

**CITY OF UKIAH
CITY COUNCIL AGENDA
Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue
Ukiah, CA 95482
June 1, 2016
6:00 p.m.**

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

- a. Airport Day Presentation.
- b. Conference Center Employee Recognition Awards.

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

- a. Minutes of May 18, 2016, a Special Meeting.
- b. Minutes of May 18, 2016, a Regular Meeting.
- c. Minutes of May 23, 2016, a Special Meeting.

6. RIGHT TO APPEAL DECISION

Persons who are dissatisfied with a decision of the City Council may have the right to a review of that decision by a court. The City has adopted Section 1094.6 of the California Code of Civil Procedure, which generally limits to ninety days (90) the time within which the decision of the City Boards and Agencies may be judicially challenged.

7. CONSENT CALENDAR

- a. Adoption of Resolution Appointing Bill R. Beard to the Airport Commission as a Commissioner Who May Reside Outside the City Limits but Within Mendocino County.
- b. Approve Amendment for Specification No. 15-16 with Cupples and Sons Construction to Incorporate Revised Foundation Requirements of Grace Hudson Museum Brush Arbor Interpretive Structure in the Amount of \$13,491.
- c. Amend Material Purchase Agreement with Menton Builders, Inc. for Pre-Fabrication of Grace Hudson Museum Brush Arbor in an Amount Not to Exceed \$11,136.
- d. Notification of Purchase of Lifepak 15 from Physio Control.

The following items listed are considered routine and will be enacted by a single motion and roll call vote by the City Council. Items may be removed from the Consent Calendar upon request of a Councilmember or a citizen in which event the item will be considered at the completion of all other items on the agenda. The motion by the City Council on the Consent Calendar will approve and make findings in accordance with Administrative Staff and/or Planning Commission recommendations.

8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

The City Council welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the Council when this matter is considered. If you wish to speak on a matter that is not on this agenda, you may do so at this time. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments in which the subject is not listed on the agenda.

9. COUNCIL REPORTS

10. CITY MANAGER/CITY CLERK REPORTS

11. PUBLIC HEARINGS (6:15 PM)

- a. Adopt Resolution Updating the Fees for Planning and Building Permits and Services.
- b. Resolution of the City Council of the City of Ukiah Approving a Negative Declaration and Amendment/Update to the Housing Element of the Ukiah General Plan.
- c. Conduct a Public Hearing to Discuss the City of Ukiah's SB X7-7 Water Use Target Method, the 2015 Urban Water Management Plan and Adopt a Resolution Approving the Target Method and the 2015 Urban Water Management Plan.

12. UNFINISHED BUSINESS

- a. Receive Status Report and Provide Direction Concerning the Proposed LAFCo Sphere of Influence for the Willow County Water District.
- b. Authorize the City Manager to Negotiate and Execute an Agreement with Syblon Reid, General Engineering Contractors, in an Amount Not to Exceed \$50,000, for Performing Necessary Work to Install a New Top Seal and Repair Welds on the Tainter Gate of the City's Lake Mendocino Hydroelectric Plant (EUD).
- c. Adoption of Resolution Establishing an Expenditure Plan; Approval of Argument in Favor of Proposed Sales Tax Measure (Measure Y) for Street Repair and Maintenance; and Final Direction to the Ad Hoc.

13. NEW BUSINESS

- a. Conduct Interviews, Receive Nomination and Possible Adoption of Resolution Making an Appointment to the Public Member Position on the Traffic Engineering Committee.
- b. Authorize the City Manager to Negotiate and Execute Agreements with Humboldt County and the California Land Stewardship Institute for Proposition 84 Grant Funds Awarded.

14. CLOSED SESSION – Closed Session may be held at any time during the meeting.

a. Conference with Legal Counsel – Existing Litigation

(Cal. Gov't Code Section 54956.9(d)(1))

Name of case: *City of Ukiah v. Questex, LTD, et al*, Mendocino County Superior Court, Case No. SCUk- CVPT-15-66036

b. Conference with Legal Counsel – Existing Litigation

(Government Code Section 54956.9(d)(1))

Name of case: *Ukiah Valley Sanitation District v. City of Ukiah*, Sonoma County Superior Court, Case No. SCV 256737

c. Conference with Legal Counsel – Existing Litigation

(Cal. Gov't Code Section 54956.9(d)(1))

Name of case: *County of Mendocino v. Solid Waste System, Inc. et al.*, Mendocino County Superior Court, Case No. SCU-K-CVG-11-59459

d. Conference With Legal Counsel – Existing Litigation

(Cal. Gov't Code Section 54956.9(d)(1))

Name of case: *Ukiah Citizens for Safety First v. City of Ukiah*, Mendocino County Superior Court, Case No. SCU-K-CVPT 14-63579

15. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection at the front counter at the Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482, during normal business hours, Monday through Friday, 8:00 am to 5:00 pm.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Dated this 27th day of May, 2016.

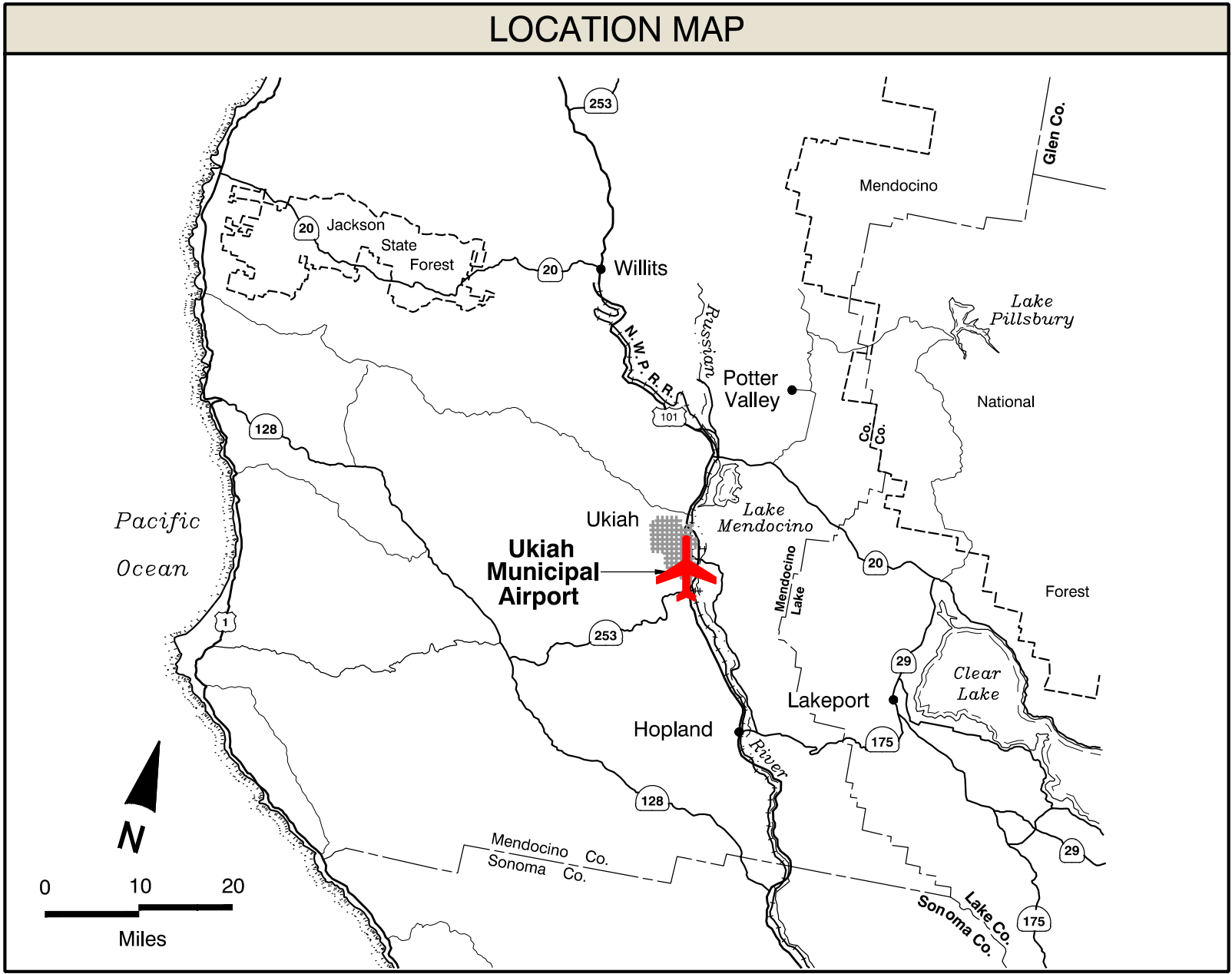
Kristine Lawler, City Clerk

Ukiah Municipal Airport

Airport Layout Plan

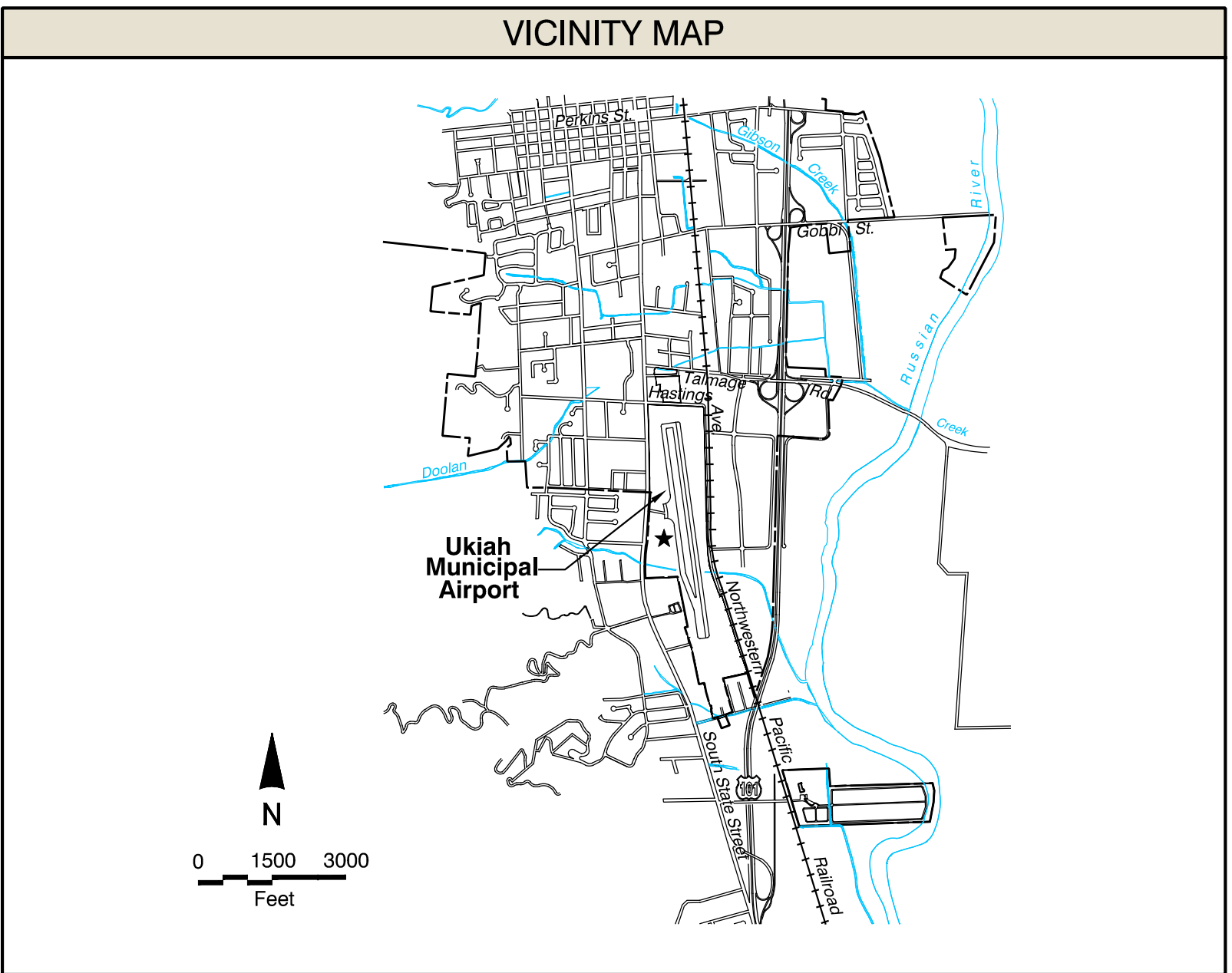
City of Ukiah
April 2015

FAA AIP No. 3-06-0268-012



SHEET INDEX

1.	INDEX / COVER
2.	AIRPORT LAYOUT PLAN
3.	DATA SHEET
4.	BUILDING AREA PLAN
5.	PART 77 AIRSPACE
6.	INNER APPROACH: RUNWAY 15
7.	INNER APPROACH: RUNWAY 33
8.	PART 77 AIRSPACE: TRANSITIONAL
9.	DEPARTURE SURFACE: RUNWAY 33
10.	AIRSPACE OBSTACLE DATA TABLE
11.	AIRPORT PROPERTY MAP

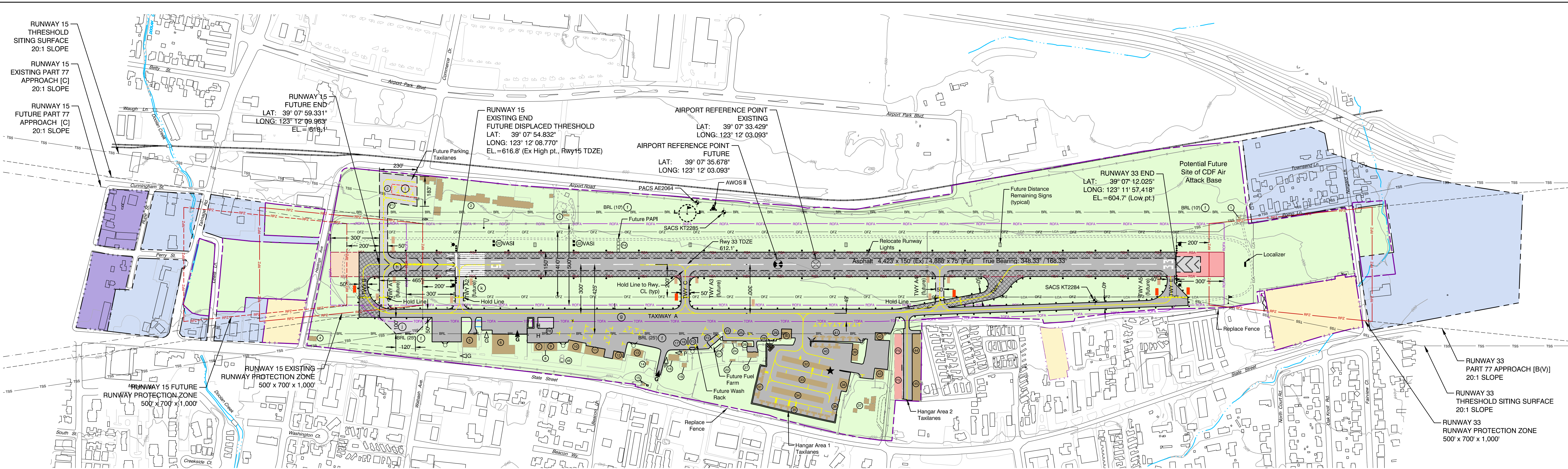


SUBMITTED BY:

By _____ Date _____



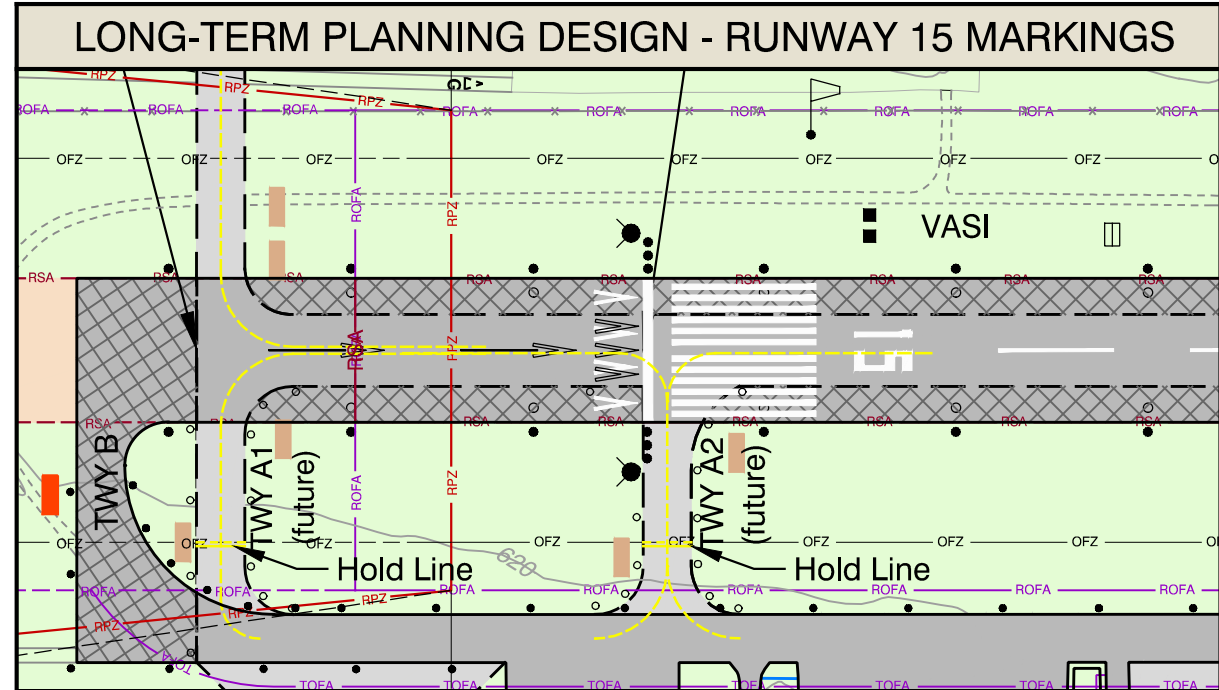
1	ALP Update (AC 13A Compliance, Rwy. Width Reduction, Rwy End Mods)	Mead & Hunt, Inc.	April 2015
NO.	REVISION	SPONSOR	DATE
UKIAH MUNICIPAL AIRPORT UKIAH, CALIFORNIA			
INDEX / COVER			
133 Aviation Boulevard, Suite 100 Santa Rosa, California 95403 (707) 526-5010 Fax (707) 526-9721 www.meadhunt.com			
DESIGN:	CS/BM	DRAWN:	TE/DS
DATE:	April 2015	SHEET	1 OF 11
The preparation of this document may have been supported, in part, through the Airport Improvement Program financial assistance from the Federal Aviation Administration (Project Number Unassigned) as provided under Title 49 U.S.C., Section 47104. The contents do not in any way constitute a commitment on the part of the United States to participate in any development depicted therein nor does it indicate that the proposed development is environmentally acceptable or would have justification in accordance with appropriate public laws.			



DRAWING LEGEND		
	EXISTING	FUTURE
ACTIVE AIRFIELD PAVEMENT		
PAVEMENT TO BE REMOVED	N/A	
AIRPORT PROPERTY		
AVIGATION EASEMENT		
EXISTING AV. EASEMENT / FUTURE PROPERTY		
AIRPORT REFERENCE POINT		
RUNWAY SAFETY AREA		
RUNWAY PROTECTION ZONE		
RUNWAY OBJECT FREE AREA		
OBSTACLE FREE ZONE		
PART 77 RUNWAY APPROACH SURFACE		
THRESHOLD SITING SURFACE		
TAXIWAY OBJECT FREE AREA		
LOCALIZER CRITICAL AREA		N/A
BUILDING RESTRICTION LINE		N/A
BUILDING - ON AIRPORT		
BUILDING - OFF AIRPORT		N/A
BUILDING - OFF AIRPORT, TO BE REMOVED	N/A	
PAVED ROAD		
AIRPORT SERVICE ROAD - PAVED		N/A
AIRPORT SERVICE ROAD - GRAVEL		N/A
FENCE		
VEHICLE GATE/PEDESTRIAN GATE		
WIND CONE		
AIRFIELD SIGNS		
VASI (VISUAL APPROACH SLOPE INDICATOR)		N/A
PAPI (PRECISION APPROACH PATH INDICATOR)	N/A	
AIRFIELD LIGHTS: SINGLE/GROUP/RELS		
BEACON		N/A
YELLOW CHEVRON MARKINGS	N/A	
UTILITY POLE		N/A
SECURITY LIGHTING	N/A	
DISTANCE REMAINING SIGN	N/A	
TOPOGRAPHIC CONTOURS		N/A
MONUMENT		N/A
WATERWAY / CULVERT		N/A
HELICOPTER PAD	N/A	
SECTION CORNER		N/A

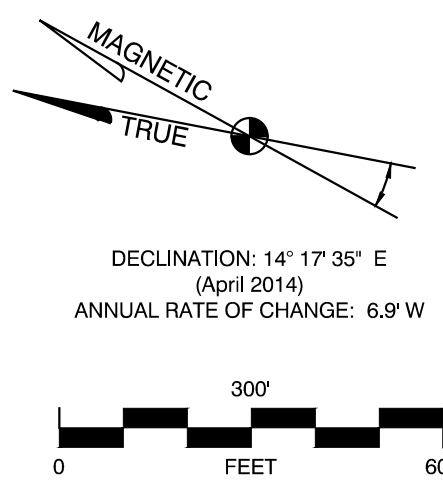
AIRPORT DATA		
	EXISTING	FUTURE
AIRPORT REFERENCE CODE	B-II-5000	No Change
MEAN MAX. TEMP. (Hottest Month) (a)	92.7° F (July)	No Change
AIRPORT ELEVATION (Above Mean Sea Level) (c)	617.0'	618.1'
AIRPORT NAVIGATIONAL AIDS	Localizer, Vortac, GPS, Beacon, VASI, REILs, ASOS	Same + PAPI replacing VASI
AIRPORT REFERENCE POINT (d)	LATITUDE: 39° 07' 33.429" N LONGITUDE: 123° 12' 03.093" W	LATITUDE: 39° 07' 35.678" N LONGITUDE: 123° 12' 03.093" W
MISCELLANEOUS FACILITIES	Fuel (100LL+JetA), powerplant & airframe service, FBOs	No Change
CRITICAL AIRCRAFT	Beech King Air 200	No Change
MAGNETIC VARIATION (e)	14° 17' 35" E (April 2014)	Moving 0° 6.9" W / Year
NPIAS SERVICE LEVEL	General Aviation	No Change
STATE SERVICE LEVEL	Regional	No Change
AIRPORT ACREAGE	Fee Simple: 160.2 acres Avigation Easement: 40.9 acres	166.9 acres 39.4 acres

EXISTING BUILDING AND FACILITY LEGEND					
EXISTING FACILITIES		ELEVATION	EXISTING FACILITIES		ELEVATION
(1) Localizer Equipment Building	614'	(17) Covered Picnic Area	635'	(33) T-hangers (10)	637'
(2) City of Ukiah - Corporate Yard	632'	(18) Storage	625'	(34) Shade Hangars (14)	636'
(3) Fuel Storage Tank	620'	(19) Commercial Building	640'	(35) Portable T-hangers	636'
(4) Commercial Building	641'	(20) Portable Office	636'	(36) Portable T-hangers	636'
(5) Box Hangar	645'	(21) Storage	631'	(37) Oak Valley Nursery	635'
(6) FBO (2)	642'	(22) VASI (visual approach slope indicator)	617'	(38) Box Hangar	650'
(7) FBO	644'	(23) Covered Storage	627'	(39) Box Hangar (2)	638'
(8) Portable Office	635'	(24) Electrical Vault	625'	(40) Portable T-hangers	630'
(9) Box Hangar	644'	(25) Storage	623'	(41) Portable T-hangers	626'
(10) Airport Maintenance	643'	(26) Fire Retardant Storage	625'	(42) FBO	631'
(11) FBO (2)	642'	(27) FBO Offices	643'	(43) FBO	643'
(12) Box Hangar	639'	(28) Portable T-hangar	630'	(44) Box Hangars (4)	640'
(13) Airport Administration	644'	(29) Storage	623'	(45) Box Hangars (4)	643'
(14) Storage Building	644'	(30) Box Hangar	639'	(46) Street Sweeper Fuel Station	634'
(15) Electrical Vault and Future Standby Generator	641'	(31) Portable T-hangers	635'		
(16) Commercial Building	641'	(32) T-hangers (10)	634'		



LAYOUT PLAN NOTES	
• ALP prepared using design criteria from FAA Advisory Circulars 150/5300-13A Change 1, "Airport Design"; 150/5070-6A, "Airport Master Plans"; and Part 77 of the Federal Aviation Regulations (FAR), "Safe, Efficient Use, and Preservation of the Navigable Airspace."	
(a) The proposed 465 foot runway extension project identified herein is for long-term planning purposes only. This proposed project shall not be undertaken without prior NEPA environmental processing and written FAA approval. Precondition will include FAA Forecast approval and FAA approval of airfield standard design.	
(b) All coordinates NAD83. Horizontal data source: AGIS Survey by Woolpert, March 2009.	
(c) All elevations NAVD83. Data source: AGIS Survey by Woolpert, March 2009.	
(d) Temperature Source: Western Regional Climate Center. Station #049122, Ukiah, California.	
(e) Magnetic Declination Source: NOAA, National Geophysical Data Center.	
(f) The building restriction line (BRL) is based on a composite of airfield design setbacks such as the taxiway object free area (TOFA) and Part 77 airspace surfaces. Allowable building elevations above ground level are noted at each line; 25 feet above runway elevation on west side of runway, and 10 feet above runway elevation on east side of runway.	
(g) Taxiway object free area (TOFA) from Taxiway A centerline is based on critical aircraft wingspan. Taxiway centerline to object separation equal to 0.7 times the critical aircraft wingspan plus 10 feet. $[0.7(54.5') + 10'] = 49$ feet. Wing tip clearance equal to 0.2 times the wingspan plus 10 feet. $[0.2(54.5') + 10'] = 21$ feet.	
(h) Future chevrons shown as near-term marking solution. See inset below for long-term marking design.	
(i) Proposed tie-down apron is depicted for long-term planning purposes only.	
(j) Proposed run-up apron is depicted for long-term planning purposes only.	
(k) Proposed New Taxiway A2 to existing Runway 15 end threshold and new chevrons at of existing Runway 15 end will correct and eliminate the non-standard aligned taxiway design.	

FUTURE FACILITIES	
(f1) Proposed Tiedown Apron	
(f2) Future Fuel Farm	
(f3) Future Wash Rack	
(f4) Future PAPI	
(f5) Future Box Hangars	
(f6) Future Helicopter Parking Spaces	



SUBMITTED BY:							
By	Date						
FAA Approval Space	REVISION						
	NO.	1	ALP Update (AC 13A Compliance, Rwy. Width Reduction, Rwy End Mods)	Mead & Hunt, Inc.			
	SPONSOR	Meat & Hunt, Inc.					
	DATE	April 2015					
UKIAH MUNICIPAL AIRPORT UKIAH, CALIFORNIA							
AIRPORT LAYOUT PLAN							
Meat & Hunt		133 Aviation Boulevard, Suite 100 Santa Rosa, California 95403 (707) 526-5010 Fax (707) 526-9721 www.meadhunt.com		City of Ukiah			
DESIGN:	CS/BM	DRAWN:	TE/DS	DATE: April 2015			
				SHEET 2 OF 11			

RUNWAY DATA			
		RUNWAY 15-33	
		EXISTING	FUTURE
UTILITY / GREATER THAN UTILITY		Greater than Utility	No Change
RUNWAY DESIGN CODE		B-II-5000	No Change
APPROACH REFERENCE CODE		15 B-II-5000	15 No Change
		33 B-II-VIS	33 No Change
DEPARTURE REFERENCE CODE		B-II	No Change
CRITICAL AIRCRAFT	AIRCRAFT	Beech King Air 200	No Change
	WINGSPAN	54.5'	No Change
	APPROACH SPEED (kts)	<103'	No Change
	MAX. TAKEOFF WT. (lbs.)	12,500'	No Change
	COCKPIT TO MAIN GEAR	N/A	No Change
	MAIN GEAR WIDTH	17'-2"	No Change
PAVEMENT STRENGTH AND MATERIAL TYPE	TAXIWAY DESIGN GROUP	2	No Change
	SURFACE MATERIAL	Asphalt	No Change
	DESIGN STRENGTH (1,000#) - S/D/DOT	28/-/-	No Change
	STRENGTH BY PCN	None	No Change
	SURFACE TREATMENT	None	No Change
EFFECTIVE GRADIENT (%)		0.27	No Change
		0.36	No Change
MAXIMUM GRADIENT (%)		0.36	No Change
VERTICAL LINE OF SIGHT PROVIDED		Yes	No Change
RUNWAY LENGTH		4,423'	4,888'
RUNWAY WIDTH		150'	75'
DISPLACED THRESHOLD		15 None	15 465'
		33 None	33 No Change
RUNWAY END ELEVATIONS		15 616.8'	15 618.1' (est.)
		33 604.7'	33 No Change
DISPLACED THRESHOLD ELEVATIONS		15 None	15 616.8'
		33 None	33 No Change
RUNWAY TOUCHDOWN ZONE ELEVATIONS		15 616.8'	15 618.1' (est.)
		33 612.1'	33 No Change
RUNWAY HIGH POINT		616.8'	618.1' (est.)
RUNWAY LOW POINT		604.7'	No Change
RUNWAY SAFETY AREA (RSA) LENGTH BEYOND RUNWAY END	REQUIRED	15 300'	15 No Change
		33 300'	33 No Change
	ACTUAL	15 300'	15 No Change
		33 300'	33 No Change
RUNWAY SAFETY AREA WIDTH	REQUIRED	150'	No Change
	ACTUAL	150'	No Change
RUNWAY EDGE LIGHTING		Medium Intensity	No Change
RUNWAY PROTECTION ZONE (RPZ) (Inner Width x Outer Width x Length)		15 500' x 700' x 1,000'	15 No Change
		33 500' x 700' x 1,000'	33 No Change
RUNWAY MARKING		15 Nonprecision	15 No Change
		33 Visual	33 No Change
PART 77 APPROACH TYPE		15 Non-Precision (C)	15 No Change
		33 Visual [B(V)]	33 No Change
PART 77 APPROACH SLOPE		15 34:1	15 No Change
		33 20:1	33 No Change
APPROACH VISIBILITY MINIMUMS		15 1 1/2 Mile	15 No Change
		33 Visual	33 No Change
AERONAUTICAL SURVEY REQUIRED (VERTICALLY GUIDED OR NOT)		15 Not Required	15 No Change
		33 Not Required	33 No Change
RUNWAY DEPARTURE SURFACE		15 No	15 No Change
		33 40:1	33 No Change
RUNWAY OBJECT FREE AREA (ROFA) (Length Beyond Runway End)		15 300'	15 No Change
		33 300'	33 No Change
RUNWAY OBJECT FREE AREA WIDTH		500'	No Change
OBSTACLE FREE ZONE (OFZ) (Length Beyond Runway End)		15 200'	15 No Change
		33 200'	33 No Change
OBSTACLE FREE ZONE WIDTH		400'	No Change
INNER-APPROACH OFZ LENGTH (For Rwy's w/ Approach Lighting System, Begins 200' from Rwy end @ 50:1		15 N/A	15 No Change
		33 N/A	33 No Change
INNER-APPROACH OFZ WIDTH		N/A	No Change
INNER-TRANSITIONAL OFZ WIDTH (For Runways w/ <3/4-mile Approach Visibility Minimums)		15 N/A	15 No Change
		33 N/A	33 No Change
PRECISION OBSTACLE FREE ZONE (Length x Width) (For Rwy's w/vert. guided approach and <250' ceiling <3/4 mile visibility)		15 N/A	33 No Change
		33 N/A	33 No Change
THRESHOLD SITING SURFACE (Per AC 150/5300-13A, Table 3-2. See Airspace Plan for more information.)		15 201' - Expected to support inst. right ops serving greater than approach Cat. B aircraft	15 No Change
		33 201' - Expected to serve large airplanes (visual approach) or instrument (min. ≥ 1 statute mile	33 No Change
NAVIGATION AIDS		15 GPS, VOR, Loc.	15 No Change
		33 None	33 No Change
VISUAL AIDS		15 VASI 4L, REIL	15 PAPI, REIL
		33 REIL	33 No Change

