



**Redwood Community Services****JULY 2019****REPORT #3 - CAPACITY BUILDING EFFORTS DESCRIBED****DESCRIPTION OF CAPACITY BUILDING EFFORTS**

Please type one paragraph in each box instead of all text in one box.


**Resource Allocation Priorities by Cohorts**

**1 - Families with Children Experiencing Homelessness:**

- Department of Education definition (e.g. McKinney-Vento.)
- By definition, most (if not all) families with children are homegrown Mendocino.

**2 - Homegrown and Local Individuals Experiencing Homelessness:**

- Individuals experiencing homelessness per HUD definition.
- Individual is a local year round resident.
- Individual has family connections to the community and/or attended high school in Mendocino County.

**3 - Established Residents Experiencing Homelessness (other than Homegrown):**

- Individuals experiencing homelessness per Federal HUD definition.
- Individual does not have family connections to the community and attended high school outside of Mendocino County.
- Individual has limited or no family or community connections outside of Mendocino County.
- Individual is a year round resident.

**4 - Out of Town Individuals Experiencing Homelessness in Mendocino County:**

- Individuals experiencing homelessness per HUD.
- Individual does not have family connections to the community and attended high school outside of Mendocino County.

**5 - Non HUD-defined Individuals traveling through Mendocino County:**

- Individuals who are not experiencing HUD-defined homelessness.
- Individuals passing through on their way to a final destination.
- Often episodic and seasonal – seldom continuously in Mendocino County year round.

Footnotes:

The terms listed above are in relation to HUD and DOE (e.g. McKinney Vento) definitions of homelessness for Individuals and Families with Children. HUD will be used for adults and DOE will be used for Families with Children and Unaccompanied Minors, and these definitions will not be commingled.

With the important exception of family violence and abuse, diversion from homelessness and “family reunification” should always be one of the first protocols used for all groups.

Individuals in Cohort 3 with proven family violence and abuse history will be considered part of Cohort 2.

Attachment D



City of Ukiah

Kevin Thompson, Planning Manager  
Community Development and Planning  
Department  
300 Seminary Avenue Ukiah, CA 95482  
(707)463-6206  
kthompson@cityofukiah.com

October 5, 2017

Camille Schraeder  
631 Orchard Ave.  
Ukiah, CA 95482

RE: Major Use and Site Development Permits for 1045 S. State Street.

Dear Ms. Schraeder:

On July 26, 2017, the Planning Commission approved your request for approval of Major Use Permit and Site Development Permit File (No.: Munis 2748 to allow a Community Center and Winter Homeless Shelter at 1045 South State Street. Please review the Conditions of Approval listed below, sign and return to the Community Development and Planning Department to the address listed above.

**FINAL MAJOR USE PERMIT AND SITE DEVELOPMENT PERMIT  
CONDITIONS OF APPROVAL  
HOMELESS COMMUNITY CENTER AND WINTER HOMELESS SHELTER  
1045 SOUTH STATE STREET  
FILE NO: 2748**

**Standard Conditions:**

1. All use, construction, or occupancy shall conform to the application approved by the Planning Commission, and to any supporting documents submitted therewith, including maps, sketches, renderings, building elevations, landscape plans, and alike.
2. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission.

Final Conditions of Approval  
Major Use Permit and Site Development Permit  
RCS Community Center and Winter Homeless Shelter  
1045 S. State Street  
File No. 2748