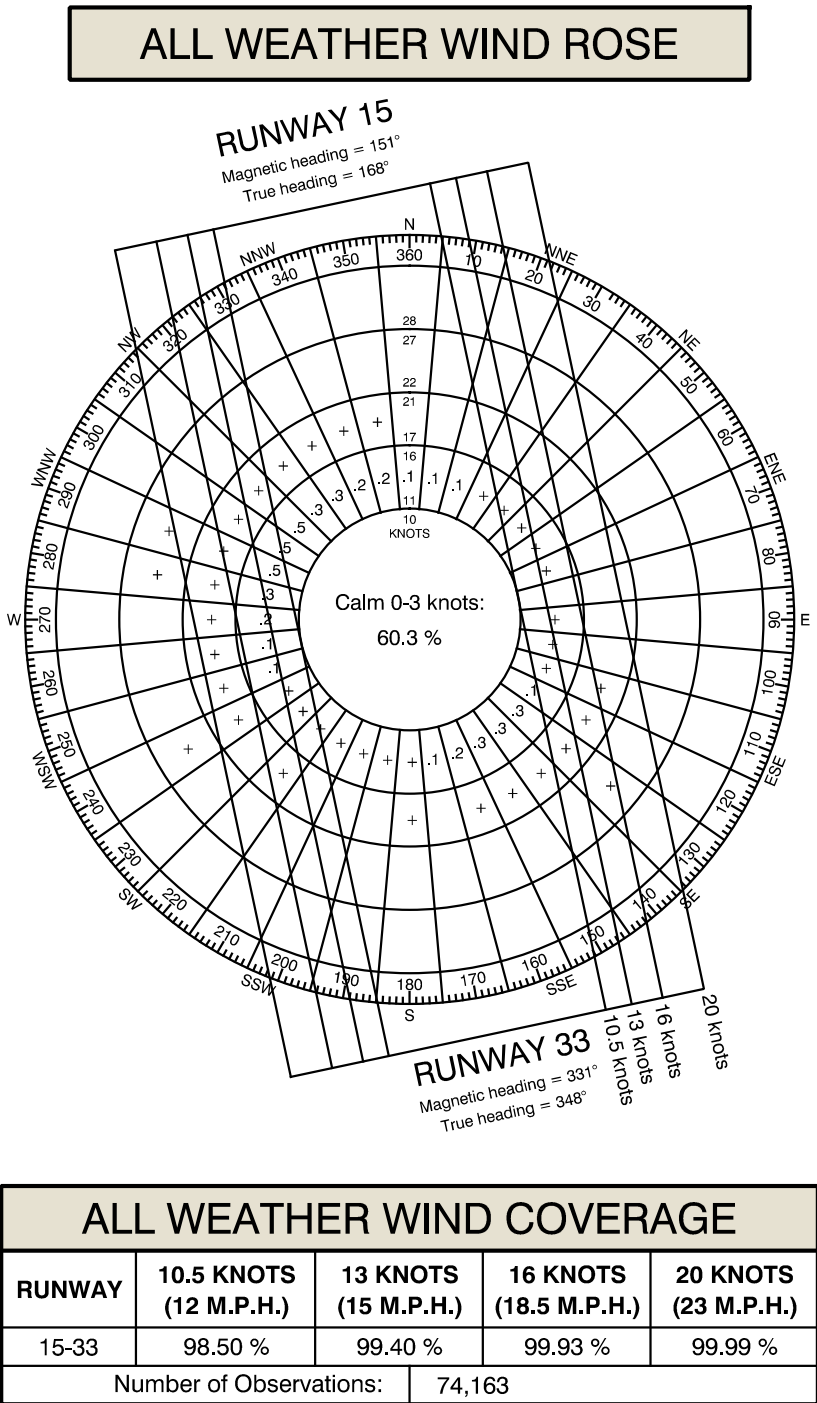
AIRPORT DATA			
		EXISTING	FUTURE
AIRPORT REFERENCE CODE		B-II-5000	No Change
MEAN MAX. TEMP. (Hottest Month) (a)		92.7° F (July)	No Change
AIRPORT ELEVATION (Above Mean Sea Level) (c)		617.0'	618.1'
AIRPORT NAVIGATIONAL AIDS		Locator, Vortac, GPS, Beacon, VASI, REILs, ASOS	Same + PAPI replacing VASI
AIRPORT REFERENCE POINT (d)	LATITUDE	39° 07' 33.429" N	39° 07' 35.678" N
	LONGITUDE	123° 12' 03.093" W	123° 12' 03.093" W
MISCELLANEOUS FACILITIES		Fuel (100LL + JetA), powerplant & airframe service, FBOs	No Change
CRITICAL AIRCRAFT		Beech King Air 200	No Change
MAGNETIC VARIATION (e)		14° 17' 35" E (April 2014)	Moving 0° 6.9" W / Year
NPIAS SERVICE LEVEL		General Aviation	No Change
STATE SERVICE LEVEL		Regional	No Change
AIRPORT ACREAGE	Fee Simple	160.2 acres	166.9 acres
	Avigation Easement	40.9 acres	39.4 acres

DATA NOTES	
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(a)	The proposed 465 foot runway extension project identified herein is for long-term planning purposes only. This proposed project shall not be undertaken without prior NEPA environmental processing and written FAA approval. Precondition will include FAA Forecast approval and FAA approval off airfield standard design.
(b)	All coordinates NAD83. Horizontal data source: AGIS Survey by Woolpert, March 2009.
(c)	All elevations NAVD88. Data source: AGIS Survey by Woolpert, March 2009.
(d)	Temperature Source: Western Regional Climate Center, Station #049122, Ukiah, California.
(e)	Magnetic Declination Source: NOAA, National Geophysical Data Center.
(f)	The building restriction line (BRL) is based on a composite of airfield design setbacks such as the taxiway object free area (TOFA) and Part 77 airspace surfaces. Allowable building elevations above ground level are noted at each line: 25 feet above runway elevation on west side of runway, and 10 feet above runway elevation on east side of runway.
(g)	Taxiway object free area (TOFA) from Taxiway A centerline is based on critical aircraft wingspan. Taxiway centerline to object separation equal to 0.7 times the critical aircraft wingspan plus 10 feet. [0.7(54.5') + 10'] = 49 feet. Wing tip clearance equal to 0.2 times the wingspan plus 10 feet. [0.2(54.5') + 10'] = 21 feet.

RUNWAY END COORDINATES (a)			
15		EXISTING	FUTURE
	LATITUDE	39° 07' 54.832" N	39° 07' 59.331" N
	LONGITUDE	123° 12' 08.770" W	123° 12' 09.963" W
33		EXISTING	FUTURE
	ELEVATION	616.8'	618.1' (est.)
	LATITUDE	39° 07' 12.025" N	No Change
15 (Displaced Threshold)		EXISTING	FUTURE
	LONGITUDE	123° 11' 57.418" W	No Change
	ELEVATION	604.7'	No Change
15 (Displaced Threshold)		EXISTING	FUTURE
	LATITUDE	None	39° 07' 54.832" N
	LONGITUDE	None	123° 12' 08.770" W
15 (Displaced Threshold)		EXISTING	FUTURE
	ELEVATION	N/A	616.8'

DECLARED DISTANCES			
	RUNWAY 15*		RUNWAY 33
	EXISTING	FUTURE	EXISTING FUTURE
TAKEOFF RUN AVAILABLE (TORA)	4,423'	4,888'	4,423' 4,888'
TAKEOFF DISTANCE AVAILABLE (TODA)	4,423'	4,888'	4,423' 4,888'
ACCELERATE-STOP DISTANCE AVAILABLE (ASDA)	4,423'	4,888'	4,423' 4,888'
LANDING DISTANCE AVAILABLE (LDA)	4,423'	4,423'	4,423' 4,888'

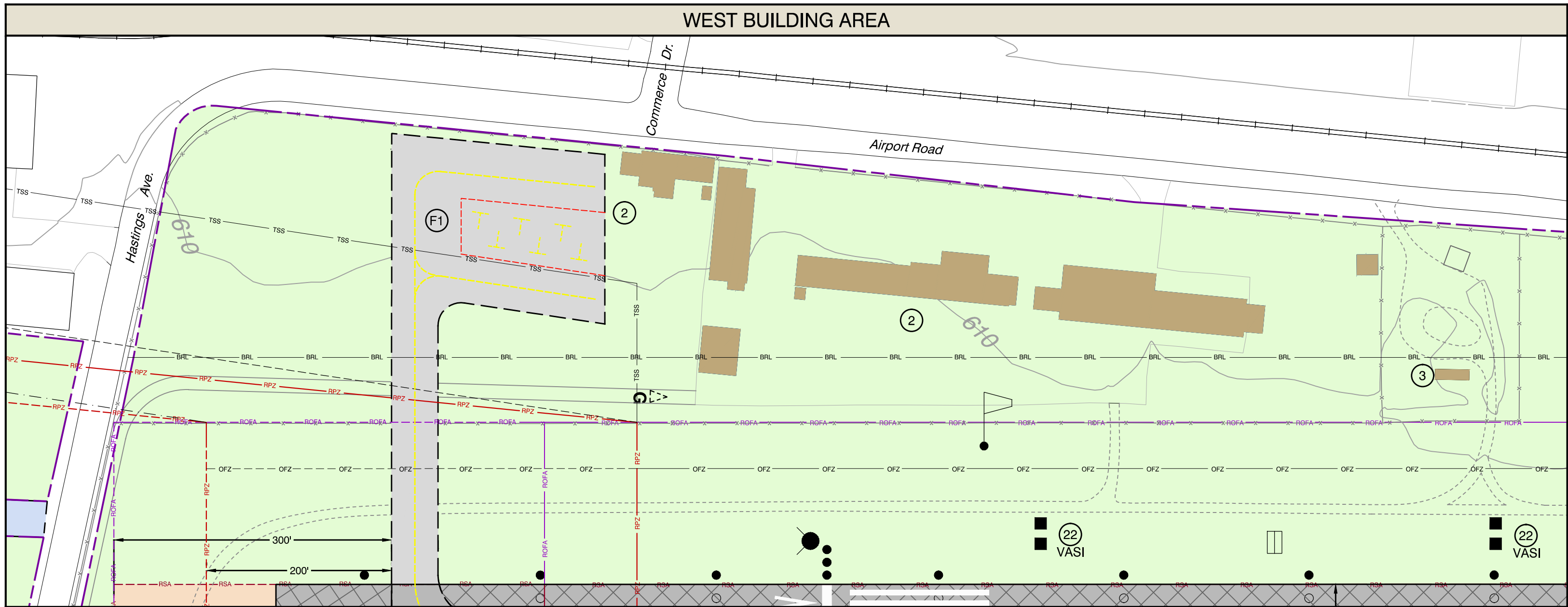
* Assumes all departure surface penetrations are removed prior to construction.



Wind Data Source: NOAA Weather Station 72590, Ukiah, California
Period of Time: Jan. 1, 2000 - Dec. 31, 2009
Note: Windrose compass headings are true north.

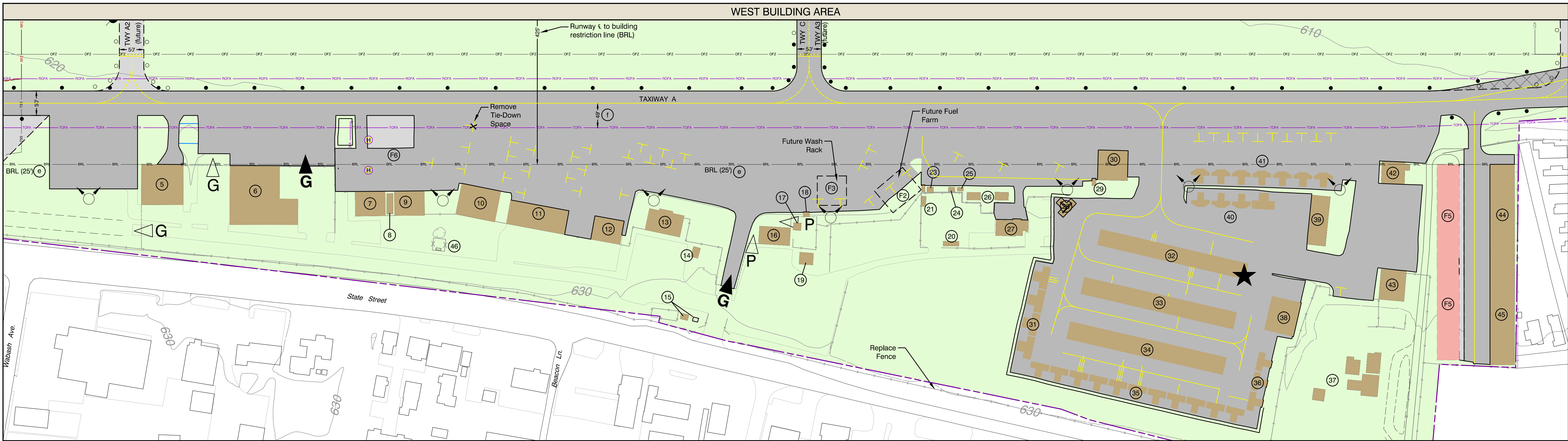
TAXIWAY / TAXILANE DATA TABLE																			
	PARALLEL TAXIWAY		CONNECTOR TAXIWAYS								TAXILANES						NOTES		
	A		B	A1 A2	C		A3		D	A4	E	A5	Hangar Area 1 Taxilanes		Hangar Area 2 Taxilanes			Future Parking Taxilanes	
	EXISTING	FUTURE	EXISTING	FUTURE	EXISTING	FUTURE	EXISTING	FUTURE	EXISTING	FUTURE	EXISTING	FUTURE	EXISTING	FUTURE	EXISTING	FUTURE		EXISTING	FUTURE
TAXIWAY DESIGN GROUP	2	No Change	2	No Change	2	No Change	2	No Change	2	No Change	2	No Change	2	No Change	2	No Change	N/A	2	• Taxiway names to be updated, per "Engineering Brief No. 89, Taxiway Nomenclature Convention". • See Taxiway Fillet Data table for more detailed dimension data.
AIRCRAFT DESIGN GROUP	II	No Change	II	No Change	II	No Change	II	No Change	II	No Change	II	No Change	II	No Change	II	No Change	N/A	II	
WIDTH	40'	No Change	50'	No Change	50'	No Change	50'	No Change	50'	No Change	40'	No Change	35'	No Change	35'	No Change	N/A	35'	
TAXIWAY SAFETY AREA WIDTH	79'	No Change	79'	No Change	79'	No Change	79'	No Change	79'	No Change	79'	No Change	N/A	No Change	N/A	No Change	N/A	N/A	
TAXIWAY / TAXILANE OBJECT FREE AREA WIDTH (g)	98'	No Change	98'	No Change	98'	No Change	98'	No Change	98'	No Change	98'	No Change	62' **	No Change	62' **	No Change	N/A	No Change	*Based on critical aircraft (King Air 200) **Taxilane based on wingtip clearance of critical aircraft for this area (C-172)
DISTANCE from TWY, / TAXILANE C to FIXED/MOVABLE OBJECT	49'	No Change	49'	No Change	49'	No Change	49'	No Change	49'	No Change	49'	No Change	31' **	No Change	31' **	No Change	N/A	89' *	
TAXIWAY / TAXILANE WING TIP CLEARANCE	21'	No Change	21'	No Change	21'	No Change	21'	No Change	21'	No Change	21'	No Change	13' **	No Change	13' **	No Change	N/A	42' *	
DISTANCE from RUNWAY C to TAXIWAY / TAXILANE	300'	No Change	N/A	No Change	N/A	No Change	N/A	No Change	N/A	No Change	N/A	No Change	535'	No Change	N/A	No Change	N/A	383'	
DISTANCE FROM RUNWAY C to HOLD BARS	200'	No Change	N/A	No Change	N/A	No Change	N/A	No Change	N/A	No Change	N/A	No Change	N/A	No Change	N/A	No Change	N/A	No Change	
TAXIWAY SURFACE TYPE	Asphalt	No Change	Asphalt	No Change	Asphalt	No Change	Asphalt	No Change	Asphalt	No Change	Asphalt	No Change	Asphalt	No Change	N/A	No Change	N/A	No Change	

1	ALP Update (AC 13A Compliance, Rwy. Width Reduction, Rwy End Mods)	Mead & Hunt, Inc.	April 2015
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UKIAH MUNICIPAL AIRPORT UKIAH, CALIFORNIA			
DATA SHEET			
		133 Aviation Boulevard, Suite 100 Santa Rosa, California 95403 (707) 526-5010 Fax (707) 526-9721 www.meadhunt.com	
DESIGN:	CS/BM	DRAWN:	TE/DS
DATE:	April 2015	SHEET	3 OF 11
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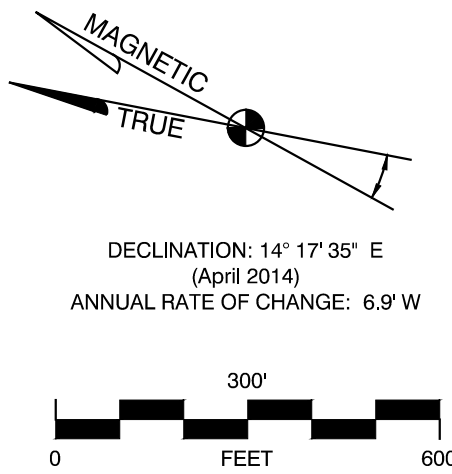
- LAYOUT PLAN NOTES**
- ALP prepared using design criteria from FAA Advisory Circulars 150/5300-13A Change 1, "Airport Design", 150/5070-6A, "Airport Master Plans" and Part 77 of the Federal Aviation Regulations (FAR), "Safe, Efficient Use, and Preservation of the Navigable Airspace."
 - All coordinates NAD83. Horizontal data source: AGIS Survey by Woolpert, March 2009.
 - All elevations NAVD88. Data source: AGIS Survey by Woolpert, March 2009.
 - Temperature Source: Western Regional Climate Center. Station #049122, Ukiah, California.
 - Magnetic Declination Source: NOAA, National Geophysical Data Center.
 - The building restriction line (BRL) is based on a composite of airport design setbacks such as the taxiway object free area (TOFA) and Part 77 airspace surfaces. Allowable building elevations above ground level are noted at each line: 25 feet above runway elevation on west side of runway, and 10 feet above runway elevation on east side of runway.
 - Taxiway object free area (TOFA) from Taxiway A centerline is based on critical aircraft wingspan. Taxiway centerline to object separation equal to 0.7 times the critical aircraft wingspan plus 10 feet, $[0.7(54.5) + 10] = 49$ feet. Wing tip clearance equal to 0.2 times the wingspan plus 10 feet, $[0.2(54.5) + 10] = 21$ feet.

DRAWING LEGEND		
	EXISTING	FUTURE
ACTIVE AIRFIELD PAVEMENT		
PAVEMENT TO BE REMOVED	N/A	
AIRPORT PROPERTY		
AVIGATION EASEMENT		
EXISTING AV. EASEMENT / FUTURE PROPERTY		
HELICOPTER PAD	N/A	(H)
RUNWAY SAFETY AREA		
RUNWAY PROTECTION ZONE		
RUNWAY OBJECT FREE AREA		
OBSTACLE FREE ZONE		
PART 77 RUNWAY APPROACH SURFACE		
THRESHOLD SITING SURFACE		
TAXIWAY OBJECT FREE AREA		
LOCALIZER CRITICAL AREA		N/A
BUILDING RESTRICTION LINE		N/A
BUILDING - ON AIRPORT		
BUILDING - OFF AIRPORT		N/A
BUILDING - OFF AIRPORT, TO BE REMOVED	N/A	
PAVED ROAD		
AIRPORT SERVICE ROAD - PAVED		N/A
AIRPORT SERVICE ROAD - GRAVEL		N/A
FENCE		
VEHICLE GATE/PEDESTRIAN GATE	◀ G / ▶ P	◀ G / ▶ P
WIND CONE		
VASI (VISUAL APPROACH SLOPE INDICATOR)	■ ■	N/A
PAPI (PRECISION APPROACH PATH INDICATOR)	N/A	□ □ □ □
AIRFIELD LIGHTS: SINGLE/GROUP/REILS	● / ●●● / ■	○ / ○○○○ / N/A
BEACON	★	N/A
UTILITY POLE	⋈	N/A
SECURITY LIGHTING	N/A	⋈
DISTANCE REMAINING SIGN	N/A	⊞
TOPOGRAPHIC CONTOURS	—XXX—	N/A
MONUMENT	+	N/A



EXISTING BUILDING AND FACILITY LEGEND					
EXISTING FACILITIES	ELEVATION	EXISTING FACILITIES	ELEVATION	EXISTING FACILITIES	ELEVATION
(1) Localizer Equipment Building	614'	(17) Covered Picnic Area	635'	(33) T-hangers (10)	637'
(2) City of Ukiah - Corporate Yard	632'	(18) Storage	625'	(34) Shade Hangars (14)	636'
(3) Fuel Storage Tank	620'	(19) Commercial Building	640'	(35) Portable T-hangers	636'
(4) Commercial Building	641'	(20) Portable Office	636'	(36) Portable T-hangers	636'
(5) Box Hangar	645'	(21) Storage	631'	(37) Oak Valley Nursery	635'
(6) FBO (2)	642'	(22) VASI (visual approach slope indicator)	617'	(38) Box Hangar	650'
(7) FBO	644'	(23) Covered Storage	627'	(39) Box Hangar (2)	638'
(8) Portable Office	635'	(24) Electrical Vault	625'	(40) Portable T-hangers	630'
(9) Box Hangar	644'	(25) Storage	623'	(41) Portable T-hangers	626'
(10) Airport Maintenance	643'	(26) Fire Retardant Storage	625'	(42) FBO	631'
(11) FBO (2)	642'	(27) FBO Offices	643'	(43) FBO	643'
(12) Box Hangar	639'	(28) Portable T-hanger	630'	(44) Box Hangars (4)	640'
(13) Airport Administration	644'	(29) Storage	623'	(45) Box Hangars (4)	643'
(14) Storage Building	644'	(30) Box Hangar	639'	(46) Street Sweeper Fuel Station	634'
(15) Electrical Vault and Future Standby Generator	641'	(31) Portable T-hangers	635'		
(16) Commercial Building	641'	(32) T-hangers (10)	634'		

FUTURE FACILITIES	
(F1) Proposed Tiedown Apron	
(F2) Future Fuel Farm	
(F3) Future Wash Rack	
(F4) Future PAPI	
(F5) Future Box Hangars	
(F6) Future Helicopter Parking Spaces	



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BUILDING AREA PLAN			
133 Aviation Boulevard, Suite 100 Santa Rosa, California 95403 (707) 526-5010 Fax (707) 526-9721 www.meadhunt.com			
DESIGN:	CS/BM	DRAWN:	TE/DS
DATE:	April 2015	SHEET	4 OF 11

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[illegible]

The profile view diagram illustrates the vertical alignment of Runway 15 Part 77. The horizontal axis represents stationing from 14000' to 0'. The vertical axis shows elevation from 400 to 1600 feet. Key features include:

- RUNWAY 33 40:1 DEPARTURE SURFACE**: A solid line sloping down from approximately 1400' at station 12000'.
- RUNWAY 15-33 20:1 CONICAL SURFACE**: A dashed line connecting the departure surface to the approach surface.
- RUNWAY 15-33 HORIZONTAL SURFACE**: A solid line segment between stations 10000' and 8000'.
- RUNWAY 15 34:1 PART 77 APPROACH SURFACE [C]**: A solid line sloping up towards the runway threshold.
- RUNWAY 15 20:1 THRESHOLD SITING SURFACE**: A solid line sloping down from the approach surface.
- FUTURE RUNWAY 15 END EL. = 618.1'**: A solid line representing the future runway end at station 0'.
- Elevation Callouts**: Specific points are labeled with circled numbers: 173, 172, and 171. Slopes are indicated by percentages like -7.5% and -1.5%.

The profile view shows the vertical alignment of Runway 33 and Runway 15-33. The horizontal axis represents distance in feet, ranging from 0 to 14,000. The vertical axis represents elevation in feet, ranging from 400 to 1,600. The profile includes the following features:

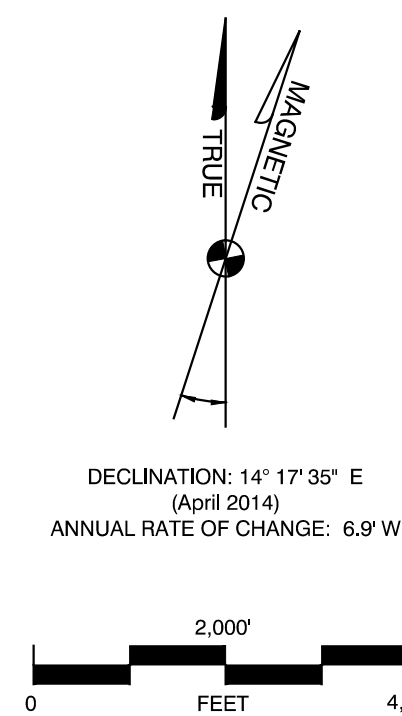
- RUNWAY 33 END EL = 604.7'**: The starting elevation of Runway 33 at station 0.
- RUNWAY 33 20:1 PART 77 APPROACH SURFACE [B(V)]**: A dashed line representing the 20:1 Part 77 approach surface for Runway 33.
- RUNWAY 33 20:1 THRESHOLD SITING SURFACE**: A solid line representing the 20:1 threshold siting surface for Runway 33.
- RUNWAY 15-33 HORIZONTAL SURFACE**: A dashed line representing the horizontal surface for Runway 15-33.
- RUNWAY 15-33 20:1 CONICAL SURFACE**: A solid line representing the 20:1 conical surface for Runway 15-33.

The profile also shows the existing ground surface (yellow area) and the proposed runway surfaces (grey area). The Runway 33 surface is shown as a solid line, while the Runway 15-33 surface is shown as a dashed line. The profile indicates that the Runway 33 surface is higher than the Runway 15-33 surface in the middle section, while the Runway 15-33 surface is higher at the ends.

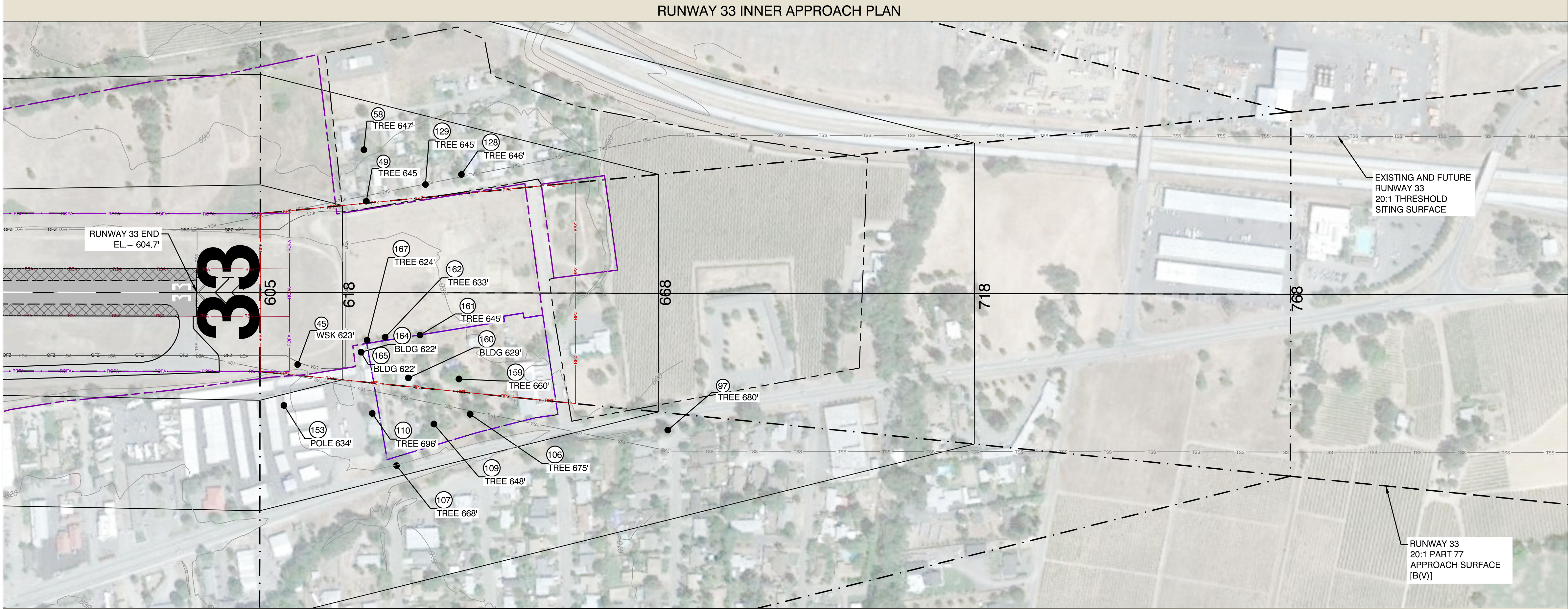
A 3D perspective diagram of a runway cross-section. The diagram shows a blue '20:1 CONICAL SURFACE' at the top, a yellow 'HORIZONTAL SURFACE' below it, and a red '7:1 TRANSITIONAL SURFACE' at the bottom. A 'PRIMARY SURFACE' is indicated at the base of the runway. A 'RUNWAY' is shown as a red rectangular area. An 'APPROACH SLOPE' is indicated on the left side of the runway.

— Airport Property Boundary
 - - - Future Airport Property
 — Part 77 Surfaces
 - - - Part 77 Surface Contour
 — TSS Threshold Siting Surface
 — 5000 Terrain Contours
 ●●●●●●●● Terrain Penetration
 ●●●●●●●● Tree Penetration

- Runway ends, Part 77 surface contours and obstruction elevations are shown on the MSS and NAVD83. All elevations in feet above mean sea level (MSL).
- Runway elevation and object data source: AGIS survey by Woolpert, March 2009.
- Only airspace surfaces associated with ultimate runway configurations are illustrated. All objects are analyzed against the ultimate airspace surfaces.
- Basemap source: USGS Topographic maps.
- Trees include multiple trees within close proximity to each other. Most critical tree selected for airspace evaluation.
- See Inner-Approach Sheets 6 and 7 for close-in obstructions in RPZ areas and Sheet 8 for objects in the transitional surface.
- 15 feet vertical clearance added to road elevations, per Part 77.



1	ALP Update (AC 13A Compliance, Rwy. Width Reduction, Rwy End Mods)		Mead & Hunt, Inc.		April 2015
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UKIAH MUNICIPAL AIRPORT UKIAH, CALIFORNIA					
PART 77 AIRSPACE					
			133 Aviation Boulevard, Suite 100 Santa Rosa, California 95403 (707) 526-6016 Fax (707) 526-9721 www.meadhunt.com		
					
DESIGN:	CS/BM	DRAWN:	TE/DS	DATE:	April 2015
			SHEET 5 OF 11		
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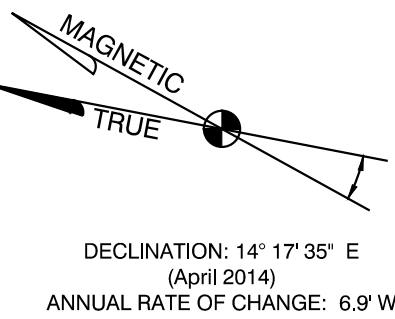
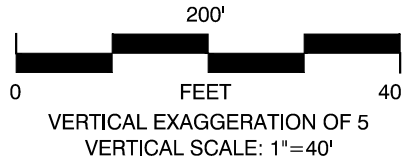


LEGEND: PLAN VIEW

- Airport Property Boundary
- Future Airport Property
- Existing Aviation Easement
- Future Aviation Easement
- Part 77 Surfaces
- Part 77 Surface Contour
- Threshold Siting Surface
- 40:1 Departure OCS
- Existing Runway Safety Area (RSA)
- Existing Runway Object Free Area (ROFA)
- Existing Obstacle Free Zone (OFZ)
- Existing Runway Protection Zone (RPZ)
- Object Clear of Part 77 Surface
- Object Penetrates Part 77 Surface
- Terrain Contours

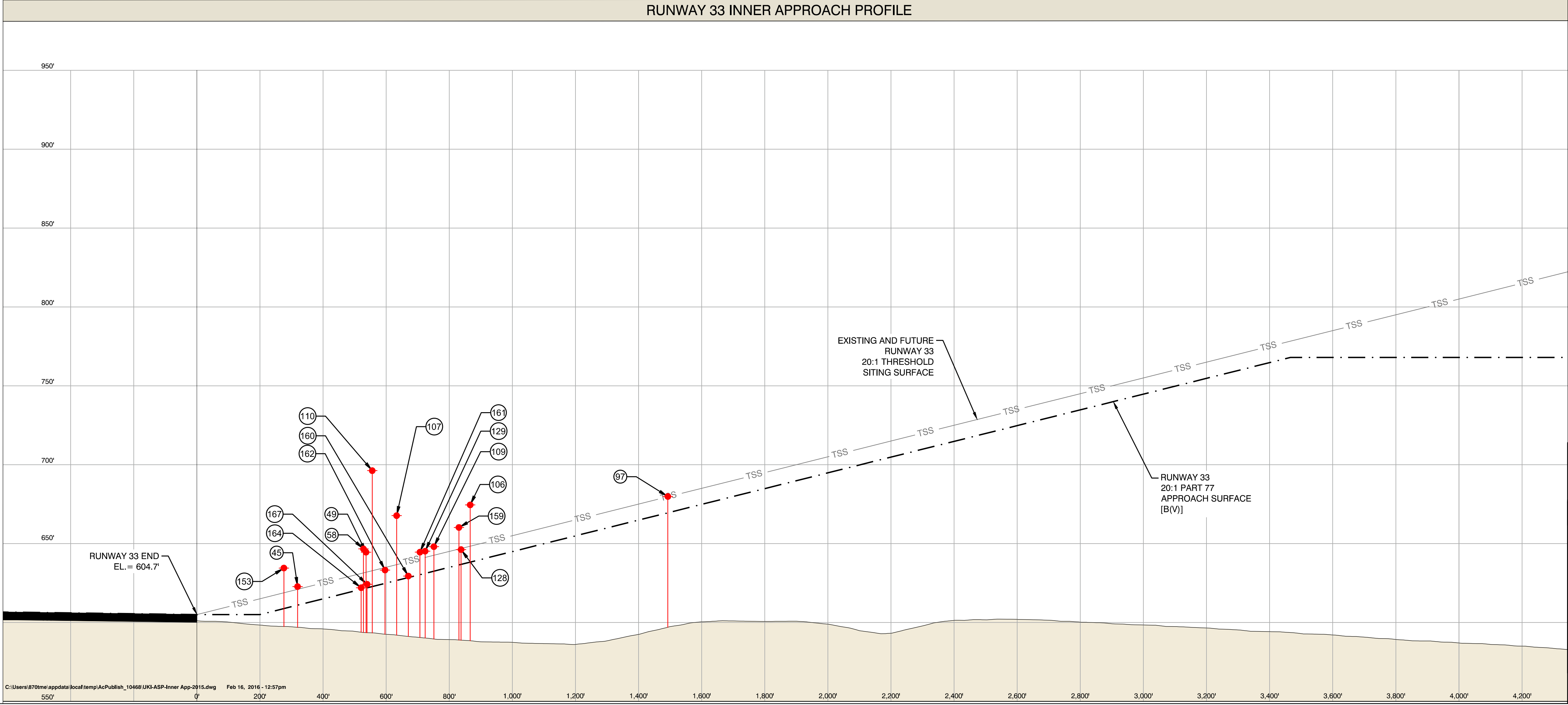
LEGEND: PROFILE VIEW

- Part 77 Approach Surface
- Threshold Siting Surface
- Object Penetrates Indicated Surface



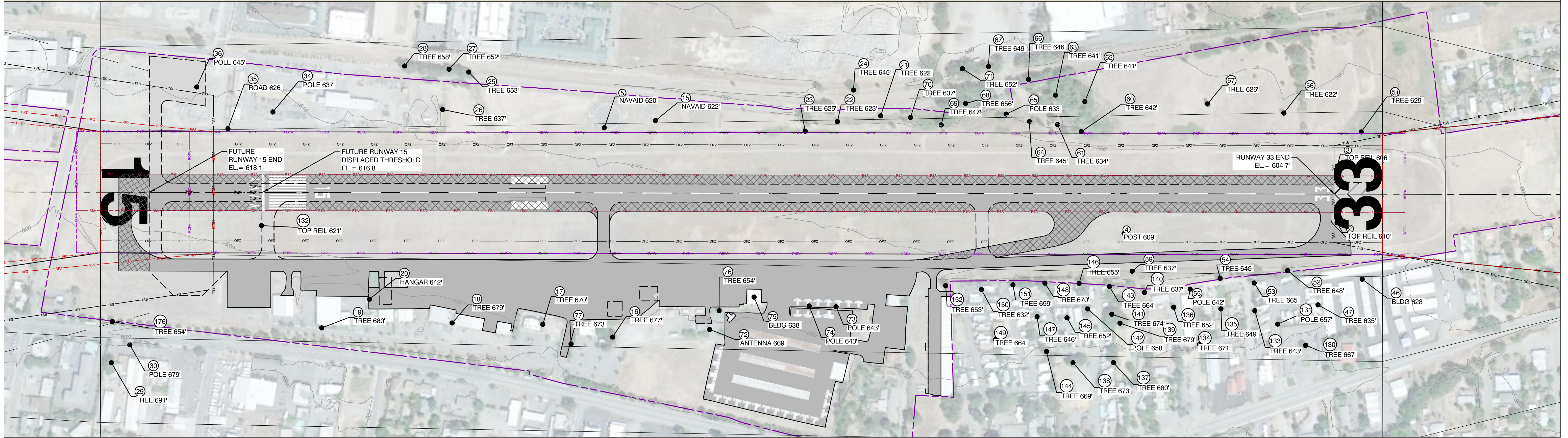
NOTES:

- Runway ends, Part 77 surface contours and obstruction elevations are shown in NAD83 and NAVD88. All elevations in feet above mean sea level (MSL).
- Runway elevation and object data source: AGIS survey by Woolpert, March 2009.
- Only airspace surfaces associated with ultimate runway configurations are illustrated. All objects are analyzed against the ultimate airspace surfaces.
- Basemap source: USGS Topographic maps.
- 'Trees' indicate multiple trees within close proximity to each other. Most critical tree selected for airspace evaluation.
- * 15 feet vertical clearance added to road elevations, per Part 77.

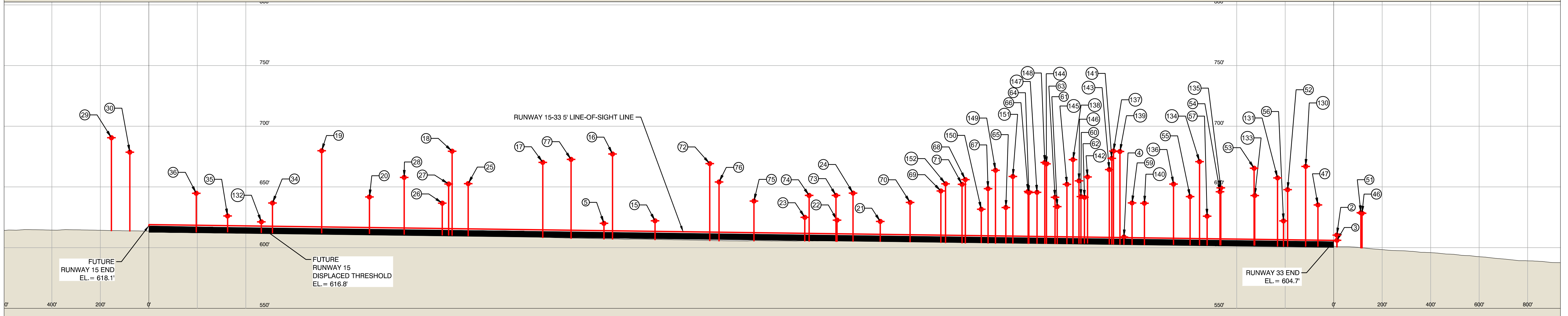


1	ALP Update (AC 13A Compliance, Rwy. Width Reduction, Rwy End Mods)	Mead & Hunt, Inc.	April 2015
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UKIAH MUNICIPAL AIRPORT UKIAH, CALIFORNIA			
INNER-APPROACH: RUNWAY 33			
Mead & Hunt		133 Aviation Boulevard, Suite 100 Santa Rosa, California 95403 (707) 526-5010 Fax (707) 526-9721 www.meadhunt.com	
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RUNWAY 15-33 TRANSITIONAL SURFACE PLAN



RUNWAY 15-33 TRANSITIONAL SURFACE PROFILE



LEGEND: PLAN VIEW

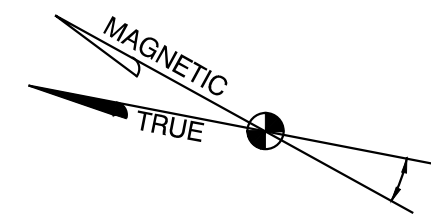
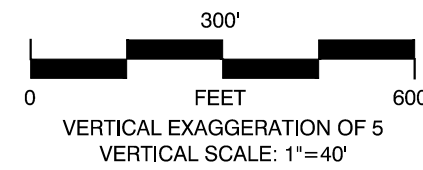
- Airport Property Boundary
- Future Airport Property
- Part 77 Surfaces
- Part 77 Approach Surface
- Part 77 Surface Contour
- Threshold Siting Surface
- Existing Runway Safety Area (RSA)
- Future Runway Safety Area (RSA)
- Existing Runway Object Free Area (ROFA)
- Future Runway Object Free Area (ROFA)
- Existing Obstacle Free Zone (OFZ)
- Future Obstacle Free Zone (OFZ)
- Existing Runway Protection Zone (RPZ)
- Future Runway Protection Zone (RPZ)
- Object Clear of Part 77 Surface
- Object Penetrates Part 77 Surface
- Terrain Contours

LEGEND: PROFILE VIEW

- Part 77 Approach Surface
- Threshold Siting Surface
- Object Under Approach Surface

NOTES:

- Runway ends, Part 77 surface contours and obstruction elevations are shown in NAD83 and NAVD88. All elevations in feet above mean sea level (MSL).
- Runway elevation and object data source: AGIS survey by Woolpert, March 2009.
- Only airspace surfaces associated with ultimate runway configurations are illustrated. All objects are analyzed against the ultimate airspace surfaces.
- Basemap source: USGS Topographic maps.
- *Trees indicate multiple trees within close proximity to each other. Most critical tree selected for airspace evaluation.
- * 15 feet vertical clearance added to road elevations, per Part 77.

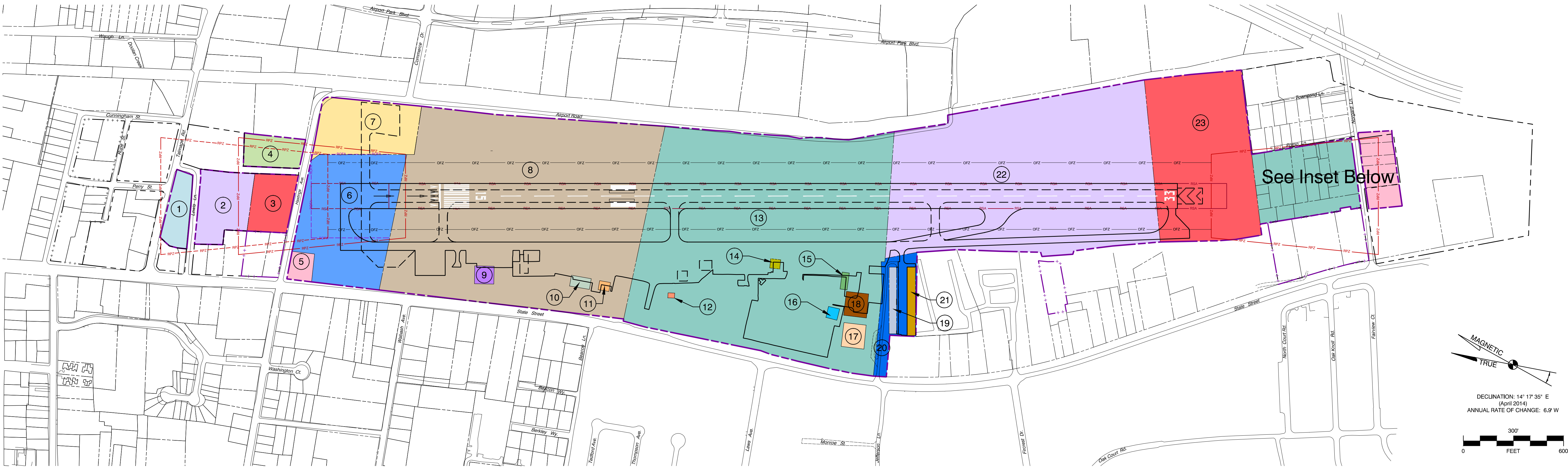


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PART 77 AIRSPACE: TRANSITIONAL			
Mead & Hunt 133 Aviation Boulevard, Suite 100 Santa Rosa, California 95403 (707) 526-5010 Fax (707) 526-9721 www.meadhunt.com			
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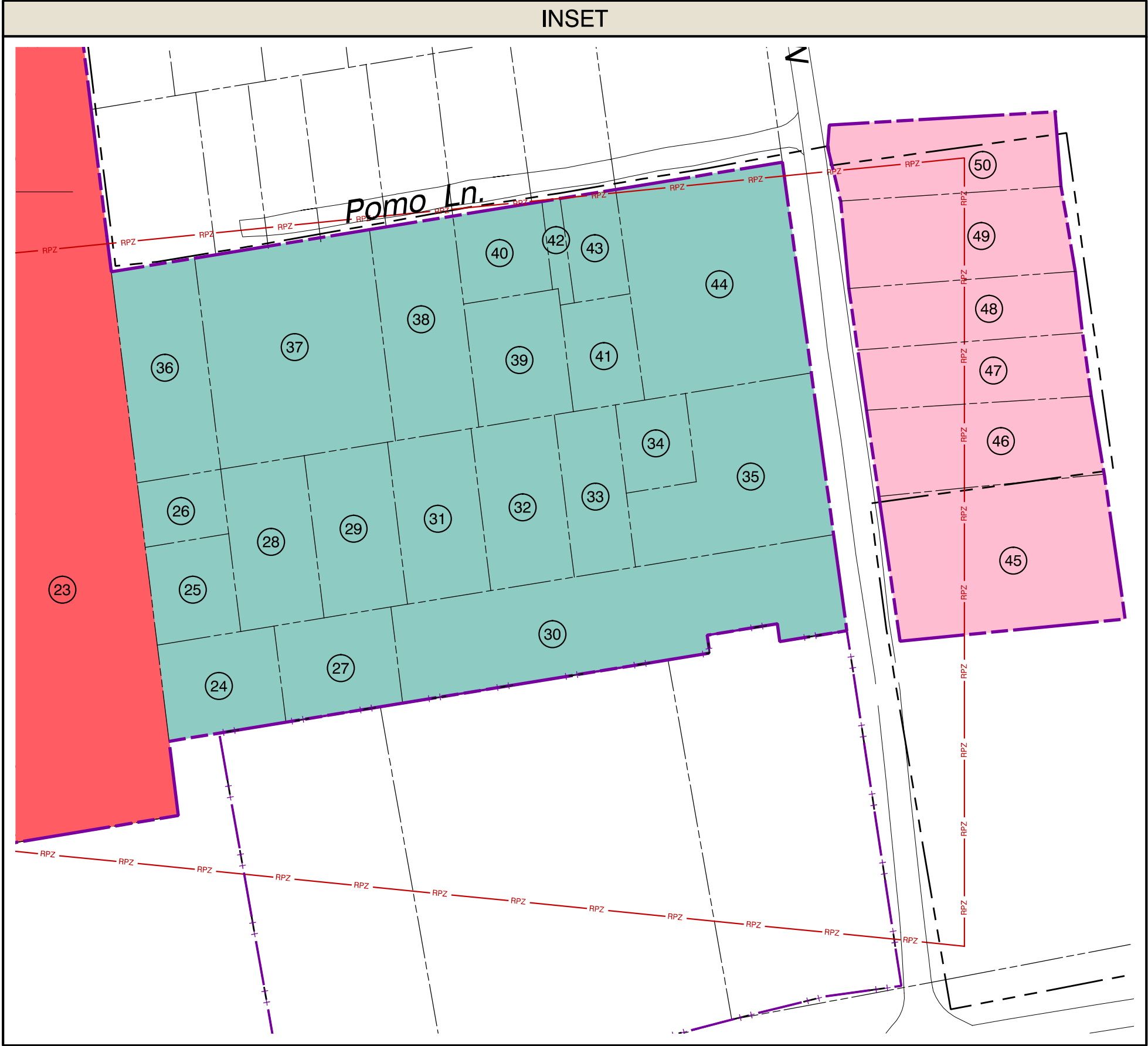
RUNWAY 15-33 OBJECT DATA

POINT NUMBER	OBJECT DESCRIPTION	PART 77 SURFACE	OBJECT ELEVATION	PART 77 SURFACE ELEVATION	PART 77 PENETRATION	TSS SURFACE ELEVATION	TSS PENETRATION	FUTURE RUNWAY 33 DEPARTURE SURFACE ELEVATION	FUTURE RUNWAY 33 DEPARTURE SURFACE PENETRATION	DISPOSITION
2	TOP REIL	33 PRIMARY	610.33	605.47	4.86	N/A	N/A	N/A	N/A	NONE
3	TOP REIL	33 PRIMARY	606.06	605.47	0.59	N/A	N/A	N/A	N/A	NONE
4	POST	33 PRIMARY	608.77	607.65	1.12	N/A	N/A	N/A	N/A	NONE
5	NAVAID	15 PRIMARY	620.02	615.69	4.33	N/A	N/A	N/A	N/A	NONE
6	TREE	15 TRANS / TSS	672.05	651.95	20.10	666.28	5.77	636.02	36.03	TOP/REMOVE
7	TREE	15 APPROACH	658.75	649.61	9.14	N/A	N/A	639.09	19.66	TOP/REMOVE
8	TREE	15 APPROACH	659.63	656.28	3.37	N/A	N/A	644.74	14.88	TOP/REMOVE
9	BLDG	15 APPROACH	664.94	663.50	1.44	N/A	N/A	660.90	14.04	OBST. LIGHT
10	TREE	15 APPROACH	647.34	645.88	1.46	N/A	N/A	635.92	11.42	TOP/REMOVE
11	TREE	15 APPROACH	660.97	659.29	1.68	N/A	N/A	647.32	13.65	TOP/REMOVE
12	TREE	15 APPROACH	667.74	654.18	13.56	N/A	N/A	642.98	24.76	TOP/REMOVE
13	TREE	15 APPROACH	660.88	649.88	11.00	N/A	N/A	639.32	21.56	TOP/REMOVE
14	TREE	15 APPROACH	679.06	660.24	18.82	N/A	N/A	648.13	30.93	TOP/REMOVE
15	NAVAID	15 PRIMARY	622.10	619.93	2.17	N/A	N/A	N/A	N/A	NONE
16	TREE	TRANSITIONAL	677.13	662.12	15.01	N/A	N/A	N/A	N/A	TOP/REMOVE
17	TREE	TRANSITIONAL	670.26	655.38	14.88	N/A	N/A	N/A	N/A	TOP/REMOVE
18	TREE	TRANSITIONAL	679.44	655.62	23.82	N/A	N/A	N/A	N/A	TOP/REMOVE
19	TREE	TRANSITIONAL	679.79	659.96	19.83	N/A	N/A	N/A	N/A	TOP/REMOVE
20	HANGAR	TRANSITIONAL	641.76	641.10	0.66	N/A	N/A	N/A	N/A	OBST. LIGHT
21	TREE	TRANSITIONAL	621.60	620.11	1.50	N/A	N/A	N/A	N/A	TOP/REMOVE
22	TREE	TRANSITIONAL	622.66	617.06	5.59	N/A	N/A	N/A	N/A	TOP/REMOVE
23	TREE	TRANSITIONAL	624.95	611.75	13.21	N/A	N/A	N/A	N/A	TOP/REMOVE
24	TREE	TRANSITIONAL	644.89	635.59	9.30	N/A	N/A	N/A	N/A	TOP/REMOVE
25	TREE	TRANSITIONAL	652.71	649.79	2.92	N/A	N/A	N/A	N/A	TOP/REMOVE
26	TREE	TRANSITIONAL	636.61	627.93	8.68	N/A	N/A	N/A	N/A	TOP/REMOVE
27	TREE	TRANSITIONAL	652.43	651.64	0.79	N/A	N/A	N/A	N/A	TOP/REMOVE
28	TREE	TRANSITIONAL	657.85	653.95	3.90	N/A	N/A	N/A	N/A	TOP/REMOVE
29	TREE	15 TRANSITIONAL	690.54	685.16	5.38	N/A	N/A	N/A	N/A	TOP/REMOVE
30	POLE	15 TRANSITIONAL	678.65	673.99	4.66	N/A	N/A	N/A	N/A	OBST. LIGHT
31	POLE	15 TRANS / TSS	684.99	659.06	25.93	651.42	33.57	626.89	58.40	OBST. LIGHT
32	POLE	15 TRANS / TSS	668.68	662.54	6.34	656.34	12.54	631.05	37.83	OBST. LIGHT
33	TREE	15 TRANS / TSS	692.86	646.29	48.56	655.08	37.78	630.42	62.43	TOP/REMOVE
34	POLE	TRANSITIONAL	636.76	628.11	8.65	N/A	N/A	N/A	N/A	OBST. LIGHT
35	ROAD	TRANSITIONAL	626.07	618.72	7.35	N/A	N/A	N/A	N/A	OBST. LIGHT
36	POLE	15 TRANSITIONAL	644.79	643.91	0.88	N/A	N/A	N/A	N/A	OBST. LIGHT
37	TREE	15 TRANSITIONAL	651.70	644.38	7.32	N/A	N/A	625.58	26.12	TOP/REMOVE
38	TREE	15 APPROACH	648.46	638.49	9.97	N/A	N/A	629.64	18.82	TOP/REMOVE
39	TREE	15 APPROACH	648.71	639.93	8.78	N/A	N/A	630.87	17.84	TOP/REMOVE
40	BLDG	33 APPROACH	614.58	614.59	-0.01	N/A	N/A	N/A	N/A	OBST. LIGHT
41	BLDG	33 APPROACH	614.58	614.50	0.09	N/A	N/A	N/A	N/A	OBST. LIGHT
42	BLDG	33 APPROACH	613.45	614.93	-1.48	N/A	N/A	N/A	N/A	OBST. LIGHT
43	BLDG	33 APPROACH	615.49	614.92	0.57	N/A	N/A	N/A	N/A	OBST. LIGHT
44	BLDG	33 APPROACH	616.55	614.83	1.72	N/A	N/A	N/A	N/A	OBST. LIGHT
45	WSK	33 APPROACH/TSS	622.73	608.51	14.22	620.97	1.76	N/A	N/A	NONE
46	BLDG	TRANSITIONAL	628.27	619.68	8.59	N/A	N/A	N/A	N/A	OBST. LIGHT
47	TREE	TRANSITIONAL	635.18	635.26	-0.08	N/A	N/A	N/A	N/A	TOP/REMOVE
48	BLDG	33 APPROACH	616.40	614.82	1.58	N/A	N/A	N/A	N/A	OBST. LIGHT
49	TREE	33 TRANSITIONAL	644.53	614.89	29.64	N/A	N/A	N/A	N/A	TOP/REMOVE
51	TREE	TRANSITIONAL	628.76	606.15	22.61	N/A	N/A	N/A	N/A	TOP/REMOVE
52	TREE	TRANSITIONAL	647.74	615.43	32.31	N/A	N/A	N/A	N/A	TOP/REMOVE
53	TREE	TRANSITIONAL	665.39	623.07	42.33	N/A	N/A	N/A	N/A	TOP/REMOVE
54	TREE	TRANSITIONAL	646.04	620.74	25.30	N/A	N/A	N/A	N/A	TOP/REMOVE
55	POLE	TRANSITIONAL	642.02	627.43	14.58	N/A	N/A	N/A	N/A	OBST. LIGHT
56	TREE	TRANSITIONAL	622.03	618.02	4.01	N/A	N/A	N/A	N/A	TOP/REMOVE
57	TREE	TRANSITIONAL	625.91	624.10	1.81	N/A	N/A	N/A	N/A	TOP/REMOVE
58	TREE	33 TRANSITIONAL	646.62	636.61	10.01	N/A	N/A	N/A	N/A	TOP/REMOVE
59	TREE	TRANSITIONAL	636.82	617.50	19.32	N/A	N/A	N/A	N/A	TOP/REMOVE
60	TREE	TRANSITIONAL	642.02	608.87	33.16	N/A	N/A	N/A	N/A	TOP/REMOVE
61	TREE	TRANSITIONAL	633.78	613.31	20.47	N/A	N/A	N/A	N/A	TOP/REMOVE
62	TREE	TRANSITIONAL	641.47	626.64	14.83	N/A	N/A	N/A	N/A	TOP/REMOVE
63	TREE	TRANSITIONAL	641.47	630.66	10.81	N/A	N/A	N/A	N/A	TOP/REMOVE
64	TREE	TRANSITIONAL	645.28	615.35	29.93	N/A	N/A	N/A	N/A	TOP/REMOVE
65	POLE	TRANSITIONAL	633.06	620.02	13.03	N/A	N/A	N/A	N/A	OBST. LIGHT
66	TREE	TRANSITIONAL	646.28	640.17	6.11	N/A	N/A	N/A	N/A	TOP/REMOVE
67	TREE	TRANSITIONAL	648.58	648.20	0.38	N/A	N/A	N/A	N/A	TOP/REMOVE
68	TREE	TRANSITIONAL	656.06	626.62	29.44	N/A	N/A	N/A	N/A	TOP/REMOVE
69	TREE	TRANSITIONAL	646.67	614.19	32.48	N/A	N/A	N/A	N/A	TOP/REMOVE
70	TREE	TRANSITIONAL	637.24	618.98	18.26	N/A	N/A	N/A	N/A	TOP/REMOVE
71	TREE	TRANSITIONAL	652.16	647.09	5.07	N/A	N/A	N/A	N/A	TOP/REMOVE
72	ANTENNA	TRANSITIONAL	669.22	656.55	12.67	N/A	N/A	N/A	N/A	OBST. LIGHT
73	POLE	TRANSITIONAL	643.00	641.72	1.28	N/A	N/A	N/A	N/A	OBST. LIGHT
74	POLE	TRANSITIONAL	643.00	641.58	1.42	N/A	N/A	N/A	N/A	OBST. LIGHT
75	BLDG	TRANSITIONAL	636.37	636.97	1.40	N/A	N/A	N/A	N/A	OBST. LIGHT
76	TREE	TRANSITIONAL	654.08	645.35	8.73	N/A	N/A	N/A	N/A	TOP/REMOVE
77	TREE	TRANSITIONAL	672.69	666.64	6.05	N/A	N/A	N/A	N/A	TOP/REMOVE
97	TREE	33 APPROACH/TSS	679.85	643.02	36.82	N/A	N/A	N/A	N/A	TOP/REMOVE
106	TREE	33 TRANSITIONAL	674.52	629.52	45.00	N/A	N/A	N/A	N/A	TOP/REMOVE
107	TREE	33 TRANSITIONAL	667.71	650.94	16.77	N/A	N/A	N/A	N/A	TOP/REMOVE
109	TREE	33 TRANSITIONAL	648.04	633.05	14.99	N/A	N/A	N/A	N/A	TOP/REMOVE
110	TREE	33 TRANSITIONAL	696.23	626.73	69.50	N/A	N/A	N/A	N/A	TOP/REMOVE
112	BLDG	33 APPROACH	615.49	615.10	0.40	N/A	N/A	N/A	N/A	OBST. LIGHT
113	BLDG	33 APPROACH	616.02	615.34	0.68	N/A	N/A	N/A	N/A	OBST. LIGHT
114	BLDG	33 APPROACH	615.72	615.09	0.63	N/A	N/A	N/A	N/A	OBST. LIGHT
115	BLDG	33 APPROACH	621.01	615.32	5.70	N/A	N/A	N/A	N/A	OBST. LIGHT
116	BLDG	33 APPROACH	616.40	615.29	1.11	N/A	N/A	N/A	N/A	OBST. LIGHT
119	TREE	33 APPROACH	628.37	627.47	0.91	N/A	N/A	N/A	N/A	TOP/REMOVE
128	TREE	33 TRANSITIONAL	646.19	627.97	18.22	N/A	N/A	N/A	N/A	TOP/REMOVE
129	TREE	33 TRANSITIONAL	645.18	622.48	22.70	N/A	N/A	N/A	N/A	TOP/REMOVE
130	TREE	TRANSITIONAL	666.91	659.21	7.70	N/A	N/A	N/A	N/A	TOP/REMOVE
131	POLE	TRANSITIONAL	657.44	647.08	10.36	N/A	N/A	N/A	N/A	OBST. LIGHT
132	TOP REIL	15 PRIMARY	621.26	616.40	4.86	N/A	N/A	N/A	N/A	NONE
133	TREE	TRANSITIONAL	642.93	639.36	3.57	N/A	N/A	N/A	N/A	TOP/REMOVE
134	TREE	TRANSITIONAL	670.86	660.00	10.86	N/A	N/A	N/A	N/A	TOP/REMOVE
135	TREE	TRANSITIONAL	649.23	639.72	10.51	N/A	N/A	N/A	N/A	TOP/REMOVE
136	TREE	TRANSITIONAL	652.34	638.24	14.10	N/A	N/A	N/A	N/A	TOP/REMOVE
137	TREE	TRANSITIONAL	679.59	671.62	7.97	N/A	N/A	N/A	N/A	TOP/REMOVE
138	TREE	TRANSITIONAL	672.52	672.06	0.46	N/A	N/A	N/A	N/A	TOP/REMOVE
139	TREE	TRANSITIONAL	679.21	648.28	30.92	N/A	N/A	N/A	N/A	TOP/REMOVE
140	TREE	TRANSITIONAL	636.59	629.98	6.61	N/A	N/A	N/A	N/A	TOP/REMOVE
141	TREE	TRANSITIONAL	673.59	643.09	30.50	N/A	N/A	N/A	N/A	TOP/REMOVE
142	POLE	TRANSITIONAL	658.26	640.22	18.04	N/A	N/A	N/A	N/A	OBST. LIGHT
143	TREE	TRANSITIONAL	664.30	626.74	37.56	N/A	N/A	N/A	N/A	TOP/REMOVE
144	TREE	TRANSITIONAL	669.04	665.81	3.23	N/A	N/A	N/A	N/A	TOP/REMOVE
145	TREE	TRANSITIONAL	652.19	645.72	6.47	N/A	N/A	N/A	N/A	TOP/REMOVE
146	TREE	TRANSITIONAL	655.04	625.31	29.73	N/A	N/A	N/A	N/A	TOP/REMOVE
147	TREE	TRANSITIONAL	645.59	645.28	0.30	N/A	N/A	N/A	N/A	TOP/REMOVE
148	TREE	TRANSITIONAL	670.14	625.51	44.63	N/A	N/A	N/A	N/A	TOP/REMOVE
149	TREE	TRANSITIONAL	663.72	659.23	4.50	N/A	N/A	N/A	N/A	TOP/REMOVE
150	TREE	TRANSITIONAL	631.62	629.98	1.64	N/A	N/A	N/A	N/A	TOP/REMOVE
151	TREE	TRANSITIONAL	658.62	626.82	31.80	N/A	N/A	N/A	N/A	TOP/REMOVE