1

**RECEIVED**

**OCT 30 2017**

**CITY OF UKIAH  
BUILDING/ PLANNING DEPARTMENT**

**Fire Department Conditions:**

3. Applicant shall be required to obtain any permit or approval, which is required by law, regulation, or ordinance, be it required by Local, State, or Federal agency. Specifically, the following fire protection measures shall be completed by the applicant, and approved by the Ukiah Fire Marshal, prior to the opening of the shelter facility:
  - A. One Class 2-A rated fire extinguisher for each building of project, dormitory, showers, and general office space.
    - i. If no obstructions are present, an exterior extinguisher can service both the showers and office spaces if located on the exterior landing. Exterior extinguishers shall be securely mounted in a protective case.
    - ii. Dormitory extinguisher shall be located in the interior, in close proximity to the exits. T19 Sec. 567 & 568.
  - B. Interior, internally illuminated exit signs with emergency lighting shall be located at exits. This signage shall be hard wired with a battery backup capable of operation for a period of not less than 90 minutes. CFC Sec. 1011.3 & 1011.6.3
  - C. All exit access, exits, and exit discharges shall be continuously maintained and free from obstructions. CFC Sec. 1030.2
  - D. Any drapes, hangings, curtains, and other decorative material that would tend to increase the fire and panic hazard shall be made from a nonflammable material, or shall be treated and maintained in a flame retardant condition with a flame-retardant solution approved by the State Fire Marshal. T-19 Sec. 3.08
  - E. New and existing buildings shall have approved address numbers placed in a position to be plainly legible from the street or road fronting the property. CFC Sec. 505.1.
  - F. Prior to receiving an occupancy certificate, the Fire Marshal shall provide an inspection verifying that all conditions for life and safety have been met, and that access to the exits are clearly open and unobstructed. All cots must be in place so that the Fire Marshall can visually see the layout and egress.

**Building Department Conditions:**

4. The applicant shall obtain a Building Permit prior to occupancy, or any work requiring a permit in the facility. The following items will be required upon submittal of the Building Permit:
  - A. 1 building permit application
  - B. 3 copies of a plot plan showing the property lines, the parking lot, and any structures on the parcel, as well as distances from these items to the property line.

Final Conditions of Approval  
Major Use Permit and Site Development Permit  
RCS Community Center and Winter Homeless Shelter  
1045 S. State Street  
File No. 2748



1 C. 3 sets of plans including the building data (building square footage, shelter  
2 square footage, occupancy load, etc), a site plan, an existing floor plan, a  
3 proposed floor plan, and any other plans or details needed to perform a plan  
4 review for the change of use, change of occupancy, and/or remodel.  
5

6 5. In addition to any particular condition, which might be imposed, any construction shall  
7 comply with all building, fire, electric, plumbing, occupancy, and structural laws, regulations  
8 and ordinances in effect at the time a Building Permit application was submitted.  
9

10 **Planning Department Conditions:**  
11

12 6. The operation of the winter homeless shelter shall be permitted during winter for a duration  
13 of six (6) months commencing the first day of operation.  
14

15 7. The Homeless Services Community Center Program Plan included as Exhibit A shall be  
16 strictly followed and enforced by the applicants. Failure to do so may cause revocation of the  
17 Use Permit.  
18

19 8. Prior to opening the winter homeless shelter, City staff shall inspect the interior and  
20 exterior portions of the facility to ensure that all pertinent components of the approved  
21 Homeless Services Community Center Program Plan are in effect.  
22

23 9. Shelter staff shall be diligent in disbursing shelter clients from the site, and away from  
24 adjoining residences and businesses, a minimum of 1 hour before opening and 1 hour after  
25 closing. Loitering is prohibited.  
26

27 10. An outdoor area shall be provided for guests that wish to leave the shelter to take breaks  
28 from the close quartering of the shelter facility. Shelter staff shall monitor the use of this area  
29 to ensure that guests do not cause excessive noise, littering, or other nuisance impacts.  
30

31 11. The grounds around the shelter shall be routinely cleared of litter and debris, and the site  
32 shall be kept in a neat and clean condition. Additionally, prior to commencing operation of the  
33 shelter, the site shall be cleared of all existing debris including but not limited to: scrap metal,  
34 inoperable vehicles, and boats.  
35

36 12. Shelter staff shall meet with the Ukiah Police Department personnel to discuss proper  
37 police contact procedures and law enforcement patrol schedules.  
38

39 13. Shelter staff shall provide, bi-weekly meetings with neighbors of the shelter property and  
40 staff phone numbers for emergency contacts.  
41

42 14. The shelter facility shall be limited to a maximum of 60 overnight guests. The hours of  
43 operation are 6:00 p.m. to 9:00 a.m.  
44

45 15. The Director of Community Development and Planning shall report to the Planning  
46 Commission once every six months during the first two years of the shelter operation. The