POINT NUMBER	OBJECT DESCRIPTION	PART 77 SURFACE	OBJECT ELEVATION	PART 77 SURFACE ELEVATION	PART 77 PENETRATION	TSS SURFACE ELEVATION	TSS PENETRATION	FUTURE RUNWAY 33 DEPARTURE SURFACE ELEVATION	FUTURE RUNWAY 33 DEPARTURE SURFACE PENETRATION	DISPOSITION
152	TREE	TRANSITIONAL	652.57	628.11	24.46	N/A	N/A	N/A	N/A	TOP/REMOVE
153	POLE	33 TRANSITIONAL	634.48	620.93	13.55	N/A	N/A	N/A	N/A	OBST. LIGHT
159	TREE	33 APPROACH/TSS	660.22	623.55	36.67	646.53	13.69	N/A	N/A	TOP/REMOVE
160	BLDG	33 APPROACH	629.41	618.83	10.57	N/A	N/A	N/A	N/A	OBST. LIGHT
161	TREE	33 APPROACH/TSS	644.56	619.92	24.65	640.36	4.20	N/A	N/A	TOP/REMOVE
162	TREE	33 APPROACH	633.21	616.66	16.55	N/A	N/A	N/A	N/A	TOP/REMOVE
163	BLDG	33 APPROACH	621.54	615.02	6.52	N/A	N/A	N/A	N/A	OBST. LIGHT
164	BLDG	33 APPROACH	622.01	614.44	7.57	N/A	N/A	N/A	N/A	OBST. LIGHT
165	BLDG	33 APPROACH	621.77	614.42	7.35	N/A	N/A	N/A	N/A	OBST. LIGHT
166	BLDG	33 APPROACH	616.32	614.37	1.95	N/A	N/A	N/A	N/A	OBST. LIGHT
167	TREE	33 APPROACH	624.21	614.99	9.23	N/A	N/A	N/A	N/A	TOP/REMOVE
168	TREE	15 APPROACH/TSS	682.12	643.38	38.74	661.83	20.29	633.80	48.32	TOP/REMOVE
169	TREE	15 APPROACH/TSS	673.74	643.83	29.91	662.59	11.15	634.18	39.56	TOP/REMOVE
170	TREE	33 DEPARTURE	767.32	768.00	-0.68	N/A	N/A	768.00	-0.68	TOP/REMOVE
171	TREE	HORIZONTAL	769.26	768.00	1.26	N/A	N/A	768.00	1.26	TOP/REMOVE
172	TREE	HORIZONTAL	769.39	768.00	1.39	N/A	N/A	768.00	1.39	TOP/REMOVE
173	TREE	HORIZONTAL	772.54	768.00	4.54	N/A	N/A	768.00	4.54	TOP/REMOVE
174	TREE	HORIZ/33 DEPART	782.84	768.00	14.84	N/A	N/A	768.00	14.84	TOP/REMOVE
175	TREE	33 DEPARTURE	769.04	768.00	1.04	N/A	N/A	768.00	1.04	TOP/REMOVE
176	TREE	33 DEPARTURE	653.91	658.47	-4.55	N/A	N/A	621.79	32.13	TOP/REMOVE
177	SIGN	33 DEPARTURE	656.87	670.97	-14.10	N/A	N/A	629.05	27.82	NONE
178	SIGN	33 DEPARTURE	658.32	670.49	-12.17	N/A	N/A	636.25	22.07	NONE
179	POLE	33 DEPARTURE	664.26	667.91	-3.66	N/A	N/A	633.27	30.99	OBST. LIGHT
180	ROAD	33 DEPARTURE	635.84	627.59	8.25	N/A	N/A	631.15	4.69	NONE
181	ROAD	33 DEPARTURE	634.41	629.69	4.73	N/A	N/A	632.93	1.48	NONE
182	POLE	33 DEPARTURE	645.65	655.22	-9.58	N/A	N/A	625.25	20.39	OBST. LIGHT
183	TREE	33 DEPARTURE	666.40	705.50	-39.09	N/A	N/A	649.50	16.90	TOP/REMOVE
184	POLE	33 DEPARTURE	667.13	667.15	0.02	N/A	N/A	630.82	26.41	OBST. LIGHT
185	TREE	33 DEPARTURE	658.29	658.29	-24.02	N/A	N/A	642.34	15.92	TOP/REMOVE
186	POLE	33 DEPARTURE	655.66	666.48	-0.82	N/A	N/A	644.92	20.74	OBST. LIGHT
187	POLE	33 DEPARTURE	665.43	665.81	-0.37	N/A	N/A	650.02	15.41	OBST. LIGHT
188	POLE	33 DEPARTURE	654.74	644.50	10.24	N/A	N/A	643.56	11.18	OBST. LIGHT
189	POLE	33 DEPARTURE	653.59	647.69	5.90	N/A	N/A	648.23	5.36	OBST. LIGHT
190	TREE	33 DEPARTURE	680.27	706.01	-25.74	N/A	N/A	654.70	25.57	TOP/REMOVE
191	TREE	33 DEPARTURE	686.46	719.44	-32.99	N/A	N/A	665.36	21.10	TOP/REMOVE
192	TREE	33 DEPARTURE	677.59	699.75	-22.16	N/A	N/A	660.55	17.03	TOP/REMOVE
193	TREE	33 DEPARTURE	680.79	702.24	-21.45	N/A	N/A	664.84	15.95	TOP/REMOVE
194	TREE	33 DEPARTURE	654.02	653.29	0.73	N/A	N/A	652.99	1.03	TOP/REMOVE
195	TREE	33 DEPARTURE	656.58	653.32	3.26	N/A	N/A	653.03	3.56	TOP/REMOVE
196	POLE	33 DEPARTURE	658.94	648.15	10.79	N/A	N/A	648.63	10.31	OBST. LIGHT
197	TREE	33 DEPARTURE	648.78	638.60	10.18	N/A	N/A	640.51	8.27	TOP/REMOVE
198	TREE	33 DEPARTURE	649.28	642.71	6.57	N/A	N/A	644.00	5.28	TOP/REMOVE
199	POLE	33 DEPARTURE	645.88	645.88	6.99	N/A	N/A	646.70	6.18	OBST. LIGHT
200	TREE	33 DEPARTURE	655.41	646.03	9.38	N/A	N/A	646.82	8.59	TOP/REMOVE
201	BLDG	33 DEPARTURE	649.09	664.04	-14.94	N/A	N/A	631.45	17.65	OBST. LIGHT
202	POLE	33 DEPARTURE	656.25	649.87	6.38	N/A	N/A	645.04	11.21	OBST. LIGHT
203	POLE	33 DEPARTURE	657.39	666.41	-9.02	N/A	N/A	642.85	14.54	OBST. LIGHT
204	TREE	33 DEPARTURE	657.25	684.19	-26.94	N/A	N/A	643.15	14.10	TOP/REMOVE
205	TREE	33 DEPARTURE	666.51	657.16	9.35	N/A	N/A	656.29	10.23	TOP/REMOVE
206	POLE	33 DEPARTURE	653.34	652.20	1.15	N/A	N/A	652.07	1.28	OBST. LIGHT
207	TREE	33 DEPARTURE	659.24	657.95	1.30	N/A	N/A	656.95	2.29	TOP/REMOVE
208	TREE	33 DEPARTURE	660.74	660.32	0.42	N/A	N/A	658.97	1.77	TOP/REMOVE
209	TREE	33 DEPARTURE	663.35	688.92	-25.57	N/A	N/A	650.76	12.59	TOP/REMOVE
210	TREE	33 DEPARTURE	688.25	739.11	-50.86	N/A	N/A	669.97	18.28	TOP/REMOVE
211	TREE	33 DEPARTURE	706.78	727.10	-19.32	N/A	N/A	671.22	36.56	TOP/REMOVE
212	TREE	33 DEPARTURE	707.97	724.72	-15.74	N/A	N/A	676.07	32.90	TOP/REMOVE
213	TREE	33 DEPARTURE	687.93	686.59	1.33	N/A	N/A	665.44	1.49	TOP/REMOVE
214	TREE	33 DEPARTURE	665.27	668.07	-2.80	N/A	N/A	665.56	-0.29	TOP/REMOVE
215	TREE	33 DEPARTURE	684.69	681.66	3.03	N/A	N/A	677.11	7.58	TOP/REMOVE
216	TREE	33 DEPARTURE	678.07	682.42	-4.35	N/A	N/A	677.76	0.31	TOP/REMOVE
217	TREE	33 DEPARTURE	688.89	691.72	-2.83	N/A	N/A	685.67	3.23	TOP/REMOVE
218	TREE	33 DEPARTURE	697.72	694.60	3.13	N/A	N/A	688.11	9.62	TOP/REMOVE
219	TREE	33 DEPARTURE	720.94	723.12	-2.18	N/A	N/A	712.36	8.59	TOP/REMOVE
220	TREE	33 DEPARTURE	723.36	724.57	-1.21	N/A	N/A	713.59	9.78	TOP/REMOVE
224	ROAD	15 APP / 33 DEP	643.21	621.93	21.28	N/A	N/A	626.34	16.87	NONE



AIRPORT PROPERTY DATA										
PARCEL ID	ACRES	ASSESSORS PARCEL #	TYPE OF INTEREST	GRANTOR	DATE ACQUIRED	CONVEYANCE	BOOK/PAGE NUMBER	TYPE OF ACQUISITION	FAA GRANT NUMBER	NOTES
1	1.40	003-140-42	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
2	2.86	003-140-41	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
3	1.98	003-230-04	Fee Simple	Sword	1937	Data N/A	470/295	Fee Simple	Data N/A	
4	1.50	003-230-31	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
5	0.55	003-230-23	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
6	9.54	003-230-22	Fee Simple	Linn	1941	Data N/A	152/341-342	Fee Simple	Data N/A	
7	4.43	003-230-26	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
8	37.97	003-280-05	Fee Simple	Linn	1941	Data N/A	152/343-344	Fee Simple	Data N/A	
9	0.28	003-280-06	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
10	0.18	003-280-07	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
11	0.08	003-280-08	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
12	0.03	003-310-03	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
13	42.19	003-310-08	Fee Simple	Cox	1941	Data N/A	152/347-348	Fee Simple	Data N/A	
14	0.08	003-310-10	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
15	0.10	003-310-04	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
16	0.11	003-310-09	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
17	0.45	003-310-07	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
18	0.45	003-310-06	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
19	0.41	003-330-69	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
20	1.90	003-330-68	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
21	0.47	003-330-70	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
22	31.7	003-330-62	Fee Simple	Gordon Ball	1965	Data N/A	699/538-539	Fee Simple	Data N/A	
23	13.62	180-120-03	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
24	0.21	184-061-03	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
25	0.15	184-061-04	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
26	0.10	184-061-05	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
27	0.21	184-061-07	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
28	0.25	184-061-08	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
29	0.25	184-061-09	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
30	0.76	184-061-12	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
31	0.25	184-061-13	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
32	0.25	184-061-14	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
33	0.18	184-061-15	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
34	0.11	184-061-16	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
35	0.48	184-061-17	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
36	0.33	184-062-01	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
37	0.68	184-062-03	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
38	0.33	184-062-07	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
39	0.21	184-062-09	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
40	0.14	184-062-10	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
41	0.14	184-062-12	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
42	0.04	184-062-13	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
43	0.11	184-062-14	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
44	0.65	184-062-16	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
45	0.60	184-070-02	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
46	0.34	184-070-03	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
47	0.25	184-070-04	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
48	0.25	184-070-05	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
49	0.35	184-070-06	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	
50	0.31	184-070-07	Fee Simple	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	Data N/A	



NOTES

Information contained in the Airport Property Data block reflects available information from the City of Ukiah. The City will add a detailed property inventory to the ACIP.

DRAWING LEGEND		
	EXISTING	FUTURE
AIRPORT PROPERTY		
AVIGATION EASEMENT		
RUNWAY SAFETY AREA		
RUNWAY PROTECTION ZONE		
RUNWAY OBJECT FREE AREA		
OBSTACLE FREE ZONE		
BUILDING RESTRICTION LINE		N/A

1ALP Update (AC 13A Compliance, Rwy. Width Reduction, Rwy End Mods)

Mead & Hunt, Inc.

April 2015

NO. REVISION SPONSOR DATE

UKIAH MUNICIPAL AIRPORT
UKIAH, CALIFORNIA

Exhibit "A" Airport Inventory Map

133 Aviation Boulevard, Suite 100
Santa Rosa, California 95403
(707) 526-5010
Fax (707) 526-9721
www.meadhunt.com

DESIGN: CS/BM DRAWN: TE/DS DATE: April 2015 SHEET 11 OF 11

The preparation of this document may have been supported, in part, through the Airport Improvement Program financial assistance from the Federal Aviation Administration (Project Number Unassigned) as provided under Title 49 U.S.C., Section 47104. The contents do not in any way constitute a commitment on the part of the United States to participate in any development development therein nor does it indicate that the proposed development is environmentally acceptable or would have justification in accordance with appropriate public laws.

UKIAH MUNICIPAL AIRPORT ALP Narrative Report



Prepared for the
City of Ukiah, California

May 2015 Final



INTRODUCTION

This document details the changes to the Airport Layout Plan (ALP) for Ukiah Municipal Airport (the Airport) since the previous ALP was approved by the Federal Aviation Administration (FAA) in 2006. An approved plan is necessary for an airport to receive grant funding for eligible capital improvements under the terms of the FAA's Airport Improvement Program. An ALP creates a blueprint for airport development by depicting proposed facility improvements. Typically updated every 5 to 10 years, the ALP incorporates recent construction, reflects new documentation requirements and illustrates future projects anticipated to occur over the next 20 years. This ALP was prepared in accordance with the applicable elements specified in FAA Advisory Circulars 150/5070-6B, *Airport Master Plans* and 150/5300-13A, *Airport Design*.

Publicly-owned and operated by the City of Ukiah, the Airport is located within Ukiah city limits in southern Mendocino County. Ukiah Municipal Airport is located approximately 20 miles south of Willits and 24 miles north of Cloverdale. A location map for the Airport and its surrounding vicinity is illustrated in **Exhibit 1**.

The ALP set is provided in its entirety at the end of this report. The eleven individual sheets in the set are as follows:

1. Index/Cover Sheet
2. Airport Layout Plan
3. Data Sheet
4. Building Area Plan
5. Part 77 Airspace
6. Inner Approach: Runway 15
7. Inner Approach: Runway 33
8. Part 77 Airspace: Transitional
9. Departure Surface: Runway 33
10. Airspace Obstacle Data Table
11. Airport Property Map

AIRPORT ROLE AND EXISTING CONDITIONS

Ukiah Municipal Airport is a public-use, General Aviation (GA) airport serving the communities surrounding the City of Ukiah. The Airport is expected to retain this role throughout the 20-year planning horizon. Although this update did not include a forecasting element, it is expected that the Airport will experience slight growth in general aviation activity. The changes proposed on this ALP would allow the Airport to continue to adequately serve the GA population while meeting FAA safety and design standards.

Ukiah Municipal Airport has one asphalt runway, Runway 15-33, which is currently 4,423 feet in length and 150 feet wide. The Airport has three instrument approach procedures:

- RNAV(GPS) Procedure – Circling (as low as 1 ¼ mile visibility minimums)
- VOR procedure – Circling (as low as 1 ¼ mile visibility minimums)
- Localizer Procedure – Runway 15 (as low as 1 ¼ mile visibility minimums)

The existing Airport Reference Code (ARC) at Ukiah Municipal Airport is B-II. The ARC is based on the largest aircraft that operates at least 500 times per year at the Airport. For Ukiah Municipal Airport, the aircraft meeting that requirement is the Beechcraft King Air. The Airport's existing layout satisfies safety standards for a B-II airport. This ALP effort did not analyze proposed changes in the ARC.

The Runway Design Code (RDC) consists of the Aircraft Approach Category, Aircraft Design Group, and the approach visibility minimums. For Ukiah Municipal Airport, the Runway Design Code is B-II-5000.

Airport Reference Code Criteria		
Approach Category	Approach Speed Range	
B	≥91 kts	< 121 kts
Design Group	Wingspan Range	
II	49 feet	< 79 feet



King Air 200

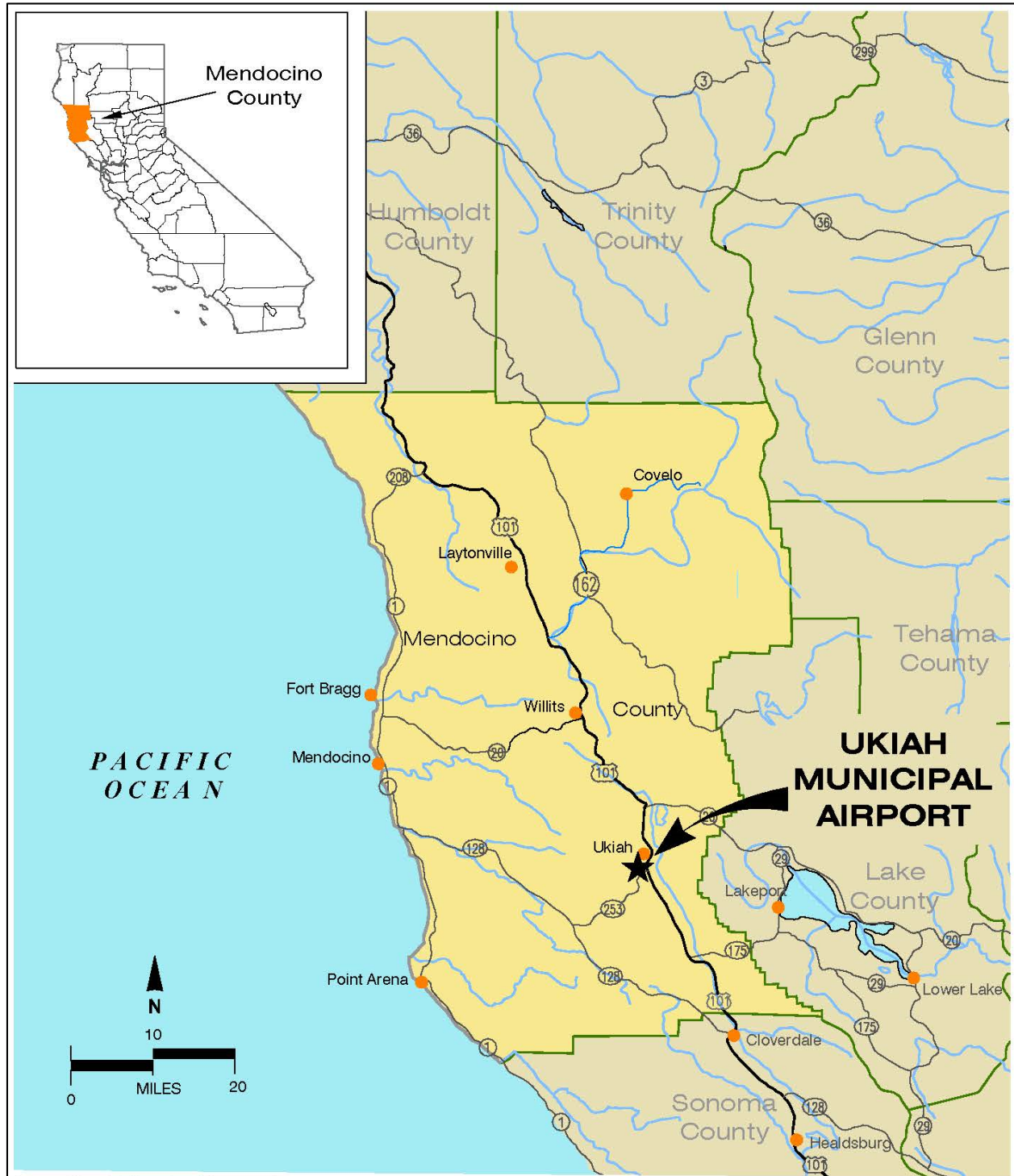


Exhibit 1

Airport Location
Ukiah Municipal Airport

The last update of the Ukiah Municipal Airport's ALP was completed in 2006. No major changes to the airfield have occurred since 2006. This current update effort was required by the FAA in order to bring the ALP set up to current standards prior to issuance of a runway rehabilitation grant.

In addition to complying with current ALP standards, technical analysis was conducted on various facilities that the City would like to incorporate to better serve airport users. Major changes to this updated ALP set include the following features:

- Relocated north runway end
- Northeast transient parking apron
- Runway width reduction
- Parallel taxiway holding bay
- Taxiway D (A4) connector replacement
- Helicopter parking positions
- Wash rack and fuel farm locations
- Security lighting
- Fencing replacement/upgrades
- Future supplemental windcone
- Creation of Airspace Plan Sheets
- Creation of an Airport Property Map

Object Free Area (OFA): A two-dimensional ground area centered on a runway, taxiway, or taxilane centerline which is clear of objects, except for objects that need to be located in the OFA for air navigation or aircraft ground-maneuvering purposes.

Obstacle Free Zone (OFZ): is the airspace below 150 feet above the established airport elevation and along the runway and extended runway centerline that is required to be clear of all objects, except for the frangible visual NAVAID's that need to be located in the OFZ because of their function, in order to provide clearance protection for the aircraft landing or taking off from the runway, and for missed approaches.

Declared Distances: The distances the airport owner declares available for a turbine powered aircraft's takeoff run, takeoff distance, accelerate-stop distance and landing distance requirements.

Runway Safety Area (RSA): A defined surface surrounding the runway prepared or suitable for reducing the risk of damage to airplanes in the event of an overshoot, undershoot or excursion from the runway and provides greater accessibility for fire-fighting and rescue equipment during such incidents.

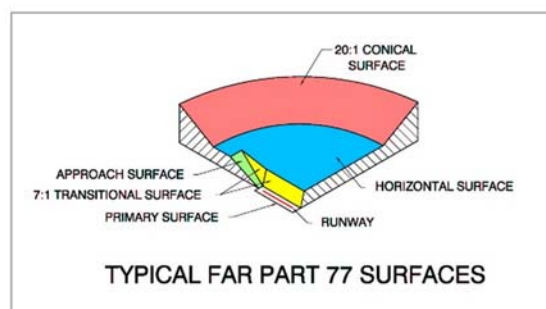
TECHNICAL JUSTIFICATION

Relocated North Runway End

The history as to when and why the north runway end was shifted south is not well documented. Available information suggests that it was shifted to provide standard clearances over the adjacent street (Hastings Avenue). It is not known why a displaced threshold was not used. As part of this update an analysis was conducted to determine whether any of the currently aligned taxiway pavement could be reclaimed as runway. The FAA has held steady on the determination that declared distances should not be applied to airports which are not regularly used by turbine powered aircraft. Even if airports do experience some operations by turbine powered aircraft, the use must meet the *National Plan of Integrated Airport Systems* (NPIAS) criteria to be considered the critical aircraft. Without the use of declared distances the runway end's location will be set to provide standard runway Object Free Area (OFA) clearances.

The Airport's northern section of perimeter fence (along Hastings Avenue) is the critical constraint to siting the new

runway end. The runway end could be extended a maximum of 465' north of its present location while still providing a standard OFA. The landing threshold for Runway 15 would remain in the current runway end location. This runway extension will not change the threshold siting surfaces currently established for the Airport. The Part 77 Approach Surface for the runway will shift north with the relocated end due to the fact that the Approach Surface is based on the



physical end of the runway regardless of any displaced threshold location (**Exhibit 2**).

Ukiah Municipal Airport

Northeast Transient Parking Apron

Page | 5

raising of the departure surface elevation. This would require consultation with the FAA's Air Traffic Organization and is not guaranteed to allow the parking apron to move forward. All aircraft parking positions were designed to remain clear of the Runway Object Free Area (OFA), and Obstacle Free Zone (OFZ). The future transient apron is illustrated in **Exhibit 4**.

Runway Width Reduction

The FAA has required that the runway be shown as ultimately reduced to the standard width for B-II aircraft (75 feet). Although larger aircraft such as the CalFire S-2T Air Tanker do operate at the Airport, the FAA does not consider other government agency aircraft operations when determining the critical aircraft. Therefore the FAA views the runway width standard to be 75 feet. The FAA would allow the City of Ukiah to contribute local funds in order to fund the maintenance of an additional 25 feet of runway width for a total of 100 feet. However, it is understood that the level of funds required for the additional 25 feet are not likely to be available from the City. Consequently, the ALP shows a runway width reduction to 75 feet in the future.



Parallel Taxiway Holding Bay

Based on observations from airport management and users, a hold apron at the north end of Taxiway A would benefit the flow of aircraft. This holding apron has been designed to permit aircraft to perform run-ups while remaining clear of the taxiway OFA (a setback of 49 feet from the taxiway centerline).

Taxiway D Connector Replacement

Taxiway D (future A4) is a non-standard design. It is neither a high-speed exit taxiway nor a 90 degree exit taxiway. In the future it will be replaced with a standard 90 degree exit taxiway. The location of the future taxiway was shifted northwards to be more readily usable for aircraft landing on Runway 33.

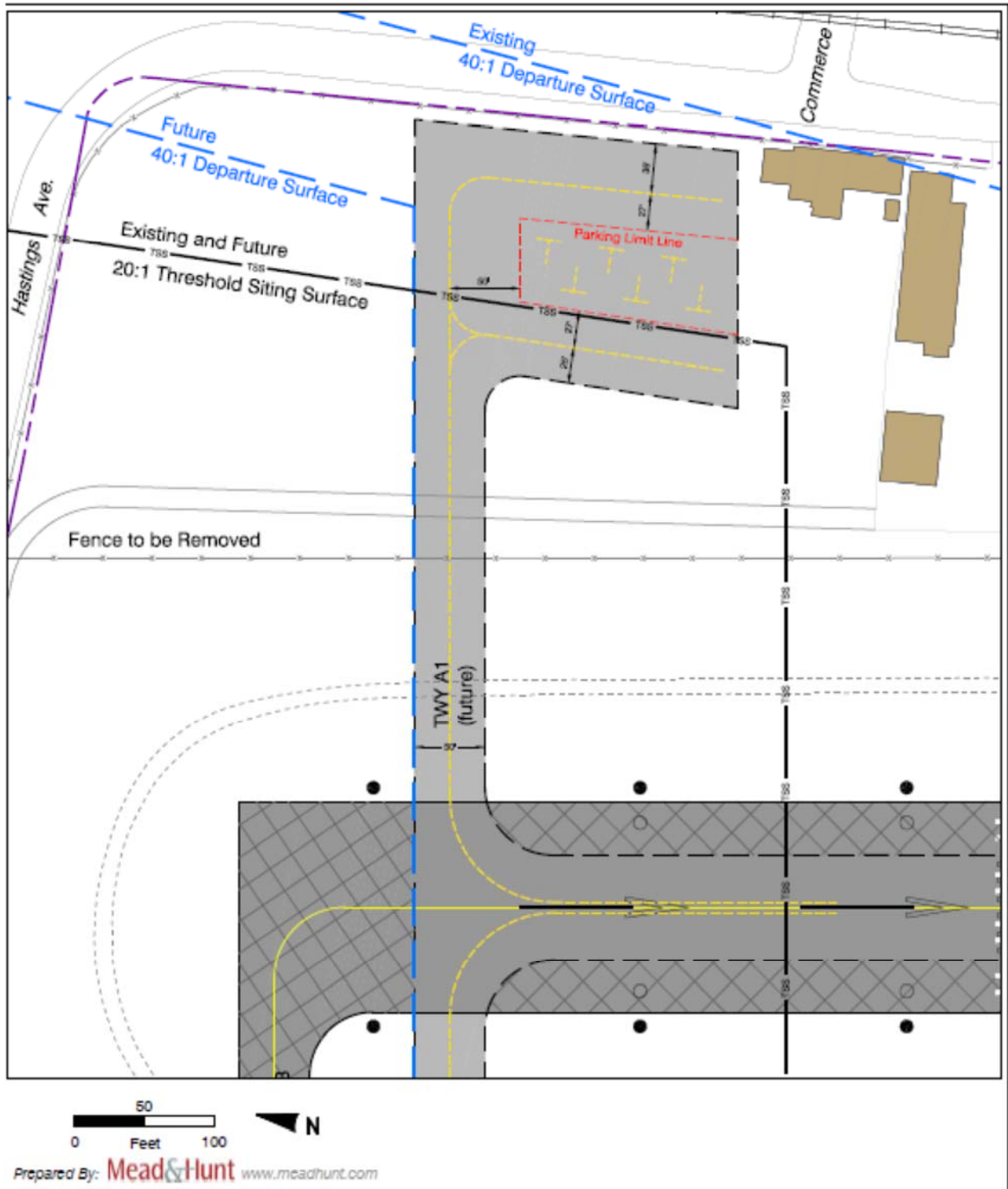


Exhibit 4
Transient Parking Apron
Ukiah Municipal Airport

Helicopter Parking Positions

The current medical helicopter operator at the Airport uses an apron area in front of their hangar for parking and staging the helicopters. The Airport and the operator would like to see a designated parking area for the helicopters which would not block access to taxiways or hangars. Two sites were analyzed on the east side of the airfield for stand-alone helicopter facilities. They were dismissed due to the fact that any location on the east side of the airfield would require dedicated taxiway access. Construction of a taxiway for a single tenant or airport user would not be eligible for FAA funding, thus prohibitively expensive for the City of Ukiah.



The design as shown on the ALP will accommodate two AgustaWestland AW109 helicopters (36-foot rotor diameter) parked near the medical operator staging area. The helicopter parking position design is illustrated in **Exhibit 5**.

Removal of Aligned Taxiway

Currently an aligned taxiway leads into the Runway 15 end. This is a nonstandard condition and will be removed for safety reasons as part of the upcoming runway pavement rehabilitation project. The existing connector taxiway providing access to the aligned taxiway will be removed and new taxiway connector will be constructed at the runway end.

Wash Rack and Fuel Farm Locations

In order to better serve the Airport's tenants, future locations for an aircraft wash rack and fuel farm location are shown on the ALP (see callouts F2 and F3) south of the airport administration building.

Miscellaneous

As future improvement projects at the Airport, the City included the following additional items on the ALP:

- Security lighting throughout the hangar and apron area
- Fencing replacement/upgrades
- Future supplemental windcone

A component of this ALP update was to develop Airspace Plan Sheets and an Airport Property Map Sheet. The Airspace Plan incorporates all of the data obtained through the Airports GIS survey which was completed in March of 2009. The Airport Property Map Sheet reflects available data from the City regarding the history and location of the parcels which make up the Airport property.



List of Upcoming Projects

• Runway rehabilitation and taxiway realignment (design)	\$190,000
• Runway rehabilitation and taxiway realignment (construction)	\$2,200,000
• FAA reimbursable agreements for PAPO and PAPI Flight Check	\$315,000
• Runup Apron Design	\$40,000
• Runup Apron Construction	\$250,000
• Transient Apron Design	\$110,000
• Transient Apron Construction	\$1,100,000

Pavement Condition

A graphic depicting the most current (2011) pavement condition index is included for reference following page 10.

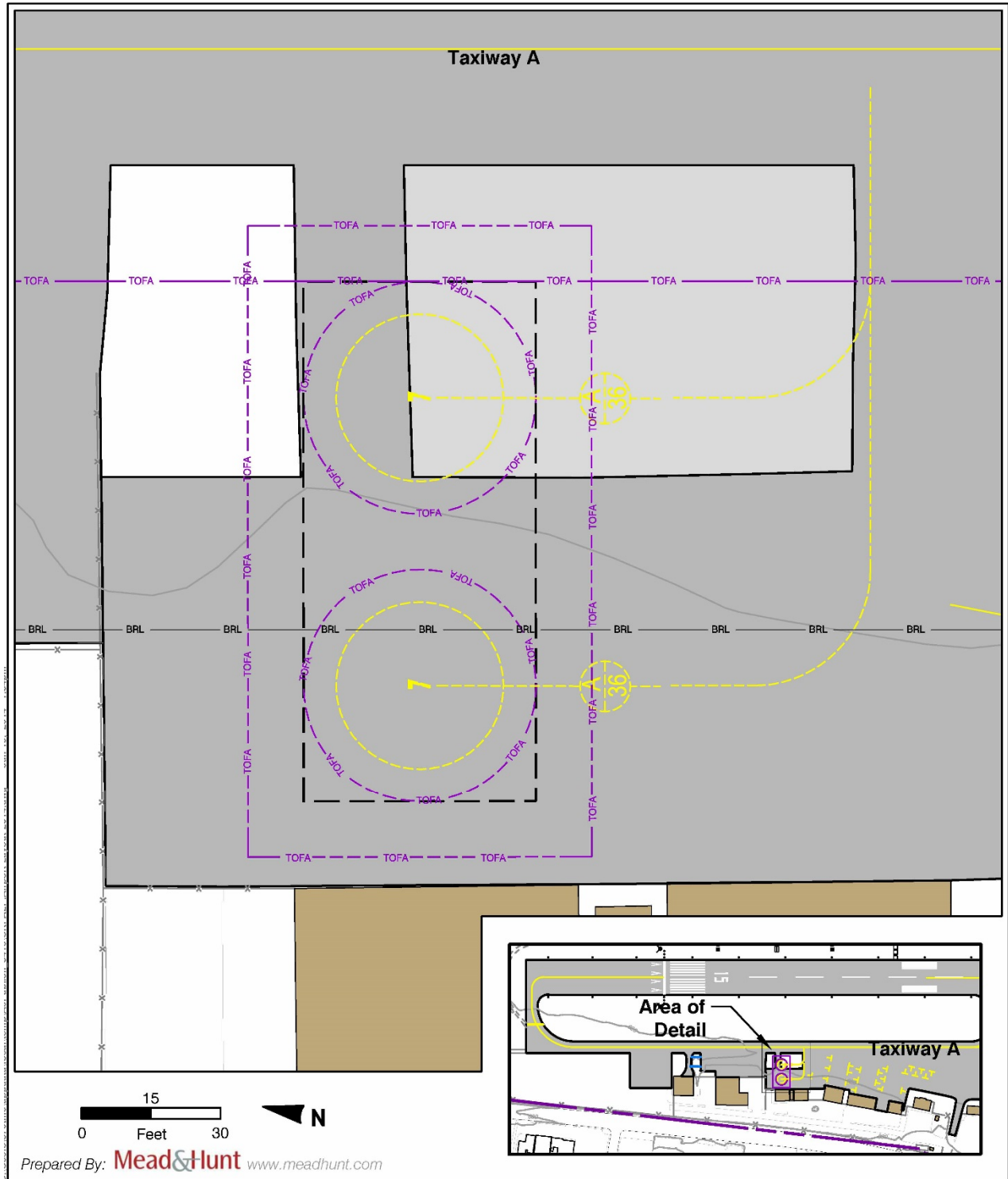
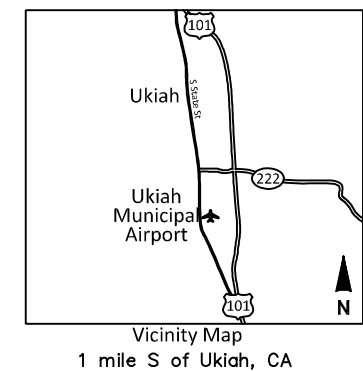
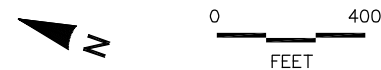
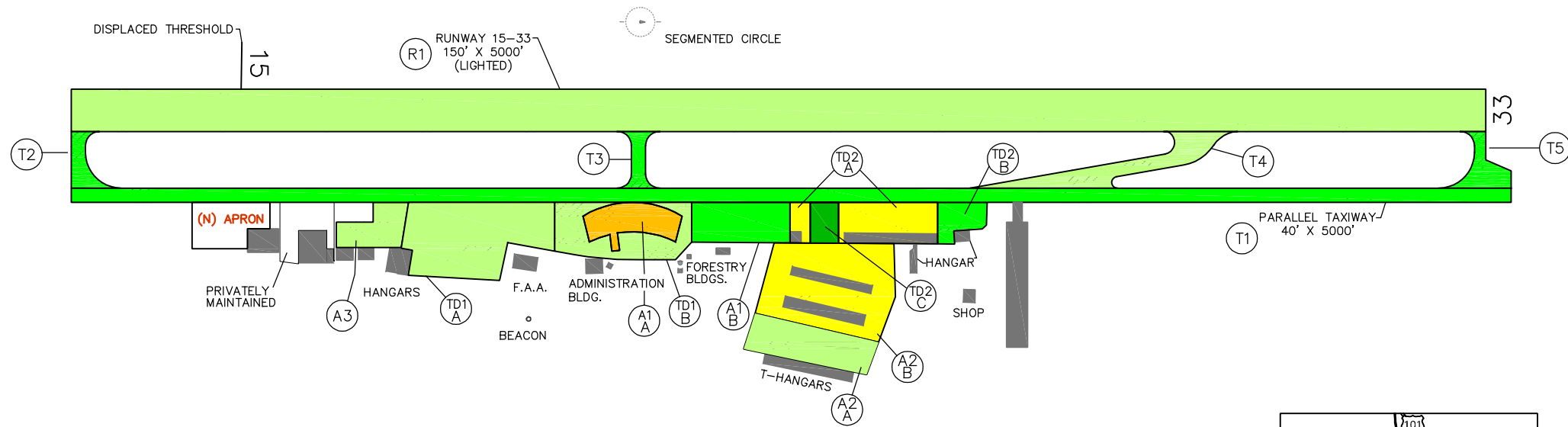
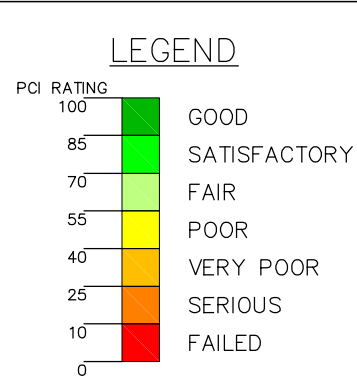


Exhibit 5
Helicopter Parking Positions
Ukiah Municipal Airport

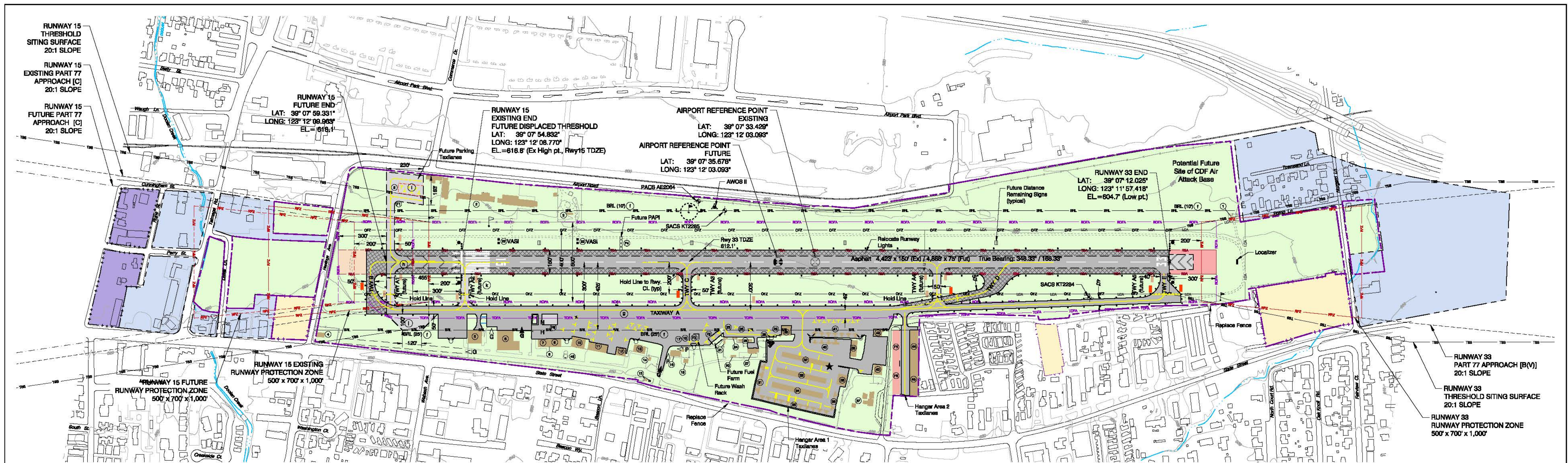
CALTRANS Airport Pavement Management System, 2011



Notes:

1. Map intended for schematic representation of pavement condition. Do not scale.
2. Private taxilanes and aprons as well as other non—publicly funded improvements are not shown.

			UKIAH MUNICIPAL AIRPORT		
			MENDOCINO COUNTY, CALIFORNIA		
			FAA Site		Site Code UKI
			Number 02383.*A		
			PCI RATING		
			California		
			Division of Aeronautics		
			Project No. 63A0061	Hill International	DATE: 10/31/11
NO.	REVISION	DATE			



DRAWING LEGEND		
	EXISTING	FUTURE
ACTIVE AIRFIELD PAVEMENT		
PAVEMENT TO BE REMOVED		
AIRPORT PROPERTY		
AVIGATION EASEMENT		
EXISTING AV. EASEMENT / FUTURE PROPERTY		
AIRPORT REFERENCE POINT		
RUNWAY SAFETY AREA		
RUNWAY PROTECTION ZONE		
RUNWAY OBJECT FREE AREA		
OBSTACLE FREE ZONE		
PART 77 RUNWAY APPROACH SURFACE		
THRESHOLD SITING SURFACE		
TAXIWAY OBJECT FREE AREA		
LOCALIZER CRITICAL AREA		
BUILDING RESTRICTION LINE		
BUILDING - ON AIRPORT		
BUILDING - OFF AIRPORT		
BUILDING - OFF AIRPORT, TO BE REMOVED		
PAVED ROAD		
AIRPORT SERVICE ROAD - PAVED		
AIRPORT SERVICE ROAD - GRAVEL		
FENCE		
VEHICLE GATE/PEDESTRIAN GATE		
WIND CONE		
AIRFIELD SIGNS		
VASI (VISUAL APPROACH SLOPE INDICATOR)		
PAPI (PRECISION APPROACH PATH INDICATOR)		
AIRFIELD LIGHTS: SINGLE/GROUP/REILS		
BEACON		
YELLOW CHEVRON MARKINGS		
UTILITY POLE		
SECURITY LIGHTING		
DISTANCE REMAINING SIGN		
TOPOGRAPHIC CONTOURS		
MONUMENT		
WATERWAY / CULVERT		
HELICOPTER PAD		
SECTION CORNER		

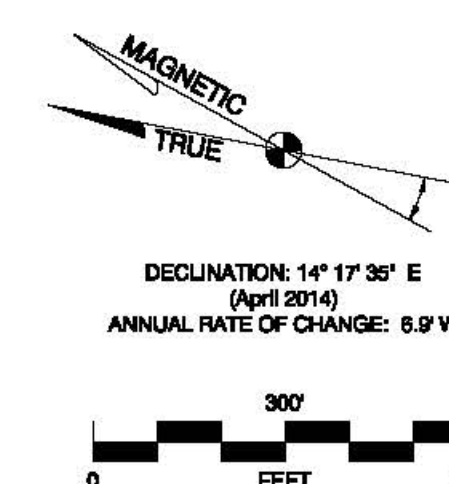
AIRPORT DATA			
AIRPORT REFERENCE CODE		EXISTING	FUTURE
		B-1-5000	No Change
MEAN MAX. TEMP. (Hottest Month) (d)		92.7° F (July)	No Change
AIRPORT ELEVATION (Above Mean Sea Level) (e)		617' 0"	618' 1"
AIRPORT NAVIGATIONAL AIDS		Localizer, VORTAC, GPS, Beacon, VASI, RIBLS, ASOS	Some + PAPI repaving VASI
AIRPORT REFERENCE POINT (b)	LATITUDE	39° 07' 33.428" N	39° 07' 35.678" N
	LONGITUDE	123° 12' 08.069" W	123° 12' 08.069" W
MISCELLANEOUS FACILITIES		Fuel (JETT-UNAV), powerplant & airframe services, FBOs	
CRITICAL AIRCRAFT		Beech King Air 200	No Change
MAGNETIC VARIATION (e)		14° 17' 35" E (April 2014)	Moving 0° 6.9' W / Year
NPAS SERVICE LEVEL		General Aviation	
STATE SERVICE LEVEL		Regional	
AIRPORT ACREAGE		Fee Simple	186.9 acres
	Aviation Easement	40.9 acres	39.4 acres

EXISTING BUILDING AND FACILITY LEGEND								
EXISTING FACILITIES		ELEVATION	EXISTING FACILITIES		ELEVATION	EXISTING FACILITIES		ELEVATION
1	Localizer Equipment Building	614'	17	Covered Picnic Area	835'	33	T-hangers (10)	837'
2	City of Ukiah - Corporate Yard	832'	18	Storage	825'	34	Shade Hangers (14)	838'
3	Fuel Storage Tank	620'	19	Commercial Building	840'	35	Portable T-hangers	838'
4	Commercial Building	841'	20	Portable Office	836'	36	Portable T-hangers	839'
5	Box Hanger	846'	21	Storage	831'	37	Oak Valley Nursery	835'
6	FBO (2)	642'	22	VASI (visual approach slope indicator)	617'	38	Box Hanger	650'
7	FBO	644'	23	Covered Storage	827'	39	Box Hanger (2)	838'
8	Portable Office	835'	24	Electrical Vault	825'	40	Portable T-hangers	830'
9	Box Hanger	644'	25	Storage	823'	41	Portable T-hangers	828'
10	Airport Maintenance	643'	26	Fire Retardant Storage	825'	42	FBO	631'
11	FBO (2)	642'	27	FBO Offices	643'	43	FBO	643'
12	Box Hanger	839'	28	Portable T-hanger	830'	44	Box Hangers (4)	640'
13	Airport Administration	644'	29	Storage	823'	45	Box Hangers (4)	643'
14	Storage Building	644'	30	Box Hanger	839'	46	Street Sweeper Fuel Station	634'
15	Electrical Vault and Future Standby Generator	641'	31	Portable T-hangers	835'			
16	Commercial Building	641'	32	T-hangers (10)	834'			

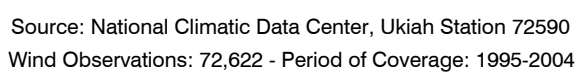
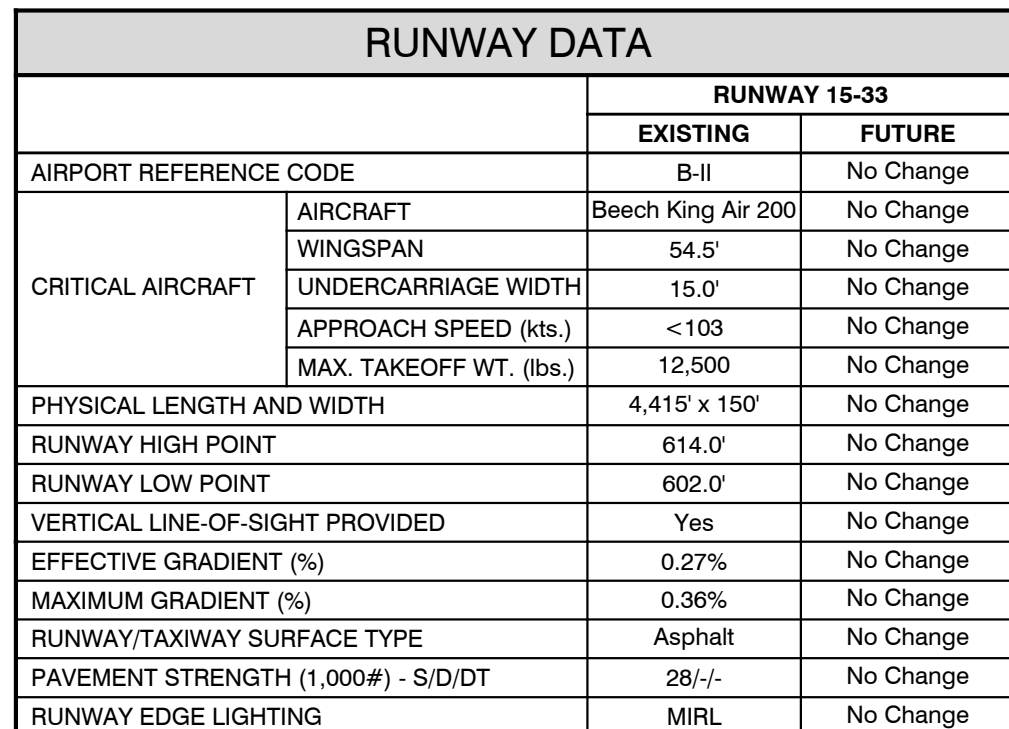
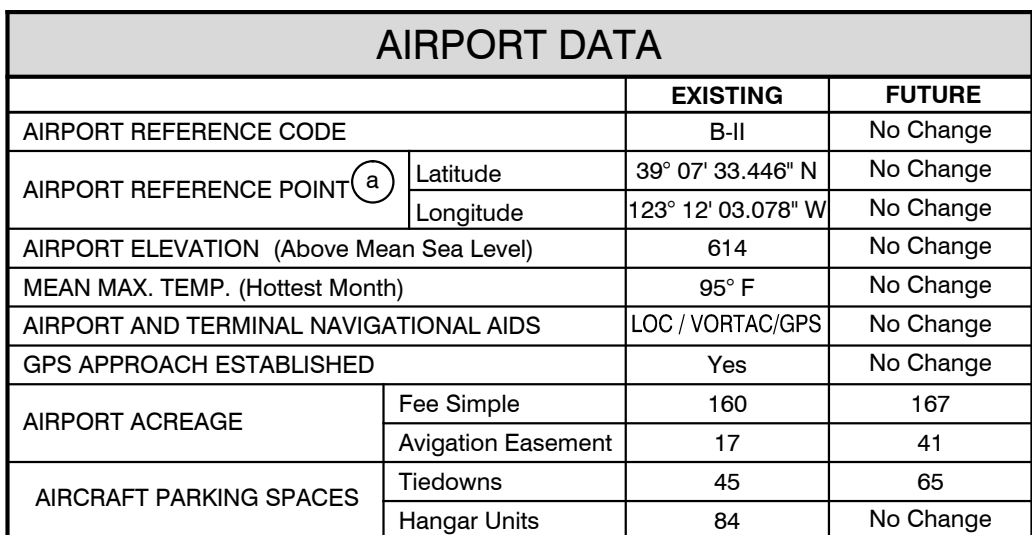
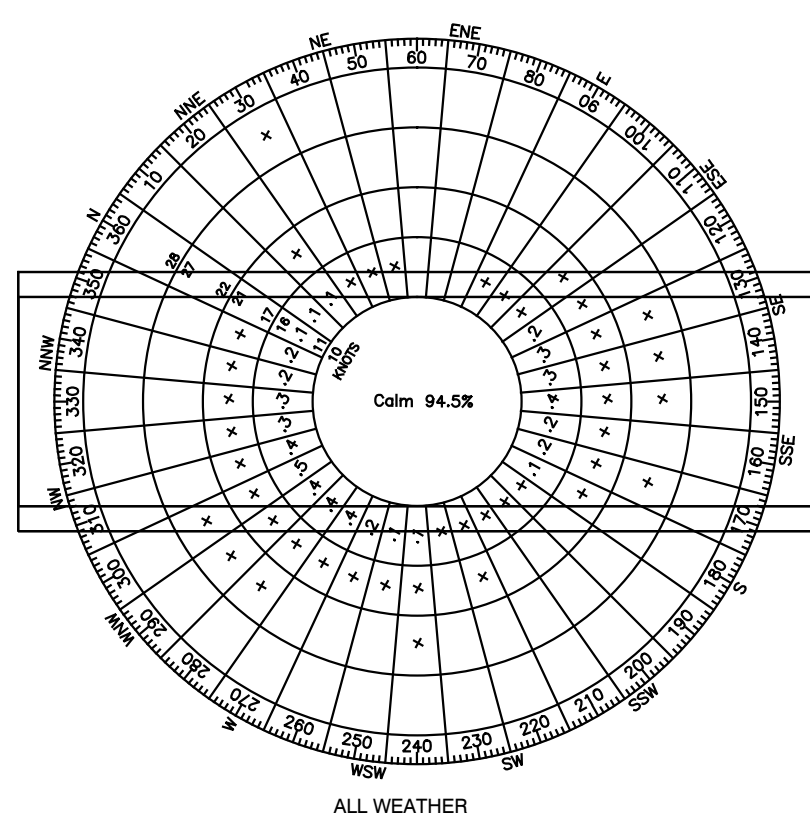
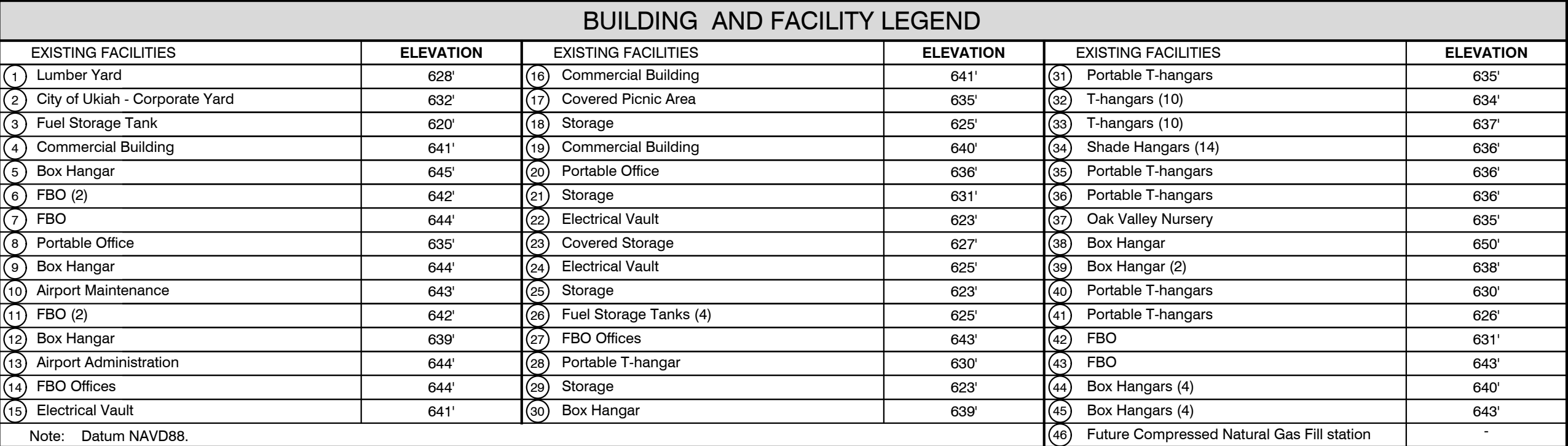
LAYOUT PLAN NOTES

- ALP prepared using design criteria from FAA Advisory Circular 150/5300-19A Change 1, "Airport Design", 150/5070-6A, "Airport Master Plans" and Part 77 of the Federal Aviation Regulations (FAR), "Safe, Efficient Use, and Preservation of the Navigable Airspace."
- ▲ The proposed 465 foot runway extension project identified herein is for long-term planning purposes only. This proposed project shall not be undertaken without prior NEPA environmental processing and written FAA approval. Precondition will include FAA Forecast approval and FAA approval of airfield standard design.
- All coordinates NAD83. Horizontal data source: AGIS Survey by Woolpert, March 2009.
- All elevations NAVD83. Data source: AGIS Survey by Woolpert, March 2009.
- Temperature Source: Western Regional Climate Center. Station #049122, Ukiah, California.
- Magnetic Declination Source: NOAA, National Geophysical Data Center.
- ▲ The building restriction line (BRL) is based on a composite of airfield design setbacks such as the taxiway object free area (TOFA) and Part 77 airspace surface. Allowable building elevations above ground level are noted at each line: 25 feet above runway elevation on west side of runway, and 10 feet above runway elevation on east side of runway.
- ▲ Taxiway object free area (TOFA) from Taxiway A centerline is based on critical aircraft separation criteria. Taxiway centerline to object separation equal to 0.7 times the critical aircraft wingspan plus 10 feet. $[0.7(54.8) + 10] = 49$ feet. Wing tip clearance equal to 0.2 times the wingspan plus 10 feet. $[0.2(54.5) + 10] = 21$ feet.
- ▲ Future chevrons shown as near-term marking solution. See inset below for long-term marking design.
- ▲ Proposed tie-down apron is depicted for long-term planning purposes only.
- ▲ Proposed run-up apron is depicted for long-term planning purposes only.
- ▲ Proposed New Taxiway A2 to existing Runway 15 end threshold and new chevrons at of existing Runway 15 end will correct and eliminate the non-standard aligned taxiway design.

FUTURE FACILITIES	
(F1)	Proposed Tiedown Apron
(F2)	Future Fuel Farm
(F3)	Future Wash Rack
(F4)	Future PAPI
(F6)	Future Box Hangers
(F6)	Future Helicopter Parking Spaces



SUBMITTED BY:									
By				1 ALP Update (AC 13A Compliance, Revy. Width Reduction, Revy End Mode)			Mead & Hunt, Inc.		
Date				NO. REVISION			SPONSOR		
							DATE		
UKIAH MUNICIPAL AIRPORT UKIAH, CALIFORNIA AIRPORT LAYOUT PLAN									
				133 Aviation Boulevard, Suite 100 Santa Rosa, California 95403 (707) 526-5010 Fax (707) 526-9721 www.meadhunt.com					
DESIGN:	CS/BM		DRAWN:	TE/DS		DATE:	April 2015		SHEET 2 OF 11
The preparation of this document may have been supported, in part, through the Airport Improvement Program financial assistance from the Federal Aviation Administration (project Number Unassigned) as provided under Title 49 U.S.C., Section 47104. The contents do not in any way constitute a commitment on the part of the United States to participate in any development depicted therein nor does it indicate that the proposed development is environmentally acceptable or would have justification in accordance with environmental policy law.									



DEVIATIONS FROM STANDARDS	
DEVIATION	PROPOSED DISPOSITION
The southern 400 feet of the parallel taxiway is located less than 240 feet from the runway centerline.	Remain as is. The FAA approved a modification to standard for the intrusion on the taxiway in a letter dated _____.
The western edge of the parallel taxiway Object Free Area is located 50 feet from the parallel taxiway centerline, rather than the standard 65.5 feet.	Remain as is. The FAA approved a modification to standard for the intrusion on the taxiway in a letter dated _____.

ALP NOTES

- (A) Airport coordinates data source: U.S. Department of Commerce, National Ocean Service, Uikiah Obstruction Chart (February 1993); horizontal datum is NAD83 and vertical datum is NAVD88.
- (B) The entire airport perimeter is enclosed by fence.
- (C) A second rotating beacon is located on a mountain 250' and 2 miles from the Airport.
- (D) Aligned taxiway to be decommissioned when new exit taxiway is constructed.

Nonstandard Conditions

Threshold Siting Surface (TSS):

Runway 15 - Trees (5) penetrate the TSS 20:1 slope. Proposed disposition: Trees to be trimmed to clear the TSS 20:1 slope.

Runway 33 - A building and trees (10) penetrate the TSS 20:1 slope. Proposed disposition: Building to be removed and trees to be trimmed to clear the TSS 20:1 slope.

The location and elevation of objects that penetrate the TSS are identified in the drawing.

By _____ Date _____	SUBMITTED BY: City of Ukiah					
	2.	Proposed Improvements per AIP 3-06 0268-06/07				04/01/04
	1.	Buildings and Structures (4 added)				04/01/04
	NO.	REVISION	SPONSOR		DATE	
	UKIAH REGIONAL AIRPORT UKIAH, CALIFORNIA AIRPORT LAYOUT PLAN					
FAA Approval Space						
	707 Aviation Blvd., Santa Rosa, California 95403 - (707) 526-5010					
DESIGN: JE		DRAWN: JE		DATE: September 2005		SHEET 1 OF 1

The preparation of these documents was financed in part through a planning grant from the Federal Aviation Administration as provided under Section 505 of the Airport and Airway Improvement Act of 1982, as amended. The contents do not necessarily reflect the official views or policy of the FAA. Acceptance of these documents by the FAA does not in any way constitute a commitment on the part of the United States to participate in any development depicted herein nor does it indicate that the proposed development is environmentally acceptable in accordance with appropriate public laws.

AN INTRODUCTION TO CAL FIRE'S URBAN & COMMUNITY FORESTRY PROGRAM AND TREE CITY USA



City of Ukiah
Council Meeting
20 April 2016

Jimi Scheid
CAL FIRE Regional Urban Forester

CAL FIRE Urban & Community Forestry Program

- 1 State Urban Forester
- 2 Program Analysts
- 6 Regional Urban Forestry Field Specialists

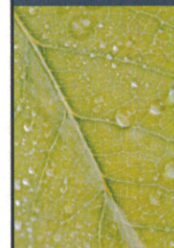


CAL FIRE U&CF Services

- Promote the Urban Forestry Act of 1978 (PRC 4799.06-4799.12)
- Technical Expertise
- Education & Outreach
- Advocacy / Public Events
- Networking
- Grants
- Tools & Related Projects



Tree Benefits



- Shade / Heat Island Reduction
- Interception of Stormwater
- Energy Conservation
- Air Quality
- CO₂, Ozone Reduction
- Economic Vitality
- Property Values
- Noise Reduction
- Wind Break
- Wildlife Habitat
- Health
- Crime Reduction
- Traffic Calming
- Aesthetics
- Jobs



Industry Issues We Face

to name but a few.....

- Tree Maintenance
- Planning for Trees
- Budget Cuts / Funding
- Pests & Disease
- Personal Agendas
- Tree Quality / Availability
- Education / Poor Practice
- Stakeholder Communication
- Bringing the Industry into Today's Age



Grant Projects

- **4799.08.** (a) *Promote the use of urban forest resources for purposes of increasing integrated projects with multiple benefits in urban communities.*
- *~\$30M projected in FY2016 from GGRF Governor's Budget to fund activities such as:*
 - Tree Planting & Maintenance
 - Municipal Tree Inventories
 - Urban Forest Management Plans
 - Land Acquisition & Enhancement
 - Urban Wood Utilization
 - Innovative Ideas



City of Berkeley Municipal Tree Inventory

2010 Inventory Grant Award

Over 46,000 trees assessed along streets, medians, parks & public facilities (excludes UC)

Recorded attributes such as height, dbh, species, canopy spread, infrastructure issues, condition, maintenance need

Total Annual Benefits of Berkeley's public trees = \$1,643,272



The National Arbor Day Foundation®



- TCUSA Program Conceived in 1976
- Sponsored by the Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters
- Provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs

The National Arbor Day Foundation®



- More than 3,400 communities recognized across the U.S. (more than 135 million citizens!!!)
- 148 CA Cities Awarded in 2014

....but *none in Mendocino County* or the North Coast



4 Standards Must be Met



- A Tree Board or Department
- A Tree Care Ordinance
- A Community Forestry Program With an Annual Budget of at Least \$2 Per Capita
- An Arbor Day Observance and Proclamation



Benefits of Distinction

- Plaque, Sign & Banner to display
- Commitment
- Public Image
- Education of Citizenry
- Pride
- Financial Assistance
- A Better Place To Live



How to become a TCUSA



- Fill out application found at www.arborday.org/programs/treeCityUSA/index.cfm
 - This would include proof of attaining 4 standards (copies of tree ordinance, tree board members & meeting dates, community population & urban forestry expenditures, Arbor Day proclamation & related media)
- Submit electronically or mail to State Urban & Community Forester by December 31
- *Your Regional Urban Forester can HELP!!!*

Take Home Message

- Although the distinction of becoming a Tree City USA may, at first, seem like just another honor to hang on a wall or fly off a flag pole, the continued support of this program will yield innumerable results for a city that truly values its quality of life.
- Attaining this status is not hard to do and is a great step in committing to a sound urban forestry program.
- There are resources that can assist the City of Ukiah with this and other efforts.