Final Conditions of Approval  
Major Use Permit and Site Development Permit  
RCS Community Center and Winter Homeless Shelter  
1045 S. State Street  
File No. 2748



1 Director's report shall include a record of any complaints received from the public or shelter  
2 occupants and an assessment on the most effective ways to modify the plan to address valid  
3 complaints.  
4

5 16. Prior to issuance of building permit, the applicant shall resubmit the Program Plan for  
6 review and approval by the City.  
7

8  
9 **Public Works Condition:**

10  
11 16. Existing sewer laterals planned to be utilized as part of this project shall be cleaned and  
12 tested, and repaired or replaced if required. Sewer connection fees shall be paid at the time  
13 of building permit issuance.

14 17. Capital Improvement fees for water service are based on the water meter size. A fee  
15 schedule for water meter sizes is available upon request.

16 18. If food preparation or other activities result in the discharge of fats, oils, or grease into  
17 the sanitary sewer, a grease interceptor will be required.

18 19. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or  
19 other alternative surfacing, subject to approval by the City Engineer.

20 20. All work within the public right-of-way shall be performed by a licensed and properly  
21 insured contractor. The contractor shall obtain an encroachment permit for work within, or  
22 otherwise affecting, this area. Encroachment permit fee shall be \$45 plus 3% of estimated  
23 construction costs.

24 21. If the building permit value is equal to or greater than one-third of the value of the  
25 existing structure, the construction, repair or upgrade of curb, gutter, and sidewalk to meet  
26 current ADA standards, and the addition of street trees along the subject property street  
27 frontages, may be required pursuant to Section 9181 of the Ukiah Municipal Code and to  
28 the satisfaction of the City Engineer.

29  
30 **Electric Department:**

31  
32 22. The existing 100A Service Panel that feeds the proposed shelter (Building C) may be  
33 suitable to serve the needs of the shelter, based on the information from the Applicant/Owner.  
34 The City of Ukiah Electric Utility Department would normally recommend that the  
35 Applicant/Owner determine estimated power demand load/kVA and load calculation  
36 information for the proposed service panel/project.  
37

- 38 a) Connected kVA and Load calculations – will help to determine if the existing  
39 transformer bank or overhead secondary service size is sufficient for the 100A  
40 Service Panel that will feed Building C and the two (2) additional buildings at 1045  
41 South State Street.

Final Conditions of Approval  
Major Use Permit and Site Development Permit  
RCS Community Center and Winter Homeless Shelter  
1045 S. State Street  
File No. 2748

1  
2 23. There is one (1) existing overhead secondary wire, which currently feeds all three (3)  
3 buildings at 1045 South State Street and may or may not need to be upgraded in order to  
4 fulfill the Project's service panel requirements.  
5

6 24. All future site improvements shall be submitted to the Electric Utility Department for  
7 review and comment. At that time, specific service requirements, service voltage, and  
8 developer costs and requirements will be determined.  
9

10 25. Any fees associated with the addition or replacement of any existing or upgraded  
11 electrical facilities (transformers, secondary conductors) to the proposed building site at 1045  
12 South State Street will be the responsibility of the applicant/owner.  
13

14 If you have any questions, please feel free to contact me at (707) 463-6207 or  
15 [kthompson@cityofukiah.com](mailto:kthompson@cityofukiah.com).  
16  
17

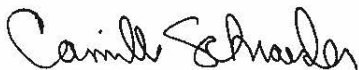
18 **As acknowledgement of receipt of, and agreement to comply with the conditions**  
19 **of approval, please sign and return a copy of this letter. This signed letter must**  
20 **be returned before the Building Permit can be issued.**  
21

22  
23 Sincerely,  
24

25   
26  
27  
28  
29

30 Kevin Thompson  
31 Planning Manager  
32  
33  
34

35 I Camille Schraeder, the applicant/Owner have read and agree to the above  
36 Conditions of Approval.  
37

38   
39  
40

10/25/17

41 Project Proponent/Property Owner

Date

42  
43  
Final Conditions of Approval  
Major Use Permit and Site Development Permit  
RCS Community Center and Winter Homeless Shelter  
1045 S. State Street  
File No. 2748  
5