Helpful Links

- National Arbor Day Foundation:
www.arborday.org/index.cfm
- Tree City USA:
www.arborday.org/programs/treeCityUSA/index.cfm
- **CAL FIRE** homepage:
www.fire.ca.gov
- Urban & Community Forestry Program:
www.fire.ca.gov/resource_mgt/resource_mgt_urbanforestry.php
- Urban Forests Ecosystem Institute
<http://ufej.calpoly.edu/>
- Trees Are Good:
<http://www.treesaregood.com/>



Thank You!!!



Jimi Scheid, Urban Forester
 CA Dept. of Forestry & Fire Protection (**CAL FIRE**)
 Urban & Community Forestry Program
 135 Ridgway Avenue
 Santa Rosa, CA 95401
 (415) 265-9059
 (707) 576-2574 fax
 James.Scheid@fire.ca.gov

CITY OF UKIAH
CITY COUNCIL MINUTES
Special Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue
Ukiah, CA 95482

May 18, 2016
3:30 p.m.

1. **ROLL CALL**

Ukiah City Council met at a Special Meeting on May 18, 2016, having been legally noticed on May 13, 2016. Mayor Scalmanini called the meeting to order at 3:34 p.m. Roll was taken with the following **Councilmembers Present:** Douglas F. Crane, Maureen Mulheren, Kevin Doble, Vice Mayor Jim O. Brown, and Mayor Stephen G. Scalmanini. **Staff Present:** Sage Sangiacomo, City Manager; Ashley Cocco, Deputy City Clerk; and Kristine Lawler, City Clerk (*arriving at 9:10 p.m.*)

MAYOR SCALMANINI PRESIDING.

2. **PLEDGE OF ALLEGIANCE**

3. **BUDGET DISCUSSION**

a. Discussion and Consideration of the Status of Fiscal Year 2015-16 Budget Goals/Objectives and Draft Fiscal Year 2016-17 Budget Accomplishments and Goals/Objectives

Council received the following presentations:

City Clerk

Presenter: Kristine Lawler, City Clerk.

City Manager, City Council, Administrative Support, Miscellaneous Government, City Attorney, Treasury Management, Community Outreach, Successor Agency

Presenter: Sage Sangiacomo, City Manager.

Finance, Accounting, Purchasing, Billing and Collections

Presenter: David Spilman, Interim Finance Director.

Human Resources

Presenters: Melody Harris, Human Resources/Risk Management Director and Sherrie Mannion, Senior Management Analyst.

Economic Development, Downtown Business Improvement District, Low and Moderate Income Housing, Housing and Economic Development

Presenter: Shannon Riley, Senior Management Analyst.

Public Safety (Police)

Presenter: Chief Chris Dewey, Police Chief.

Public Safety (Fire)

Presenter: Chief John Bartlett, Fire Chief.

Community Services, Parks, Aquatics and Recreation, Conference Center, Building Maintenance, Alex Rorabaugh Recreation Center

Presenters: Maya Simerson, Project and Grant Administrator and Tami Bartolomei, Community Services Administrator.

THE CITY COUNCIL ADJOURNED THE WORKSHOP AT 5:52 P.M., TO BE CONTINUED AFTER THE REGULAR CITY COUNCIL MEETING.

Deputy City Clerk, Ashley Cocco, departed at 5:52 p.m.

THE CITY COUNCIL RECONVENED THE WORKSHOP AT 9:10 P.M.

City Clerk, Kristine Lawler, assumed clerk duties at 9:10 p.m.

Department presentations continued:

Community Planning

Presenter: Kevin Thompson, Principal Planner.

Building Inspection

Presenter: Charlie Stump, Planning and Community Services Director.

Public Works, Engineering, Streets, Traffic Signals, Storm Water, Landfill/Solid Waste, Water, Recycled Water, Garage, Corporation Yard

Presenters: Tim Eriksen, Public Works Director/City Engineer and Sean White, Water and Sewer Director.

Airport

Presenter: Greg Owen, Airport Manager.

Electric Utility, Street Lighting, Public Benefits

Presenter: Mel Grandi, Electric Utility Director.

4. PUBLIC COMMENT

5. ADJOURNMENT

There being no further business, the meeting adjourned at 10:45 p.m.

Ashley Cocco, Deputy City Clerk

Kristine Lawler, City Clerk

CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue
Ukiah, CA 95482

May 18, 2016
6:00 p.m.

1. **ROLL CALL**

Ukiah City Council met at a Regular Meeting on May 18, 2016, having been legally noticed on May 13, 2016. Mayor Scalmanini called the meeting to order at 6:15 p.m. Roll was taken with the following **Councilmembers Present:** Douglas F. Crane, Maureen Mulheren, Kevin Doble, Vice Mayor Jim O. Brown, and Mayor Stephen G. Scalmanini. **Staff Present:** Sage Sangiacomo, City Manager; Darcy Vaughn, City Attorney Pro-tem; and Kristine Lawler, City Clerk.

MAYOR SCALMANINI PRESIDING.

2. **PLEDGE OF ALLEGIANCE**

3. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

Presenters: Sage Sangiacomo, City Manager; Tim Eriksen, Public Works Director/City Engineer; and Chief Chris Dewey, Police Chief.

Staff Comments: Dave Kirch, Lead Equipment Mechanic and Officer Brett Chapman, Police Officer.

4. **PETITIONS AND COMMUNICATIONS**

5. **APPROVAL OF MINUTES**

- a. Minutes of May 4, 2016, a Regular Meeting, with administrative corrections.
- b. Minutes of May 12, 2016, a Special Meeting.

Motion/Second: Brown/Crane to approve the Minutes of May 4, 2016, a Regular Meeting with the administrative corrections, and the Minutes of May 12, 2016, a Special Meeting as submitted. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

6. **RIGHT TO APPEAL DECISION**

7. **CONSENT CALENDAR**

- a. Report of Disbursements for the Month of April – *Finance*.
- b. Notification of Purchase of Professional Services (*COU No. 1516-208*) from Indigo Studios for the Ukiah Police Department Performance Service Review, in an Amount Not to Exceed \$20,000 – *Police*.

- c. Approve the Purchase (*PO 44269*) from Wattco Equipment, Inc., in the Amount of \$13,812.82 and (1.) Approve the Funding from Insurance Proceeds of \$11,944.73 (10500000.44830) and a Transfer in from Asset Forfeiture of \$1,868.09 and (2.) Approve a Budget Amendment to Account 10520210.54100 in the Amount of \$13,812.82 for the Expenditure – *Police*.
- d. Authorize the City Engineer to Execute a Gas and Electric Extension Agreement (*COU No. 1516-209*) with PG&E for New Well 9 in the Amount of \$52,258.01 – *Public Works*.
- e. Authorize the City Manager to Negotiate and Execute a Lease Agreement (*COU No. 1516-205*) for the Use of Property Located in the Riverside Park Area to the Ukiah Youth Baseball League, Inc. – *Community Services*.

Motion/Second: Crane/Mulheren to approve Consent Calendar Item 7a-e, as submitted. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

8. **AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

Public Comment: Susan Knopf.

9. **COUNCIL REPORTS**

Presenter: Mayor Scalmanini.

10. **CITY MANAGER/CITY CLERK REPORTS**

Presenter: Sage Sangiacomo, City Manager.

11. **PUBLIC HEARINGS – 6:15 P.M.**

- a. **Conduct a Public Hearing on Proposed Adoption of Water Rates for the Period of June 2016 Through January 2020 to May 18, 2016 – *Water and Sewer*.**

Presenter: Sean White, Director of Water and Sewer.

PUBLIC HEARING OPENED AT 6:40 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:41 P.M.

12. **UNFINISHED BUSINESS**

- a. **Authorization of Amendment to Fiscal Year 2015/2016 Capital Improvement Plan for Grace Hudson Museum Roof Project – *Community Services*.**

Presenters: Sherrie Smith-Ferri, Museum Director and Tami Bartolomei, Community Services Administrator.

Motion/Second: Crane/Doble to authorize amendment to Fiscal Year 2015/2016 Capital Improvement Plan Budget document for the Museum Roof Capital Project. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

- b. **Approval of Contract Amendment to Team Ghilotti, Inc. in the Amount of \$79,522.61 for Additional Work on the North State Sewer Main Improvement Project and Corresponding Budget Amendment – *Public Works*.**

Presenters: Tim Eriksen, Public Works Director/City Engineer and Jarod Thiele, Public Works Analyst.

Public Comment: Tom Fletcher.

Motion/Second: Crane/Mulheren to approve contract amendment (COU No. 1516-128-A1) to Team Ghilotti, Inc. in the amount of \$79,522.61 for additional work on the North State Sewer Main Improvement Project and corresponding budget amendment. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

13. **NEW BUSINESS**

a. **Adoption of Resolution Calling for the Holding of a General Municipal Election to be Held on November 8, 2016, and to Consolidate and Request the County Clerk to Conduct said Election with the Statewide General Election; and to Adopt a Resolution and an Ordinance of the Voters Placing a Measure on the Ballot Imposing a 1/2 Cent Sales Tax in the City of Ukiah for Street Repair and Maintenance – Public Works and City Clerk.**

Presenters: Tim Eriksen, Public Works Director/City Engineer and Kristine Lawler, City Clerk.

Public Comment: Tom Fletcher and Mark Hilliker.

Motion/Second: Doble/Brown to adopt the resolution (2016-26) calling for the holding of a General Election November 8, 2016; to consolidate said Election with the Statewide General Election pursuant to Election Code §10403; and request the Board of Supervisors of the County of Mendocino to request the County Clerk to Conduct the Municipal Election of the City of Ukiah on Tuesday, November 8, 2016, pursuant to Election Code §10002. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

Motion/Second: Brown/Mulheren to adopt the resolution (2016-27) placing one ballot measure and one advisory ballot measure on the ballot for the November 8, 2016, election, transmitting measures to the City Attorney for impartial analysis and establishing deadline for arguments for or against the measures. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

Motion/Second: Brown/Mulheren to adopt the ordinance increasing the existing transactions and use tax by amending Section 1790 and 1792 of Chapter 8c of Division 1 of the Ukiah City Code. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

ORDINANCE NO. 1165

AN ORDINANCE OF THE VOTERS OF THE CITY OF UKIAH INCREASING THE EXISTING TRANSACTIONS AND USE TAX BY AMENDING SECTION 1790 and 1792 OF CHAPTER 8C OF DIVISION 1 OF THE UKIAH CITY CODE

Note: *This ordinance does not go into effect unless approved by voters at the November 8, 2016, election.*

Council Consensus to refer the argument in favor to the Ad Hoc Committee and Staff to draft and bring back to Council at the June 1, 2016, City Council meeting.

b. Adoption of Resolution Revising Schedule of Parking Penalties for the City of Ukiah Municipal and California State Vehicle Code Violations – Police.

Presenter: Chief Chris Dewey, Police Chief.

Public Comment: Tom Fletcher and Mark Hilliker.

Motion by Councilmember Crane, Seconded by Councilmember Doble to adopt a resolution approving revised schedule of parking penalties for the City of Ukiah Municipal and California State Vehicle Code Violations.

Councilmember Doble withdrew his second and motion dies for lack of a second.

Motion by Councilmember Doble, Seconded by Councilmember Crane to approve the rate change but not the proposed three-year increases, and should an ad hoc be formed they re-visit the fees as part of their assignment.

Upon the Second's suggestion, Councilmember Doble amended the motion to read:

Motion by Councilmember Doble, Seconded by Councilmember Crane to approve the rate change with a three to four percent increase [per year], and request that should an ad hoc be formed, for them to discuss the fees.

The Maker of the motion and the Second agreed to amend the motion as follows:

Motion/Second: Doble/Crane to adopt the resolution (2016-28) approving the rate change, setting the fee at \$55 with no incremental increase (*striking columns two and three with the effective dates of July 1, 2017, and July 1, 2018, from the resolution*), and, should an ad hoc be formed, to direct the ad hoc to address the fee issue in their discussion and bring back to Council. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, and Brown; NOES: Scalmanini. ABSENT: None. ABSTAIN: None.

c. Discussion Regarding Downtown Parking Management and Creation of a Parking Ad Hoc Committee – Administration/Economic Development.

Presenter: Shannon Riley, Senior Management Analyst.

Public Comment: Tom Fletcher.

Councilmember Doble made the recommendation for Councilmember Mulheren and Vice Mayor Brown to serve on the ad hoc.

Motion/Second: Brown/Mulheren to appointment Councilmember Mulheren and Vice Mayor Brown to serve on a parking ad hoc committee regarding downtown parking management to be joined by Police, Public Works, Community Services, Planning, and Economic Development Staff. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

d. Adopt Resolution for a Business Arrangement Between City of Ukiah, Sun House Guild, and Grace Hudson Museum Endowment Fund – Community Services.

Presenters: Sherrie Smith-Ferri, Museum Director and Tami Bartolomei, Community Services Administrator.

Motion/Second: Brown/Mulheren to adopt a resolution (2016-29) for a business arrangement between the City of Ukiah, the Sun House Guild, and the Grace Hudson Museum Endowment Fund. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

e. Approval of Contract with UC Davis for Groundwater Characterization Study for \$35,000 – Water and Sewer.

Presenter: Sean White, Water and Sewer Director.

Public Comment: Devon Jones, Mendocino County Farm Bureau.

Motion/Second: Crane/Doble to approve contract (COU No. 1516-206) with UC Davis in the amount of \$35,000 for a Groundwater Characterization Study. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

14. CLOSED SESSION

a. Conference with Legal Counsel – Existing Litigation

(Cal. Gov't Code Section 54956.9(d)(1))

Name of case: *City of Ukiah v. Questex, LTD, et al, Mendocino County Superior Court, Case No. SCUK- CVPT-15-66036*

b. Conference with Legal Counsel – Existing Litigation

(Government Code Section 54956.9(d)(1))

Name of case: *Ukiah Valley Sanitation District v. City of Ukiah, Mendocino County Superior Court, Case No. SCUK-CVC-13-63024*

c. Conference with Legal Counsel – Existing Litigation

(Cal. Gov't Code Section 54956.9(d)(1))

Name of case: *County of Mendocino v. Solid Waste System, Inc. et al., Mendocino County Superior Court, Case No. SCUK-CVG-11-59459*

No action was taken on Closed Session items.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 9:05 p.m.

Kristine Lawler, City Clerk

**CITY OF UKIAH
CITY COUNCIL MINUTES
Special Meeting
WASTE WATER TREATMENT PLANT
300 Plant Road
Ukiah, CA 95482
AND
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue
Ukiah, CA 95482**

**May 23, 2016
4:00 p.m.**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Ukiah City Council met for a Special Meeting on May 23, 2016, which was legally noticed on May 18, 2016, Chair Ronco and Mayor Scalmanini called the meeting to order at 4:01 p.m. Roll was taken with the following **Present:**

- o **City Councilmembers Present:** Maureen Mulheren, Kevin Doble, Vice Mayor Jim O. Brown, and Mayor Stephen G. Scalmanini. **Absence by Prearrangement:** Douglas F. Crane.
- o **Ukiah Valley Sanitation District (UVSD) Directors Present:** Travis Forrester; Vice-Chair Robert Page; and Chair James Ronco. **Absence by Prearrangement:** Theresa McNerlin and Ken Marshall.

2. TOUR OF WASTE WATER TREATMENT PLANT (WWTP)

a. Tour Begins at 4:00 p.m. at the Waste Water Treatment Plant, 300 Plant Road, Ukiah, California, 95482.

Presenter: Andy Luke, Wastewater Treatment Plant Supervisor.

THE CITY COUNCIL AND THE UVSD BOARD ADJOURNED FROM THE WASTE WATER TREATMENT PLANT AND RECONVENED AT THE CIVIC CENTER COUNCIL CHAMBER AT 6:18 P.M.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE - Continued

Roll call was taken with the following **Present:**

- o **City Councilmembers Present:** Douglas F. Crane, Maureen Mulheren, Kevin Doble, Vice Mayor Jim O. Brown, and Mayor Stephen G. Scalmanini.
- o **City Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; Tim Eriksen, Public Works Director/City Engineer; Sean White, Water and Sewer Director; and Kristine Lawler, City Clerk.
- o **Ukiah Valley Sanitation District (UVSD) Directors Present:** Travis Forrester, Theresa McNerlin, Ken Marshall, Vice-Chair Robert Page, and Chair James Ronco.

- o **Sanitation District Staff Present:** Frank McMichael, District Manager.

Pledge of Allegiance was led by Francis Herman.

3. **PUBLIC COMMENT**

No public comment was received.

4. **NEW BUSINESS**

a. Discussion of Goals and Objectives for FY 2016-17 Budget.

Presenters: Sage Sangiacomo, City Manager; Tim Eriksen, Public Works Director/City Engineer; Sean White, Water and Sewer Director; and Frank McMichael, District Manager.

Public Comment: Ernie Wipf.

5. **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:04 p.m.

Kristine Lawler, City Clerk



ITEM NO.: 7a

MEETING DATE: June 1, 2016

AGENDA SUMMARY REPORT

SUBJECT: ADOPTION OF RESOLUTION APPOINTING BILL R. BEARD TO THE AIRPORT COMMISSION AS A COMMISSIONER WHO MAY RESIDE OUTSIDE THE CITY LIMITS BUT WITHIN MENDOCINO COUNTY

Summary: The Clerk's office has received an application for appointment to the current vacancy on the Airport Commission from Bill R. Beard, which the City Clerk is recommending for approval.

Background: The Ukiah City Code, Section 1101 reads: *The Airport Commission shall consist of five (5) members. Except as provided herein, three (3) of the members shall be residents of the city and two (2) may reside outside the city limits but within Mendocino County.* The resignation of Carl Steinman created a vacancy on the Airport Commission for a Commissioner who may reside outside the city limits but within Mendocino County.

Resolution 2014-48 (Attachment 1) sets forth the procedure for filling vacancies on City Boards and Commissions. Vice Mayor Brown is next in line to make a nomination.

Discussion: The City Clerk's office has received an application (Attachment 2) for appointment to the current vacancy on the Airport Commission from Bill R. Beard, and a written nomination (Attachment 3) from Vice Mayor Brown nominating Bill R. Beard to the Airport Commission. Staff is recommending the adoption of the Resolution (Attachment 4) approving the nomination and appointment of Bill R. Beard as a Commissioner who may reside outside the city limits but within Mendocino County.

BOARD/ COMMISSION	NAME	POSITION	NOMINATED BY COUNCILMEMBER
Airport Commission	Bill R. Beard	Commissioner who may reside outside the city limits but within Mendocino County	Jim O. Brown

FISCAL IMPACT:				
Budgeted Amount in 15-16 FY	New Appropriation Source of Funds (Title & No.)	Account Number	Budget Amendment Required	Previous Contract or Purchase Order No.
N/A	N/A	N/A	Yes ☐ No ☒	N/A

RECOMMENDED ACTION(S): Adopt the resolution approving the nomination and appointing Bill R. Beard to the Airport Commission as a Commissioner who may reside outside the city limits but within Mendocino County; term expiring June of 2019.

ALTERNATIVES: Do not approve nomination; provide direction to Staff.

Citizens advised: Vacancies postings are on-going; last updated on April 25, 2016. General listings noticed in Ukiah Daily Journal on July 10, 2015.

Requested by: N/A

Contact/Prepared by: Ashley Cocco, Deputy City Clerk.

Coordinated with: Kristine Lawler, City Clerk and Greg Owen, Airport Manager.

Presenter: Kristine Lawler, City Clerk.

Attachments: 1. Resolution 2014-48; 2. Application; 3. Nomination; 4. Resolution to make appointment

COUNCIL ACTION DATE: _____: ☐ Approved ☐ Continued to _____ ☐ Other _____

RECORDS APPROVED: ☐ Agreement: _____ ☐ Resolution: _____ ☐ Ordinance: _____

Note: Please write Agreement No. in upper right corner of agreement when drafted.

Approved: 
Sage Sangiacomo, City Manager

RESOLUTION NO. 2014-48**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING PROCEDURE FOR FILLING VACANCIES ON CITY BOARDS AND COMMISSIONS****WHEREAS,**

1. Ukiah City Code 1151 and 1161 provides that members of the Design Review Board and Planning Commission shall be appointed in accordance with a procedure established by resolution of the City Council; and
2. The City Council has determined that using a uniform procedure will insure fair and consistent treatment of candidates and Councilmembers; and
3. The City Council has determined to amend its procedures for appointing board members and commissioners.

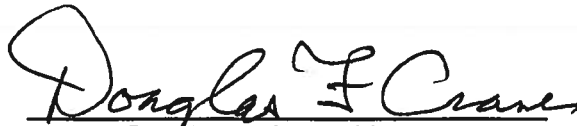
NOW, THEREFORE, BE IT RESOLVED, that the Ukiah City Council hereby adopts the following amended procedure for filling vacancies on the City's boards and commissions:

- The City Council shall develop a pool of applicants for vacancies by posting a general advertisement once a year, preferably in June before the June 30th expirations, in a newspaper of general circulation in Ukiah, and by noticing available vacancies as they occur on the city's website, in the library, on popular social media sites (Facebook and Twitter), and in the glass cabinet located in front of the Civic Center subject to Government Code Section 54970-54974. Applications shall be received, reviewed for eligibility, and brought forward as they are submitted.
- If more applications have been received than position(s) available, the City Council will conduct interviews for the position.
- All applications received shall be kept on file in the City Clerk's office for a period of one (1) year.
- Incumbents seeking reappointment for an additional term only need to complete the contact portion of the application and not the questionnaire.
- City staff seeking appointment in their capacity as City staff and elected officials seeking appointment in their capacity as elected officials do not need to fill out an application.
- **Nominations:** Each Councilmember, including the Mayor, shall have the right to nominate a candidate from the available pool of applicants.
 - a. The right to place a name before the City Council for consideration shall rotate among the Councilmembers based on seniority with the most senior Councilmember going first.
 - b. The Council shall vote on nominations presented.
 - c. A councilmember's right to make a nomination shall rotate to the next most senior Councilmember, once that Councilmember's nomination is approved by a majority vote of the Councilmembers present, or the Councilmember agrees to pass the nomination to the next most senior Councilmember.
 - d. This process for rotating the right to nominate candidates among Councilmembers to fill vacancies shall be followed for each separate board or commission.

1. The City Clerk shall maintain a record of the last Councilmember to make a nomination for each board or commission.
2. When another vacancy must be filled on that board or commission, the next Councilmember in line to make a nomination for that board or commission shall make the first nomination to fill the vacancy.

PASSED AND ADOPTED this 17th day of December, 2014, by the following roll call vote:

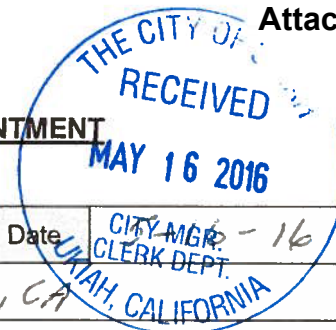
AYES: Councilmembers Mulheren, Doble, Brown, Scalmanini, and Mayor Crane
NOES: None
ABSTAIN: None
ABSENT: None


Douglas F. Crane, Mayor

ATTEST:


Kristine Lawler, City Clerk

**CITY OF UKIAH
AIRPORT COMMISSION APPLICATION FOR APPOINTMENT**

**A. General Information**

Full Name	Bill R. Beard				Date	5-16-16	
Residence Address (Physical Address, not PO)	[REDACTED] UKIAH, CA				CITY MGR. CLERK DEPT. UKIAH, CALIFORNIA		
Mailing Address (if different from above)							
Home Phone	(707)	[REDACTED]	Work Phone	()			
Email	[REDACTED]			Cell Phone	[REDACTED]		
Employer	Retired (see attached)						
Job Title/Position				Employed Since			
How long have you resided in:	Ukiah?	38 yrs.	Mendocino County?	YES	California?	YES	
Please list community groups or organizations you are affiliated with and list any offices held.	UKIAH HOST LIONS CLUB President 1993-1994						

B. Please answer the following on a separate sheet(s) of paper and attach.

1. Why are you applying to serve on the City of Ukiah's Airport Commission?
2. What is your understanding of the purpose, role, and responsibility of the Airport Commission?
3. What do you believe are the three most important Airport related issues facing our community and why?
4. In your opinion, what type of Airport programs or Airport development should the City encourage?
5. In your opinion, what type of Airport programs or Airport development should the City discourage?
6. What kind of ideal community do you envision for Ukiah?
7. Do you have any known projects or conflict of interest related to this Commission (business and/or personal)?
8. How do you believe your own skills, experience, expertise and perspectives will be beneficial to the work of the Airport Commission?
9. Are there any other City of Ukiah Committees/Commissions in which you are interested and on which you would be willing to serve?

Bill R. Beard
Signature of Applicant

5-16-16
Date

Thank you for your interest in serving your community and the City of Ukiah. This position is open until Filled.

Please return this application and attachments to the City Clerk's office at 300 Seminary Avenue, Ukiah, CA 95482. If you have any questions, please contact the City Clerk's office at (707) 463-6217.

Bill R. Beard

Ukiah, CA 95482

City of Ukiah Airport Commission

Supplemental Answer Sheet Application for Appointment

1. From the time I was in my teens I have been interested in flying which introduced me to the value of local airports not only for recreation but the economic benefits to the community.
2. The role of the Airport Commission is to review the operations, policies, goals and future development of the airport as well as the annual budget to make recommendations to the City Manager and City Council
3. Most Important Airport issues:
 - a. Maintain revenue and maintenance costs to provide a self-supporting budget.
 - b. Plan ahead for repair on improvements costs to provide adequate funding including applications for funding from FAA or the State.
 - c. The air tankers stationed on the Airport are a huge asset for local fire safety in addition to providing a revenue stream for airport operations. A new facility at the airport for this purpose with a long-term lease would provide a more secure future for continued operations at this site.
4. A new air tanker facility as noted above and existing or new businesses who find that aircraft for travel or transportation of goods may benefit them
5. Rather than specifically limiting operations, all operations should be considered based on their merits and potential enhancement of the airport with priority being given to those that enhance the airport operations.
6. I would like to see a thriving community serving as a desirable place to live with jobs that support families. A successful airport can be an effective conduit for conducting many kinds of businesses in this Valley.
7. No conflicts.

8. As the Asst. Director of Public Works then City Engineer for the City of Ukiah from 1977 to 1995 I had the privilege of overseeing the airport operations which included establishing clear zones at each end of the airport which included elimination of residences and tree removal.

I was also involved in contract management for runway repairs and extending the south taxiway.

I have served two terms as a County member on the Airport Commission.

This experience gives me the unique experience of understanding the airport functions and operations.

9. Not at this time. Thank you.

MEMORANDUM



City of Ukiah

Date: May 24, 2016
To: Kristine Lawler, City Clerk
From: Vice Mayor Jim O. Brown
Subject: Nomination for Airport Commission

I nominate Bill R. Beard for the Airport Commission as a Commissioner who may reside outside the city limits but within Mendocino County be considered at the June 1, 2016, City Council Meeting.

Signature _____

A handwritten signature in blue ink, appearing to read "Jim O. Brown". The signature is written over a horizontal line and features a large, stylized loop at the beginning.

RESOLUTION NO. 2016-**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ACCEPTING THE NOMINATION AND APPOINTING BILL R. BEARD TO THE AIRPORT COMMISSION**

WHEREAS, the vacancies for City Boards and Commissions are noticed annually in the Ukiah Daily Journal; and were last noticed on July 10, 2015; and were last posted on April 25, 2016, on the City's website, in the glass cabinet in front of the Civic Center, in the Ukiah County Library, in the Public View Binder, and in the City Clerk's office, with no other open applications having been received; and

WHEREAS, there is currently one vacant position on the Airport Commission; and

WHEREAS, Bill R. Beard requests appointment to the Airport Commission as a Commissioner who may reside outside the city limits but within Mendocino County; and

WHEREAS, the City Clerk's office has received written notification from Vice Mayor Brown nominating Bill R. Beard.

NOW, THEREFORE, BE IT RESOLVED, that the Ukiah City Council approves the nomination, submitted per procedures outlined in Resolution 2014-48 and does hereby appoint the following person and term:

BOARD/ COMMISSION	NAME	POSITION	NOMINATED BY	TERM ENDING
Airport Commission	Bill R. Beard	Commissioner who may reside outside the city limits but within Mendocino County	Vice Mayor Brown	June 2019

PASSED AND ADOPTED this 1st day of June, 2016, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Stephen G. Scalmanini, Mayor

ATTEST:

Kristine Lawler, City Clerk



ITEM NO.: 7b

MEETING DATE: June 1, 2016

AGENDA SUMMARY REPORT

SUBJECT: APPROVE AMENDMENT FOR SPECIFICATION NO. 15-16 WITH CUPPLES AND SONS CONSTRUCTION TO INCORPORATE REVISED FOUNDATION REQUIREMENTS OF GRACE HUDSON MUSEUM BRUSH ARBOR INTERPRETIVE STRUCTURE IN THE AMOUNT OF \$13,491

Summary: Council will consider action to amend the contract with Cupples and Sons Construction to incorporate revised foundation requirements of the Grace Hudson Museum Brush Arbor structure.

Background: The City is currently facilitating design and construction of the Grace Hudson Nature Education Facility Project funded through Proposition 84 grant. In April 2016, the City Council amended the scope of work for Specification No. 15-16 for the construction of the Outdoor Classroom and Boardwalk, to include the installation of the Brush Arbor Interpretive structure. The Brush Arbor Plan-set is included as Attachment #1.

Discussion: Cupples and Sons Construction is the general contractor for Specification No. 15-16 and Menton Builders, Inc. is the subcontractor for the installation for the Brush Arbor. Cupples and Sons has a Class B license for buildings and a C-12 license for earth work. Similarly, Menton Builders holds appropriate licensing for the carpentry and the expertise with peeled pole structures. The City Council approved the contract amendment for the Brush Arbor installation on April 6, 2016, in the amount of \$39,950.

Following Council action, the Structural Engineer took a second look at the foundation detail for the building permit calculations and recommended enhancing the strength and size of the Arbor's foundation footings to provide greater stability. The project team agreed this was a necessary improvement. The footing detail is included in Attachment #2 Architect Supplemental Information item #11 (ASI #11). The project team also determined it would be ideal for the contractor to install the shade sail brackets before the entire structure is erected, this detail is provided in Attachment #3, Architect Supplemental Information Item #12 (ASI #12).

Continued on Page 2

RECOMMENDED ACTION(S): Approve amendment to contract with Cupples and Sons Construction for Specification No. 15-16 to incorporate revised foundation requirements for Grace Hudson Museum Brush Arbor Interpretive structure in the amount of \$13,491.

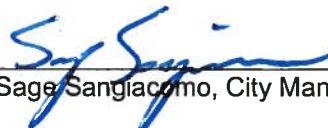
ALTERNATIVES: Remand to staff with other direction.

Citizens advised: N/A
Requested by: N/A
Contact/Prepared by: Sherrie Smith-Ferri, Museum Director and Katie Marsolan, Project Analyst.
Coordinated with: Mary Horgar, Purchasing Supervisor and Tami Bartolomei, Community Services Administrator.
Presenter: Sherrie Smith-Ferri, Museum Director.
Attachments: 1. Brush Arbor Interpretive Item Plan-set
2. Architect Supplemental Information Item #11, ASI #11
3. Architect Supplemental Information Item #12, ASI #12
4. Change Order for ASI #11 & ASI #12

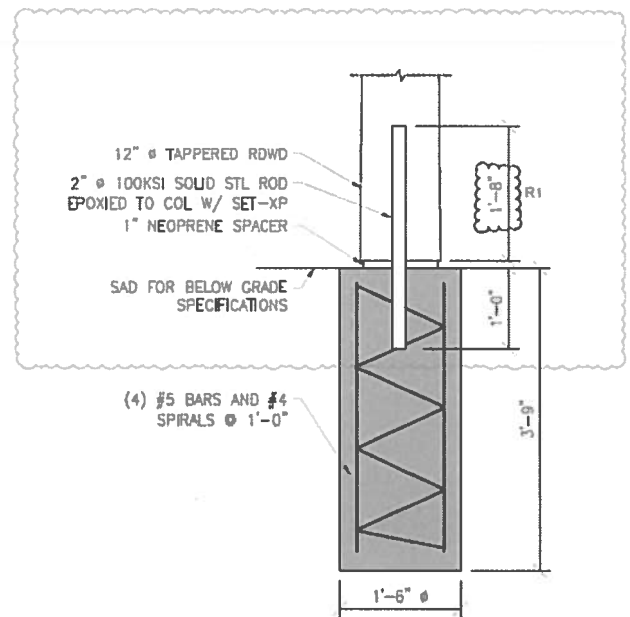
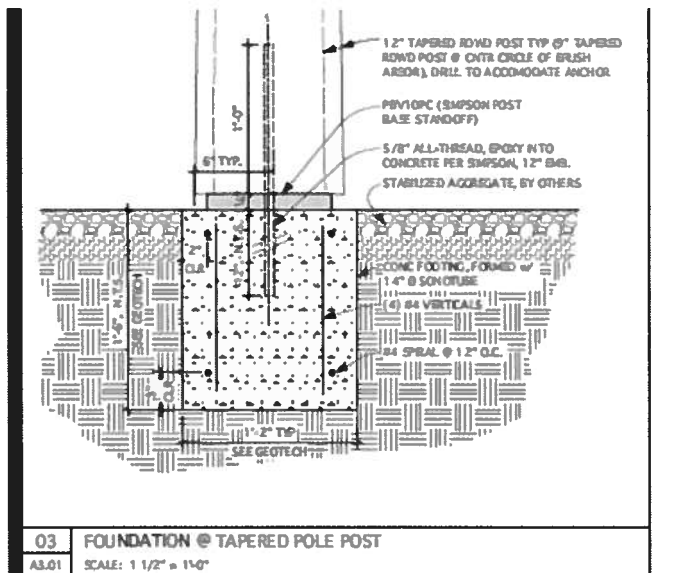
COUNCIL ACTION DATE: _____: ☐ Approved ☐ Continued to _____ ☐ Other _____

RECORDS APPROVED: ☐ Agreement: _____ ☐ Resolution: _____ ☐ Ordinance: _____

Note: Please write Agreement No. in upper right corner of agreement when drafted.

Approved: 
Sage Sangiacomo, City Manager

The major change in ASI #11 and #12 is deeper and wider footing (increasing from one foot six inches deep to three feet nine inches deep). The benefit of the revised foundation requirement is greater structural integrity for the large Brush Arbor structure. This change requires an increase in excavation for a wider and deeper hole, a wider and deeper cage, an increase in concrete, and an increase in the labor to prepare the larger footings and install the cages and concrete. In addition, the increased size of the rod requires the contractor to increase the size and amount of drilling, necessitating the rental of equipment and increased labor.



5 TYPICAL POST FOUNDATION FOR ALL
S0.1 1/2" = 1'-0"

Foundation detail per contract April 2016

New Foundation detail per ASI #11 & #12

Cupples and Sons Construction has provided the City with the pricing to perform the increased scope of work as outlined in ASI#11 and ASI#12 for the on-site installation of the Brush Arbor. Change Order #12 (Attachment #4) includes the additional equipment, materials and labor for Cupples and Menton Builders to execute the revised foundation requirements.

ASI #11 & 12 Revised Foundation Detail	\$750 Equipment Operator- earthwork \$1,975 Equipment Rental - drill \$1,925 Materials- cages, epoxy, other	
On-site Installation Cupples/Menton CO # 12	\$6,220 Labor \$2,621 Contractor overhead, bond, coordination, additional days to perform contract	Total \$ 13,491

The proposed amendment reflects a further-improved design for a very custom structure, enhancing the structure's stability, strength and longevity. Staff feels that the proposed changes are necessary improvements. This was not a change that resulted from an error or at the request of the contractor, but instead was identified by the Structural Engineer and project team to improve construction methods and integrity of the structure. Staff and architect met with the contractor to review the initial proposed costs and some items were reduced or eliminated at staff request.

Staff is recommending that Council approve this amendment to the contract with Cupples and Sons Construction in an amount not to exceed \$13,491. This work is budgeted in fund 31022700 and funded by the Proposition 84 Nature Education Facility Grant.

The scope of work for Spec 15-16 includes the Outdoor Classroom, the Boardwalk, the Brush Arbor, the rainwater catchment system, as well as grading, drainage, and electrical. These components will be completed by July 2016, with the remaining construction for landscaping and exhibit installation continuing into January 2017.

FISCAL IMPACT:				
Budgeted Amount in 15-16 FY	New Appropriation Source of Funds (Title & No.)	Account Number	Budget Amendment Required	Previous Contract or Purchase Order No.
\$1,803,412	Museum Grant Infrastructure Nature Education Facility	31022700.80230	Yes ☐ No ☒	Specification No. 15-16



DRAWING INDEX

Sheet Number	Sheet Name
A2.01	General Notes, Code Analysis & Brush Arbor Plan
A3.01	Brush Arbor Exterior Elevations, Section & Details
S0.1	Structural Notes & General Details

GRACE HUDSON MUSEUM NATURE EDUCATION

INTERPRETIVE ITEM #1: Brush Arbor



Ann Baker
Landscape Architecture

ARKIN + TILT ARCHITECTS
Ecological Planning & Design



SITE PLAN

SCALE: 1/32" = 1'-0"



VICINITY MAP



PROJECT
LOCATION:
GRACE
HUDSON
MUSEUM

PROJECT TEAM

**PRIME:
LANDSCAPE ARCHITECT**
Ann Baker Landscape Architecture
1016 McNear Ave.
Petaluma, CA 94952
510-926-2557
P.M. Ann Baker

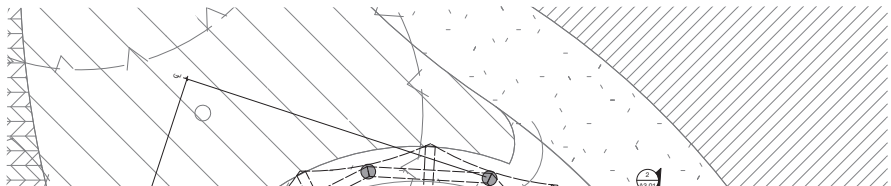
**CONSULTANT:
ARCHITECT**
Arkin Tilt Architects
1101 8th Street, #180
Berkeley, CA 94710
510-528-9830
P.M. David Arkin

OWNER:
Grace Hudson Museum & Sun House
411 S Main St
Ukiah, CA 95482
707-467-2836
Contact: Sherrie Smith-Ferri

STRUCTURAL ENGINEER
KDSE
1101 8th Street, #180
Berkeley, CA 94710
510-528-5394
P.M. Kevin Donahue

SCOPE NOTES:

1. THE SCOPE IS TO INCLUDE COMPLETE GROUND-UP ASSEMBLY OF THE BRUSH ARBOR STRUCTURE, AS SHOWN IN THE DRAWINGS, LOCATED PER THE SITE PLAN.
2. THE SITE WILL BE PROVIDED TO THE CONTRACTOR CLEARED, GRUBBED, AND ROUGHLY GRADED, w/ FINISH GRADE MARKED, READY TO RECEIVE WORK.
3. ADJACENT GRADING, LANDSCAPE INSTALLATIONS, PATHS, ELECTRICAL WORK, IRRIGATION SYSTEMS, ARE NOT INCLUDED IN THE SCOPE. FINAL GRADING AND SURFACE FINISH UNDER THE BRUSH ARBOR IS NOT INCLUDED IN THE SCOPE.
4. ALL REDWOOD POLES ARE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
5. SHADE SAIL FABRIC AND TURNBUCKLES ARE PROVIDED AND INSTALLED BY OWNER.



1. THE SCOPE IS TO INCLUDE COMPLETE GROUND-UP ASSEMBLY OF THE BRUSH ARBOR STRUCTURE, AS SHOWN IN THE DRAWINGS, LOCATED PER THE SITE PLAN.
2. THE SITE WILL BE PROVIDED TO THE CONTRACTOR CLEARED, GRUBBED, AND ROUGHLY GRADED, w/ FINISH GRADE MARKED, READY TO RECEIVE WORK.
3. ADJACENT GRADING, LANDSCAPE INSTALLATIONS, PATHS, ELECTRICAL WORK, IRRIGATION SYSTEMS, ARE NOT INCLUDED IN THE SCOPE. FINAL GRADING AND SURFACE FINISH WORK UNDER THE BRUSH ARBOR IS NOT INCLUDED IN THE SCOPE.
4. ALL REDWOOD POLES ARE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
5. SHADE SAIL FABRIC AND TURNBUCKLES ARE PROVIDED AND INSTALLED BY OWNER.

CITY OF UKIAH



City of Ukiah

GRACE HUDSON NATURE
EDUCATION PROJECT
Interpretive Item #1 - Brush Arbor
Grace Hudson Museum
431 S Main Street
Ukiah, California

DATE 2/9/16	
SCALE 1/4" = 1'-0"	
DESIGN ATA	DRAWN

A2.01

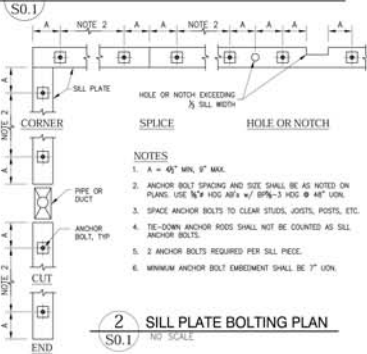
STANDARD HOOKS:



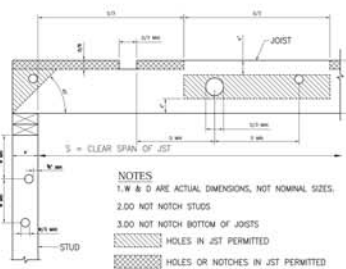
MINIMUM CONCRETE COVER:

ITEM	THICKNESS	LOCATION	CLR COVER
FOOTINGS OR BM'S PIERS	-	TOP	3"
		FORMED SIDES	1 1/2"
		UNFORMED SIDES	3"
WALLS	10" OR MORE	INTERIOR FACE	3/4"
		EXTERIOR FACE	3/4"
SLABS	8" OR LESS	TOP	ON CL. UON
		BOTTOM	3/4"
	8" OR LESS	TOP	3/4"
		BOTTOM	ON CL. UON

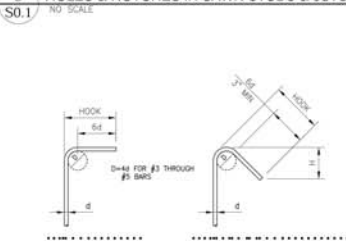
REINF STANDARD HOOKS & CONC COVER



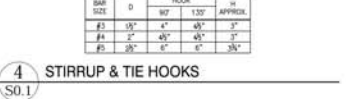
SILL PLATE BOLTING PLAN



HOLES & NOTCHES IN SAWN STUDS & JSTS



STIRRUP & TIE HOOKS



I. GENERAL:

1. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE BRACING, SHORING, AND SUPPORT OF ALL TEMPORARY CONSTRUCTION, TEMPORARY EXCAVATION, AND PARTIALLY COMPLETED PORTIONS OF THE BUILDING, SUCH BRACING, SHORING AND SUPPORT MUST INSURE THE SAFETY OF THE ADJACENT PROPERTY AND OF ANY PERSONS WHO MAY COME IN CONTACT WITH THE PROJECT.
4. VERIFY ALL SITE CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. BEFORE STARTING WORK. REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF ANY DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND ARCHITECTURAL, MECHANICAL, OR PLUMBING DRAWINGS, NOTIFY THE ARCHITECT BEFORE PROCEEDING.

II. FOUNDATION AND GRADING:

1. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL OF GOOD BEARING QUALITY.
2. THE GEOTECHNICAL REPORT FOR 433 SOUTH MAIN ST., 2014/2014 HAS BEEN PREPARED BY SHN CONSULTING ENGINEERING & GEOLOGISTS, INC. ALL FOUNDATION AND GRADING WORK SHALL BE UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. REFER TO THE GEOTECHNICAL REPORT.
3. NOTIFY THE GEOTECHNICAL ENGINEER 24 HOURS BEFORE BEGINNING ANY GRADING OR EXCAVATING.
4. DESIGN BEARING PRESSURES FOR FOOTINGS ARE AS FOLLOWS:
DEAD PLUS LIVE LOAD 1500PSF
TOTAL LOAD (INCL. WIND OR SEISMIC) 2250PSF

III. CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 5 BAGS PER CUBIC YARD AND A SLUMP OF 3 TO 4 INCHES. THE CONCRETE SUPPLIER SHALL SUBMIT THE MIX DESIGN FOR REVIEW.
2. NOTIFY THE STRUCTURAL ENGINEER 24 HOURS BEFORE PLACING CONCRETE. NO CONCRETE SHALL BE PLACED BEFORE THE STRUCTURAL ENGINEER HAS INSPECTED THE REINFORCING STEEL OR MADE SUCH INSPECTION.
3. ALL CONCRETE SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR. 4. ANCHORS AND DOWELS TO EXISTING CONCRETE:
ADHESIVE - USE ONE OF THE FOLLOWING:
"POWER FAST" EPOXY INJECTION GEL BY POWERS FASTENING, INC. (PAWI) INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND CC EVALUATION REPORT #4014.
"TIT 17" ADHESIVE SYSTEM BY SAMPSON STRONG-TIE COMPANY, INC. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND CC EVALUATION REPORT #4014.
MINIMUM EMBEDMENT - SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE DRAWINGS:
DOWELS AND ANCHOR BOLTS:
#4 (1/2") DOWEL OR 1/2" DIAMETER ALL-THREAD ROD - 1' EMBEDMENT
#5 (5/8") DOWEL OR 5/8" DIAMETER ALL-THREAD ROD - 1' EMBEDMENT
#6 (3/4") DOWEL OR 3/4" DIAMETER ALL-THREAD ROD - 1' EMBEDMENT
#7 (7/8") DOWEL OR 7/8" DIAMETER ALL-THREAD ROD - 1' EMBEDMENT
TIE DOWN ANCHOR RODS:
DOUBLE THE ABOVE EMBEDMENT DEPTHS, UNLESS OTHERWISE NOTED. LAPPING - ALL REBAR SHALL BE LAPPED NOT LESS THAN A LENGTH EQUIVALENT TO 42 TIMES DIAMETERS.
5. A MAXIMUM FLY ASH POZZOLAN SUBSTITUTION FOR PORTLAND CEMENT OF 50% MAY BE USED BUT NOT EXCEEDED.

IV. CARPENTRY:

1. [Symbol] INDICATES BLOCKING; [Symbol] INDICATES CONTINUOUS MEMBER.
2. FRAMING LUMBER SHALL BE DOUGLAS FIR GRADED AS FOLLOWS:
SILLS AND LEDGERS ON CONCRETE OR CONCRETE BLOCK - DOUGLAS FIR - PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
PARTS, STUDS, PLATES, BLOCKING, ETC. - NO. 2 OR BETTER, U.O.N.
POSTS 5" AND WIDER, JOISTS AND BEAMS - NO. 1 U.O.N.
ALL NEW 24 FLOOR FRAMING (JOISTS, BLOCKING, HEADERS AND BEAMS) SHALL BE SURFACED DRY LUMBER WITH THE DESIGNATION "S-DRY" INCLUDED IN THE GRADE MARK. 4X AND THICKER LUMBER MAY BE S-GN.
3. TIE, PARALLAM (PS), MICROCOLLUM (LV), AND TRIMMERSTRAND (SL) ARE MANUFACTURED BY LEVEL WETTER/VALVE OF BOSE, ICAHO. USE 2 OR PARALLAM PSL AND 1/2 MICROCOLLUM LV.
- PARALLEL STRAND LUMBER (PSL) TRUSJOIST "PARALLAM" BENDING, FB
HORIZONTAL SHEAR, TV
COMPRESSION PERPENDICULAR TO GRAIN, FC PERP
MODULUS OF ELASTICITY, E
2,900 PSI
290 PSI
750 PSI
2,000,000 PSI
4. SHEATHING:
WOOD SHEATHING SHALL CONFORM TO PS 1-07 OR PS 2-04, EXPOSURE 1, WHICH CAN INCLUDE PWD AND OSB. FLOOR AND ROOF SHEATHING SHALL BE PLACED WITH LONG AXIS OF PANELS PERPENDICULAR TO SUPPORTS AND WITH STAGGERED END JOINTS.
ROOF - 5/8" OR 15/32" 4000 APA RATED SHEATHING WITH TAG EDGES [UNBLOCKED, UON], THIS CAN APPLY TO OSB WHEN 1/2" OR 15/32" 4000 APA RATED SHEATHING WITH TAG EDGES IS PREFERRED USE ONE PLYCLIP PER JOIST SPACE AT ALL UNSUPPORTED EDGES IF JOIST SPACING EXCEEDS 1'-4".
NAIL ALL SUPPORTED EDGES WITH 12D @ 6" O.C. ALL OTHER BEARINGS WITH 12D @ 12" OFFSET PANEL GRID IN ONE DIRECTION. WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES WITH MIN 12D @ 6" O.C. FLOOR - 5/8" OR 15/32" 24 O.C. APA RATED STURD-FLOOR WITH TAG EDGES [UNBLOCKED, UON], THIS CAN APPLY TO OSB. NAIL ALL SUPPORTED EDGES WITH 12D @ 6" O.C. ALL OTHER BEARINGS WITH 12D @ 12" OFFSET PANEL GRID IN ONE DIRECTION. WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES WITH MIN 12D @ 6" O.C. WALLS - (WHERE SHOWN ON PLANS) 1/2" 32/16 APA RATED SHEATHING, THIS CAN APPLY TO OSB. EDGES BLOCKED. PANELS 1/2" LESS IN THICKNESS THAN INDICATED ARE ACCEPTABLE. NAIL ALL PANEL EDGES PER SHEAR WALL SCHEDULE WHERE INDICATED OR WITH 12D @ 6" O.C. N. NAIL ALL OTHER BEARINGS WITH 12D @ 12".
5. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE CALIFORNIA BUILDING CODE.
6. FASTENERS FOR PRESSURE TREATED AND FIRE RETARDANT WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
7. JOIST HANGERS AND OTHER SHEET METAL CONNECTIONS SHALL BE AS PROVIDED BY SAMPSON COMPANY OF SAN LEANDRO, CA. OR EQUIV.
8. NAILS SHALL BE COMMON WIRE NAILS U.O.N. ALL NAILS FOR EXTERIOR CONSTRUCTION SHALL BE HOT-DIPPED GALVANIZED.
9. PROVIDE 4X6 OR 6X6 HEADERS OVER ALL EXTERIOR WALL DOOR AND WINDOW OPENINGS U.O.N. PROVIDE 4X6 OR 6X6 MIN. HEADERS OVER ALL DOOR AND OTHER OPENINGS (3' 0" MAX.) ELSEWHERE U.O.N. PROVIDE 2X4 OR 2X6 CRIPPLE AND FULL HEIGHT STUD AT EACH JAMB.
10. BLOCKING: PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN STUDS @ 24" IF MAX. AND BETWEEN JOISTS @ 12" IF MAX.
11. PSL MEMBERS MAY BE USED IN LIEU OF LV MEMBERS OF THE SAME DIM IF FOUND TO BE MORE ECONOMICAL OR PREFERRED.
12. ALL 2X6 STUDS SHALL BE SPACED AT 7' 0" O.C.
13. ALL 5/8" SCREWS MUST BE SPACED A MIN OF 3" FROM ONE ANOTHER, UON.

V. REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 #3 & #4 STIRRUPS AND TIES, GRADE 30 FOR ALL JOINT REINFORCEMENT, GRADE 60 ALL OTHERS.
2. BEND BARS 24 DIAMETERS AT CORNERS AND INTERSECTIONS AND LAP 42 DIAMETERS AT SPLICES, UON.

VI. STRUCTURAL OBSERVATION:

1. THE FOLLOWING STRUCTURAL OBSERVATIONS SHALL BE PERFORMED:
A. CONCRETE AND REINFORCING STEEL:
a. OBSERVATION OF ALL REINFORCING STEEL AND EMBEDDED ANCHORS BY THE STRUCTURAL ENGINEER BEFORE PLACEMENT OF CONCRETE.
B. BRACING:
a. OBSERVATION OF ALL BRACING, SHEAR WALLS, AND ANCHORS BY STRUCTURAL ENGINEER.

VI. SPECIAL INSPECTION:

1. THE FOLLOWING SPECIAL INSPECTIONS SHALL BE PERFORMED:
A. FOUNDATIONS:
a. INSPECTION OF THE FOOTING EXCAVATIONS AND FOUNDATION SOIL CONSTRUCTION BY THE SOILS ENGINEER BEFORE PLACEMENT OF REINFORCEMENT STEEL.



ANN BAKER
LANDSCAPE ARCHITECTURE
625 2nd St., Ste. 110
Petaluma, CA 94957
tel 530.926.2557

CONSULTANT:
KEVIN DONAHUE
STRUCTURAL ENGINEER
1101 8TH ST. #180
BERKELEY, CA. 94710
kase@stbcglobal.net
T:(510) 528-5394
Project Contact:
Anthony: (510) 524-2861

CITY OF UTAH



STAMP



GRACE HUDSON NATURE EDUCATION:

Interpretive Item # 1

Brush Arbor

Grace Hudson Museum
431 S Main Street
Ukiah, California

ALPHABETIC	NO.	DATE	DESCRIPTION

NOTES

STRUCTURAL
NOTES &
GENERAL
DETAILS

DATE

1/8/15

BY

AS NOTED

APD

S0.1

1 of 2 Sheets

ARKIN · TILT ARCHITECTS
Ecological Planning & Design



ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

No: ASI #11 Date: April 20, 2016 R-1: April 21, 2016
Project: Grace Hudson Museum – Outdoor Classroom & Boardwalk
To: Cupples Construction, 221 Olive Lane #G, Ukiah CA
Ricardo Rodriguez
cc: Katie Marsolan, City of Ukiah
Sherrie Smith-Ferri, Grace Hudson Museum
Ann Baker, Prime
Estok Menton, Menton Builders
Laban Menton, Menton Builders

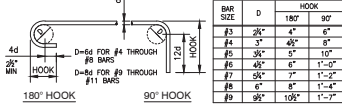
The work shall be carried out in accordance with the following Supplemental Instructions without change in the Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions indicates your acknowledgment that there will be no change in Contract Sum or Contract Time. Should the work described in this Supplemental Instruction require change in Contract Sum or Contract Time, do not proceed with the work and contact Architect immediately.

Description:

Re: Brush Arbor foundation detail

1. Please see attached revised sheet S0.1 for the Brush Arbor. Foundation detail 5/S0.1 has been added, and should be used in place of foundation detail 3/A3.01 for the exterior ring of posts (12" diameter posts). The interior (9" diameter) ring of posts will continue to use foundation detail 3/A3.01.

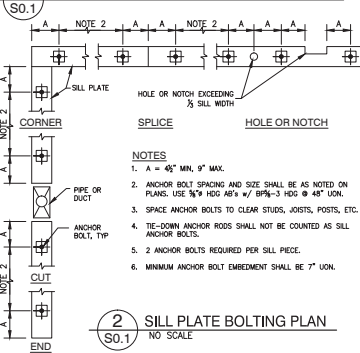
STANDARD HOOKS:



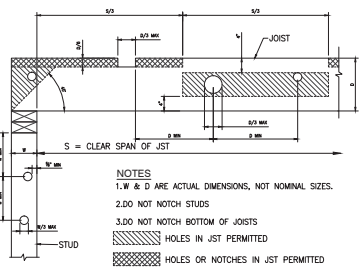
MINIMUM CONCRETE COVER:

ITEM	THICKNESS	LOCATION	CLR COVER
FOOTINGS OR BM's PIERS	-	TOP	3"
		FORMED SIDES	3"
		UNFORMED SIDES	3"
WALLS	10" OR MORE	BOTTOM	3"
		INTERIOR FACE	3"
		EXTERIOR FACE	3"
SLABS	8" OR LESS	TOP	ON CL UON
		1"	3"
		BOTTOM	ON CL UON
SLABS	6" OR LESS	TOP	ON CL UON
		1"	3"
		BOTTOM	ON CL UON

1 REINF STANDARD HOOKS & CONC COVER

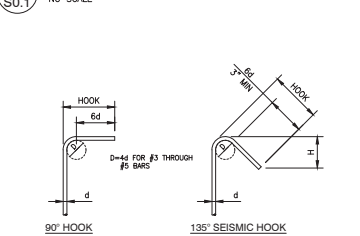


2 SILL PLATE BOLTING PLAN



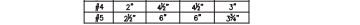
3 HOLES & NOTCHES IN SAWN STUDS & JSTS

S0.1 NO SCALE



4 STIRRUP & TIE HOOKS

S0.1



5 TYPICAL POST FOUNDATION FOR ALL 10 EXTERIOR POSTS

S0.1



I. GENERAL:

1. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE BRACING, SHORING, AND SUPPORT OF ALL TEMPORARY CONSTRUCTION, TEMPORARY EXCAVATION, AND PARTIALLY COMPLETED PORTIONS OF THE BUILDING, SUCH BRACING, SHORING AND SUPPORT MUST INSURE THE SAFETY OF THE ADJACENT PROPERTY AND OF ANY PERSONS WHO MAY COME IN CONTACT WITH THE PROJECT.
4. VERIFY ALL SITE CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. BEFORE STARTING WORK. REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF ANY DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND ARCHITECTURAL, MECHANICAL, OR PLUMBING DRAWINGS, NOTIFY THE ARCHITECT BEFORE PROCEEDING.

II. FOUNDATION AND GRADING:

1. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL OF GOOD BEARING QUALITY.
2. THE GEOTECHNICAL REPORT FOR 431 SOUTH MAIN ST., 7/14/2014 HAS BEEN PREPARED BY SHIN CONSULTING ENGINEERING & GEOLOGISTS, INC. ALL FOUNDATION AND GRADING WORK SHALL BE UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. REFER TO THE GEOTECHNICAL REPORT.
3. NOTIFY THE GEOTECHNICAL ENGINEER 24 HOURS BEFORE BEGINNING ANY GRADING OR EXCAVATING.
4. DESIGN BEARING PRESSURES FOR FOOTINGS ARE AS FOLLOWS:
DEAD PLUS LIVE LOAD 1500PSF
TOTAL LOAD (INCL. WIND OR SEISMIC) 2250PSF

III. CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 5 BAGS PER CUBIC YARD AND A SLUMP OF 3 TO 4 INCHES. THE CONCRETE SUPPLIER SHALL SUBMIT THE MIX DESIGN FOR REVIEW.
2. NOTIFY THE STRUCTURAL ENGINEER 24 HOURS BEFORE PLACING CONCRETE. NO CONCRETE SHALL BE PLACED BEFORE THE STRUCTURAL ENGINEER HAS INSPECTED THE REINFORCING STEEL OR WAIVED SUCH INSPECTION.
3. ALL CONCRETE SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.
4. ANCHORS AND DOWELS TO EXISTING CONCRETE:
ADHESIVE: USE ONE OF THE FOLLOWING:
"POWER-FAST" EPOXY INJECTION GEL BY POWERS FASTENING, INC. (RAWL) INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND CC EVALUATION REPORT #4514.
"SET XP" ADHESIVE SYSTEM BY SIMPSON STRONG-TIE COMPANY, INC. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND CC EVALUATION REPORT AC308.
MINIMUM EMBEDMENT: SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE DRAWINGS:
DOWELS AND ANCHOR BOLTS:
#4 (#13) DOWEL OR 1/2" DIAMETER ALL-THREAD ROD - 5" EMBEDMENT
#6 (#16) DOWEL OR 5/8" DIAMETER ALL-THREAD ROD - 6" EMBEDMENT
#8 (#18) DOWEL OR 3/4" DIAMETER ALL-THREAD ROD - 7" EMBEDMENT
#7 (#22) DOWEL OR 7/8" DIAMETER ALL-THREAD ROD - 9" EMBEDMENT
TIE-DOWN ANCHOR BOLTS:
DOUBLE THE ABOVE EMBEDMENT DEPTHS, UNLESS OTHERWISE NOTED.
LAPING: ALL REBAR SHALL BE LAPPED NOT LESS THAN A LENGTH EQUIVALENT TO 36 D TIMES DIAMETERS.
5. A MAXIMUM FLY ASH POZZOLAN SUBSTITUTION FOR PORTLAND CEMENT OF 50% MAY BE USED BUT NOT EXCEEDED.
6. CARPENTRY
INDICATES BLOCKING; CONTINUOUS MEMBER.
2. FRAMING LUMBER SHALL BE DOUGLAS FIR GRADED AS FOLLOWS:
SILLS AND LEDGERS OR CONCRETE OR CONCRETE BLOCK - DOUGLAS FIR - PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
RAFTERS, STUDS, PLATES, BLOCKING, ETC. - NO. 2 OR BETTER, U.O.N.
POSTS 5" AND WIDER, JOISTS AND BEAMS - NO. 1, U.O.N.
ALL NEW 2ND FLOOR FRAMING (JOISTS, BLOCKING, HEADERS, AND BEAMS) SHALL BE SURFACED DRY LUMBER WITH THE DESIGNATION "S-DRY" INCLUDED IN THE GRADE MARK. 4X AND THICKER LUMBER MAY BE S-DRIK.
3. TIPS, PARALLAM (PSI'S) MICROCOLLUM (LV'S) AND TRIMMERSTRAND (LSL) ARE MANUFACTURED BY LEVEL WETTERHAUSEL OF BOISE, IDAHO. USE 2.0 PARALLAM PS1 AND 1.0E MICROCOLLUM LV.
PARALLEL STRAND LUMBER (PSL): TRUSJOIST "PARALLAM" BEYOND, FB
HORIZONTAL SHEAR, TV
COMPRESSION PERPENDICULAR TO GRAIN, FC PERP
MODULUS OF ELASTICITY, E
2,800 PSI
290 PSI
750 PSI
2,000,000 PSI
4. SHEATHING:
WOOD SHEATHING SHALL CONFORM TO PS 1-07 OR PS 2-04 EXPOSURE 1, WHICH CAN INCLUDE PWD AND OSB. FLOOR AND ROOF SHEATHING SHALL BE STAGGERED END JOINTS.
ROOF: 5/8" OR 19/32" 40/20 APA RATED SHEATHING WITH TAG EDGES (UNBLOCKED, UON), THIS CAN APPLY TO OSB WHEN 1/2" OR 5/8" 40/20 APA RATED SHEATHING WITH TAG EDGES IS PREFERRED USE ONE PLYCLIP PER JOIST SPACE AT ALL UNSUPPORTED EDGES IF JOIST SPACING EXCEEDS 1'-4".
NAIL ALL SUPPORTED EDGES WITH 10D @ 6" & 5" ALL OTHER BEARINGS WITH 10D @ 12". OFFSET PANEL GRID IN ONE DIRECTION, WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES WITH MIN 10D @ 6". UON.
FLOORS: 5/8" OR 23/32" 24 D.C. APA RATED STUFD-FLOOR WITH TAG EDGES (UNBLOCKED, UON), THIS CAN APPLY TO OSB. NAIL ALL SUPPORTED EDGES WITH 10D @ 6" & 5" ALL OTHER BEARINGS WITH 10D @ 12". OFFSET PANEL GRID IN ONE DIRECTION, WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES WITH MIN 10D @ 6". UON.
WALLS: (WHERE SHOWN ON PLANS) 3/2" 32/16 APA RATED SHEATHING, THIS CAN APPLY TO OSB EDGES BLOCKED. PANELS 1/2" UON IN THICKNESS THAN INDICATED ARE ACCEPTABLE. NAIL ALL PANEL EDGES PER SHEAR WALL SCHEDULE WHERE INDICATED OR WITH 10D @ 6" U.O.N.; NAIL ALL OTHER BEARINGS WITH 10D @ 12".
5. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE CALIFORNIA BUILDING CODE.
6. FASTENERS FOR PRESSURE TREATED AND FIRE RETARDANT WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
7. JOIST HANGERS AND OTHER SHEET METAL CONNECTORS SHALL BE AS PROVIDED BY SIMPSON COMPANY OF SAN LEANDRO, CA. OR EQUAL.
8. NAILS SHALL BE COMMON WIRE NAILS U.O.N. ALL NAILS FOR EXTERIOR CONSTRUCTION SHALL BE HOT-DIPPED GALVANIZED.
9. PROVIDE 4X6 OR 6X6 HEADERS OVER ALL EXTERIOR WALL DOOR AND WINDOW OPENINGS U.O.N. PROVIDE 4X6 OR 6X6 MIN. HEADERS OVER ALL DOOR AND OTHER OPENINGS (0'-0" MAX) ELSEWHERE U.O.N. PROVIDE 2X4 (OR 2X6 CHIRPLE AND FULL HEIGHT STUD AT EACH JAMB.
10. BLOCKING: PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN STUDS @ 10'-0" MAX. AND BETWEEN JOISTS @ 12'-0" MAX.
11. PSL MEMBERS MAY BE USED IN LIEU OF LVL MEMBERS OF THE SAME DIM IF FOUND TO BE MORE ECONOMICAL OR PREFERRED.
12. ALL 2X6 STUDS SHALL BE SPACED AT 2'-0" UON.
13. ALL SDS SCREWS MUST BE SPACED A MIN OF 3" FROM ONE ANOTHER, UON.

V. REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40 #3 & #4 STIRRUPS AND TIES, GRADE 30 FOR ALL WIRE JOINT REINFORCEMENT, GRADE 60 ALL OTHERS.
2. BEND BARS 2X DIAMETERS AT CORNERS AND INTERSECTIONS AND LAP 42 DIAMETERS AT SPLICES, UON.

VI. STRUCTURAL OBSERVATION:

1. THE FOLLOWING STRUCTURAL OBSERVATIONS SHALL BE PERFORMED:
A. CONCRETE AND REINFORCING STEEL:
a. OBSERVATION OF ALL REINFORCING STEEL AND EMBEDDED ANCHORS BY THE STRUCTURAL ENGINEER BEFORE PLACEMENT OF CONCRETE.
B. FRAMING:
a. OBSERVATION OF ALL FRAMING, SHEAR WALLS, AND ANCHORS BY STRUCTURAL ENGINEER.

VII. SPECIAL INSPECTION:

1. THE FOLLOWING SPECIAL INSPECTIONS SHALL BE PERFORMED:
A. FOUNDATIONS:
a. INSPECTION OF THE FOOTING EXCAVATIONS AND FOUNDATION SOIL CONSTRUCTION BY THE SOILS ENGINEER BEFORE PLACEMENT OF REINFORCEMENT STEEL.



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Project Contact:
Anthony: (510) 524-2861



STAMP

GRACE HUDSON NATURE EDUCATION:
Interpretive Item # 1
Brush Arbor

Grace Hudson Museum
431 S Main Street
Ukiah, California

NO.	DATE	DESCRIPTION
4/20/16	STR UPDATE	

REVISED

STRUCTURAL
NOTES &
GENERAL
DETAILS

DATE	4/20/16
REVISION	AS NOTED
APPROVED	APD

S0.1
1 Of 1 Sheets

ARKIN · TILT ARCHITECTS
Ecological Planning & Design



ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

No: ASI #12 Date: April 27, 2016
Project: Grace Hudson Museum – Outdoor Classroom & Boardwalk
To: Cupples Construction, 221 Olive Lane #G, Ukiah CA
Ricardo Rodriguez
cc: Katie Marsolan, City of Ukiah
Sherrie Smith-Ferri, Grace Hudson Museum
Ann Baker, Prime
Estok Menton, Menton Builders
Laban Menton, Menton Builders

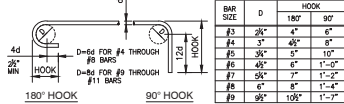
The work shall be carried out in accordance with the following Supplemental Instructions without change in the Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions indicates your acknowledgment that there will be no change in Contract Sum or Contract Time. Should the work described in this Supplemental Instruction require change in Contract Sum or Contract Time, do not proceed with the work and contact Architect immediately.

Description:

Re: Brush Arbor foundation spacer question, shade sail connection

1. Please see attached revised sheet S0.1 & SD-8 for the Brush Arbor. Foundation details 5/S0.1 & 3/A3.01 has been revised to show a maximum 2" neoprene spacer.
2. Please see attached SD-9 for the Brush Arbor, showing the revised connection from the joist to beam at inner and outer ring.
3. The shade sail connection bracket is to be fabricated per detail 05/A3.01. The shade sail spacer bracket is to be fabricated per detail 06/A3.01.

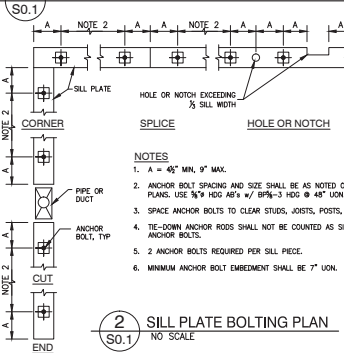
STANDARD HOOKS:



MINIMUM CONCRETE COVER:

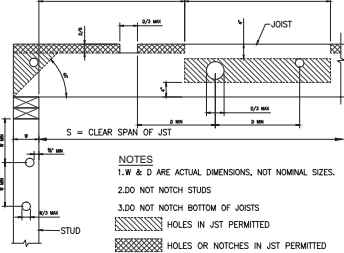
ITEM	THICKNESS	LOCATION	CLR COVER
FOOTINGS OR BM's PIERS	-	TOP	3"
		FORMED SIDES	3"
		UNFORMED SIDES	3"
WALLS	10" OR MORE	BOTTOM	3"
		INTERIOR FACE	3"
		EXTERIOR FACE	3"
SLABS	8" OR LESS	-	ON CL UON
		TOP	3"
		BOTTOM	3"
-	6" OR LESS	-	ON CL UON
		-	ON CL UON

1 REINF STANDARD HOOKS & CONC COVER



2 SILL PLATE BOLTING PLAN

NO SCALE



3 HOLES & NOTCHES IN SAWN STUDS & JSTS

NO SCALE

S0.1

STIRRUP & TIE HOOKS

NO SCALE

S0.1

S0.1

S0.1

S0.1

S0.1

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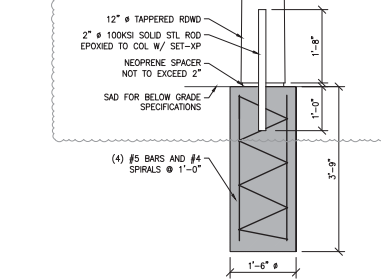
S0.1

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5 TYPICAL POST FOUNDATION FOR ALL 10 EXTERIOR POSTS

NO SCALE

S0.1

S0.1

S0.1

S0.1

S0.1

S0.1

S0.1

S0.1

I. GENERAL:

1. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE BRACING, SHORING, AND SUPPORT OF ALL TEMPORARY CONSTRUCTION, TEMPORARY EXCAVATION, AND PARTIALLY COMPLETED PORTIONS OF THE BUILDING, SUCH BRACING, SHORING AND SUPPORT MUST INSURE THE SAFETY OF THE ADJACENT PROPERTY AND OF ANY PERSONS WHO MAY COME IN CONTACT WITH THE PROJECT.
4. VERIFY ALL SITE CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. BEFORE STARTING WORK. REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
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3. NOTIFY THE GEOTECHNICAL ENGINEER 24 HOURS BEFORE BEGINNING ANY GRADING OR EXCAVATING.
4. DESIGN BEARING PRESSURES FOR FOOTINGS ARE AS FOLLOWS:
DEAD PLUS LIVE LOAD 1500PSF
TOTAL LOAD (INCL. WIND OR SEISMIC) 2250PSF

III. CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 5 SACKS PER CUBIC YARD AND A SLUMP OF 3 TO 4 INCHES. THE CONCRETE SUPPLIER SHALL SUBMIT THE MIX DESIGN FOR REVIEW.
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"SET XP" ADHESIVE SYSTEM BY SIMPSON STRONG-TIE COMPANY, INC. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND CC EVALUATION REPORT AC308.
MINIMUM EMBEDMENT - SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE DRAWINGS:
DOWELS & ANCHOR BOLTS:
#4 (#13) DOWEL OR 1/2" DIAMETER ALL-THREAD ROD - 5" EMBEDMENT
#6 (#16) DOWEL OR 5/8" DIAMETER ALL-THREAD ROD - 6" EMBEDMENT
#8 (#21) DOWEL OR 3/4" DIAMETER ALL-THREAD ROD - 7" EMBEDMENT
#10 (#27) DOWEL OR 1" DIAMETER ALL-THREAD ROD - 8" EMBEDMENT
TIE-DOWN ANCHOR BOLTS:
DOUBLE THE ABOVE EMBEDMENT DEPTHS, UNLESS OTHERWISE NOTED.
LAPING - ALL REBAR SHALL BE LAPPED NOT LESS THAN A LENGTH EQUIVALENT TO 36 D BAR DIAMETERS.
5. A MAXIMUM FLY ASH POZZOLAN SUBSTITUTION FOR PORTLAND CEMENT OF 50% MAY BE USED BUT NOT EXCEEDED.
6. CARPENTRY
INDICATES BLOCKING; CONTINUOUS MEMBER.
2. FRAMING LUMBER SHALL BE DOUGLAS FIR GRADED AS FOLLOWS:
SILLS AND LEDGERS OR CONCRETE OR CONCRETE BLOCK - DOUGLAS FIR - PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
RAFTERS, STUDS, PLATES, BLOCKING, ETC. - NO 2 OR BETTER, U.O.N.
POSTS 5" AND WIDER, JOISTS AND BEAMS - NO 1, U.O.N.
ALL NEW 2ND FLOOR FRAMING (JOISTS, BLOCKING, HEADERS, AND BEAMS) SHALL BE SURFACED DRY LUMBER WITH THE DESIGNATION "S-DRY" INCLUDED IN THE GRADE MARK. 4X AND THICKER LUMBER MAY BE S-DRIK.
TIPS, PARALLAM (PSI) MICROCOLLUM (LV) 3X AND TRIMMERSTRAND (LSL) ARE MANUFACTURED BY LEVEL WETTERHAUSER OF BOISE, IDAHO. USE 2X6 PARALLAM PS1 AND 1X6 MICROCOLLUM LV.
PARALLEL STRAND LUMBER (PSL) - TRUSJOIST "PARALLAM"
BEYOND, FB
HORIZONTAL SHEAR, FV
COMPRESSION PERPENDICULAR TO GRAIN, FC PERP
MODULUS OF ELASTICITY, E
2,900 PSI
290 PSI
750 PSI
2,000,000 PSI
4. SHEATHING:
WOOD SIPS PANELS SHALL CONFORM TO PS 1-07 OR PS 2-04 EXPOSURE 1, WHICH CAN INCLUDE PWD AND OSB. FLOOR AND ROOF SHEATHING SHALL BE FASTENED WITH LONG AGS OF PANELS PERPENDICULAR TO SUPPORTS AND WITH STAGGED END JOINTS.
ROOF - 5/8" OR 19/32" 40/20 APA RATED SHEATHING WITH TAG EDGES (UNBLOCKED, UON), THIS CAN APPLY TO OSB WHEN 1/2" OR 5/8" 40/20 APA RATED SHEATHING WITH TAG EDGES IS PREFERRED USE ONE PLYCLIP PER JOIST SPACE AT ALL UNSUPPORTED EDGES IF JOIST SPACING EXCEEDS 1'-4".
NAIL ALL SUPPORTED EDGES WITH 10D @ 8" & 5" ALL OTHER BEARINGS WITH 10D @ 12" OFFSET PANEL GRID IN ONE DIRECTION, WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES WITH MIN 10D @ 8" UON.
FLOORS - 5/8" OR 19/32" 24 D.C. APA RATED STUFD-FLOOR WITH TAG EDGES (UNBLOCKED, UON), THIS CAN APPLY TO OSB, NAIL ALL SUPPORTED EDGES WITH 10D @ 8" & 5" ALL OTHER BEARINGS WITH 10D @ 12" OFFSET PANEL GRID IN ONE DIRECTION, WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES WITH MIN 10D @ 8" UON.
WALLS - (WHERE SHOWN ON PLANS) 1/2" 32/16 APA RATED SHEATHING, THIS CAN APPLY TO OSB EDGES BLOCKED. PANELS 1/2" UON IN THICKNESS THAN INDICATED ARE ACCEPTABLE. NAIL ALL PANEL EDGES PER SHEAR WALL SCHEDULE WHERE INDICATED OR WITH 10D @ 8" U.O.N.; NAIL ALL OTHER BEARINGS WITH 10D @ 12".
5. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE CALIFORNIA BUILDING CODE.
6. FASTENERS FOR PRESSURE TREATED AND FIRE RETARDANT WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
7. JOIST HANGERS AND OTHER SHEET METAL CONNECTORS SHALL BE AS PROVIDED BY SIMPSON COMPANY OF SAN LEANDRO, CA. OR EQUAL.
8. NAILS SHALL BE COMMON WIRE NAILS U.O.N. ALL NAILS FOR EXTERIOR CONSTRUCTION SHALL BE HOT-DIPPED GALVANIZED.
9. PROVIDE 4X6 OR 6X6 HEADERS OVER ALL EXTERIOR WALL DOOR AND WINDOW OPENINGS U.O.N. PROVIDE 4X6 OR 6X6 MIN. HEADERS OVER ALL DOOR AND OTHER OPENINGS (0'-0" MAX.) ELSEWHERE U.O.N. PROVIDE 2X4 (OR 2X6 CRIPPLE AND FULL HEIGHT STUD AT EACH JAMB.
10. BLOCKING - PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN STUDS @ 10'-0" MAX. AND BETWEEN JOISTS @ 12'-0" MAX.
11. PSL MEMBERS MAY BE USED IN LIEU OF LVL MEMBERS OF THE SAME DIM IF FOUND TO BE MORE ECONOMICAL OR PREFERRED.
12. ALL 2X6 STUDS SHALL BE SPACED AT 2'-0" UON.
13. ALL SDS SCREWS MUST BE SPACED A MIN OF 3" FROM ONE ANOTHER, UON.

V. REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40 #3 & #4 STIRRUPS AND TIES, GRADE 30 FOR ALL WIRE JOINT REINFORCEMENT, GRADE 60 ALL OTHERS.
2. BEND BARS 2X DIAMETERS AT CORNERS AND INTERSECTIONS AND LAP 42 DIAMETERS AT SPLICES, UON.

VI. STRUCTURAL OBSERVATION:

1. THE FOLLOWING STRUCTURAL OBSERVATIONS SHALL BE PERFORMED:
A. CONCRETE AND REINFORCING STEEL:
a. OBSERVATION OF ALL REINFORCING STEEL AND EMBEDDED ANCHORS BY THE STRUCTURAL ENGINEER BEFORE PLACEMENT OF CONCRETE.
B. FRAMING:
a. OBSERVATION OF ALL FRAMING, SHEAR WALLS, AND ANCHORS BY STRUCTURAL ENGINEER.

VII. SPECIAL INSPECTION:

1. THE FOLLOWING SPECIAL INSPECTIONS SHALL BE PERFORMED:
A. FOUNDATIONS:
a. INSPECTION OF THE FOOTING EXCAVATIONS AND FOUNDATION SOIL CONSTRUCTION BY THE SOILS ENGINEER BEFORE PLACEMENT OF REINFORCEMENT STEEL.



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Project Contact:
Anthony: (510) 524-2861



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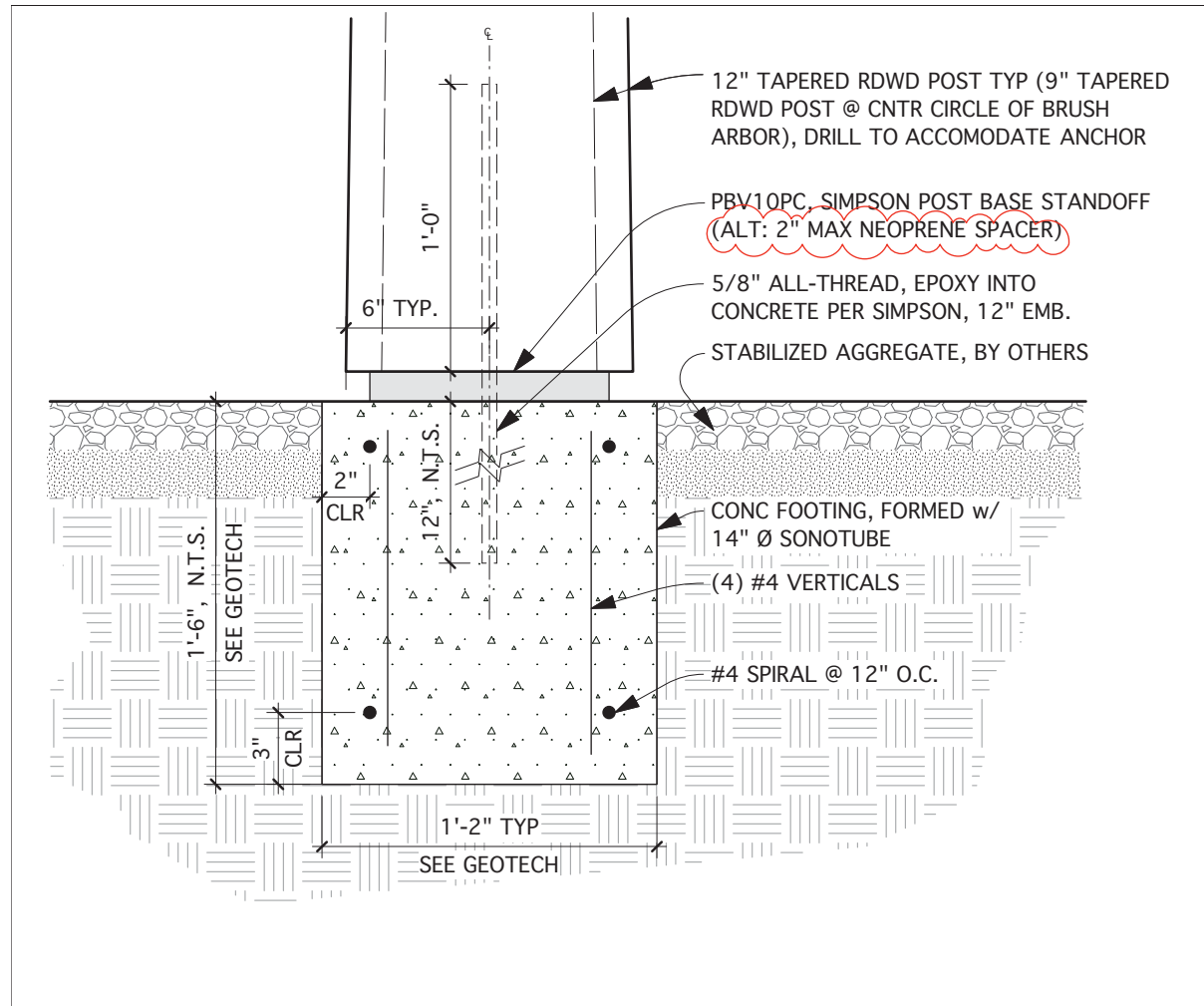
GRACE HUDSON NATURE EDUCATION:
Interpretive Item # 1
Brush Arbor
Grace Hudson Museum
431 S Main Street
Ukiah, California

NO.	DATE	DESCRIPTION
4/27/16	STR UPDATE	

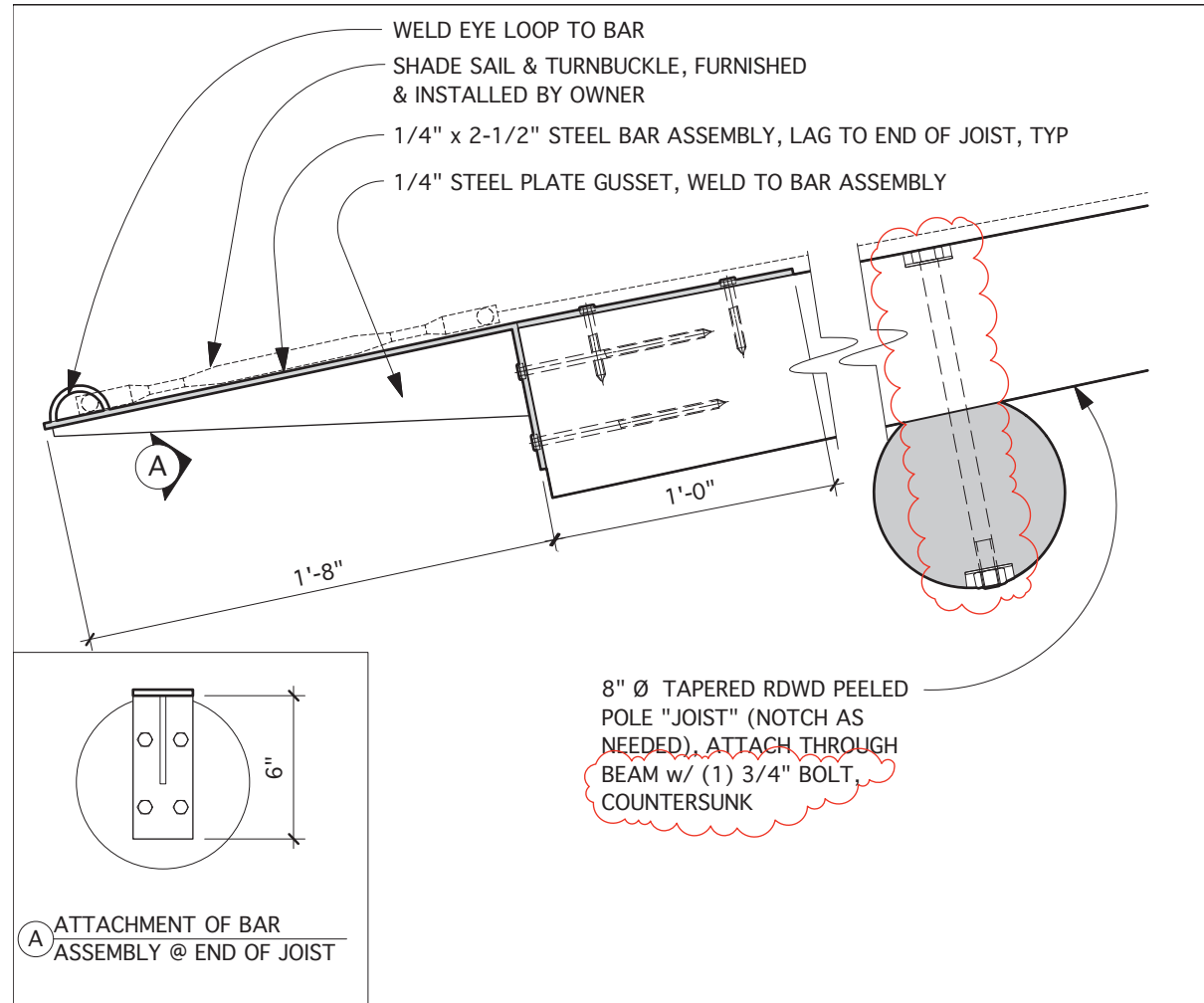
SUBMISSIONS

NO. DATE DESCRIPTION

4/27/16 STR UPDATE



Dwg. No.	SD-8	Inner Ring Foundation	
Scale:	1-1/2" = 1'-0"	Grace Hudson Museum	 ARKIN · TILT ARCHITECTS 1101 Eighth Street, Suite 180, CA 94710 T: (510) 528-9830 info@arkintilt.com
Date:	04.27.16	Tending the Wild Garden	
Revised:		References: 03/A3.01	



Dwg. No.	SD-1		Connection from Joist to Beam @ Mid-Span	
Scale:	1-1/2" = 1'-0"	Grace Hudson Museum Tending the Wild Garden		ARKIN · TILT ARCHITECTS 1101 Eighth Street, Suite 180, CA 94710 T: (510) 528-9830 info@arkintilt.com
Date:	04.27.16			
Revised:	References: 05/A3.01			



5/25/2016

Project Grace Hudson Museum Outdoor Classroom & Boardwalk
 431 South Main Street
 UKIAH, CA 95482

Rev 1

PCO #12: Revisions to Brush Arbor Per ASI #11 & 12

Material and Labor

	<u>Total</u>
1 Additional Excavation and Grading For Relocation Of Brush Arbor	
Equipment - mini excavator (3 hrs @\$120/hr)	\$750
5 yd dump truck (3 hrs @\$130/hr)	
Material -	\$0
Labor -	\$0
Handling & Delivery Charge	inc
Sales Tax	<u>\$0</u>

Total Material & Labor	\$750
Subcontractor Mark Up	<u>\$38</u>
Subcontractor Total	\$788

2 Additional core drilling, reinforcement, form setting, concrete and epoxy	
Equipment - Drill rig, 2 1/2" concrete drill bit	\$1,975
Material - 2 yds concrete, 2" all thread, 7 tubes epoxy, 10 cages	\$1,925
Labor -	\$6,220
Disposal -	\$0
Sales Tax	inc

Total Material & Labor	\$10,120
Subcontractor Mark Up	<u>\$1,116</u>
Subcontractor Total	\$11,236

Total Material & Labor		\$12,024
Contractor Mark Up		
Contractor Bond	\$240	
Profit & Overhead	\$1,226	
	<u>\$1,467</u>	\$1,467

Total PCO #12 Extra	\$13,491
Incremental Contract Calendar Days	3



Ricardo Rodriguez
Cupples & Sons Construction

Katie Marsolan
City Of Ukiah

OR

Amanda Knowles
Arkin Tilt Architects



ITEM NO.: 7c

MEETING DATE: June 1, 2016

AGENDA SUMMARY REPORT

SUBJECT: AMEND MATERIAL PURCHASE AGREEMENT WITH MENTON BUILDERS, INC. FOR PRE-FABRICATION OF GRACE HUDSON MUSEUM BRUSH ARBOR IN AN AMOUNT NOT TO EXCEED \$11,136

Summary: Council will consider action to amend the purchase agreement with Menton Builders, Inc. for the Brush Arbor Interpretive Structure at the Grace Hudson Museum Nature Education project to include increased scope of work for footings and shade sail brackets.

Background: The City is currently facilitating design and construction of the Grace Hudson Nature Education Facility Project funded through Proposition 84 grant. In April 2016, the City Council approved a purchase agreement for the prefabrication of the Brush Arbor, which is the largest interpretive item at the Grace Hudson project. The Brush Arbor Plan-set is included as Attachment #1.



SK-1	Brush Arbor Rotation	
N.Y.S.	Grace Hudson Museum	
02.03.16	Nature Education Project	

Discussion: The City retained Menton Builders, Inc. to prefabricate the structure offsite; selecting, prepping and finishing all of the different diameter poles and devising the joinery for the roof rafters to ensure that the arbor's finished configuration is balanced and stable. This purchase agreement was

Continued on Page 2

RECOMMENDED ACTION(S): Amend material purchase agreement with Menton Builders for pre-fabrication of Grace Hudson Museum Brush Arbor in an amount not to exceed \$11,136.

ALTERNATIVES: Remand to staff with other direction.

Citizens advised: N/A
Requested by: N/A
Contact/Prepared by: Sherrie Smith-Ferri, Museum Director and Katie Marsolan, Project Analyst.
Coordinated with: Mary Horger, Purchasing Supervisor and Tami Bartolomei, Community Services Administrator.

Presenters: Sherrie Smith-Ferri, Museum Director.

Attachments:

1. Brush Arbor Interpretive Item Plan-set
2. Architect Supplemental Instruction item #11
3. Architect Supplemental Instruction item #12
4. Change Order for ASI #11, Foundation Requirements
5. Change Order for ASI #12, Shade Sail Brackets

COUNCIL ACTION DATE: _____ : ☐ Approved ☐ Continued to _____ ☐ Other _____

RECORDS APPROVED: ☐ Agreement: _____ ☐ Resolution: _____ ☐ Ordinance: _____

Note: Please write Agreement No. in upper right corner of agreement when drafted.

Approved:
Sage Sangiacomo, City Manager

approved by City Council on April 6, 2016, for \$31,103. Following Council action, the Structural Engineer took a second look at the foundation detail for the building permit calculations, and recommended enhancing the strength and size of the Arbor's foundation footings to provide greater stability. The project team agreed this was a necessary improvement. The footing detail is included in Attachment #2 Architect Supplemental Information item #11 (ASI #11). The project team also determined it would be ideal for the contractor to install the shade sail brackets before the entire structure is erected, this detail is provided in Attachment #3, Architect Supplemental Information Item #12 (ASI #12).

Menton Builders has provided the City with the pricing to perform the increased scope of work as outlined in ASI #11 and ASI #12 for the off-site pre-fabrication of the Brush Arbor. Change Order #1 (Attachment #4) includes the additional materials and labor for the two-inch steel rod for the revised footing detail. Essentially, the steel rod that is embedded into the twelve-inch diameter redwood pole has been increased from a five-eighths inch diameter rod up to a two-inch diameter rod and will be embedded one foot and eight inches into the base of the pole as opposed to one foot into the pole as originally planned. This requires additional drill equipment and labor, as well as the increased cost of the two-inch steel rod. Change Order #2 (Attachment #5) details the materials and labor for the shade sail brackets, all of which is additional, including the labor to prepare and attach the brackets.

ASI #11 Revised foundation requirements larger footings, larger rod and spacers	CO #1 \$2,854 Materials \$2,153 Labor	Total \$5,007
ASI #12 Provide and Install 24 shade sail brackets	CO #2 \$1,644 Materials \$4,485 Labor	Total \$6,129
Amend Purchase Agreement		TOTAL \$11,136

The proposed amendment reflects a further-improved design for a very custom structure, enhancing the structure's stability, strength and longevity. While these changes are coming to the Council after the original purchase contract was approved, staff feels that the proposed changes are necessary improvements. This was not a change that resulted from an error or at the request of the contractor, but instead was identified by the Structural Engineer and project team to improve construction methods and integrity of the structure. Staff and architect met with the contractor to review the initial proposed costs and some items were reduced or eliminated at staff request. Staff is recommending Council authorize an amendment to the purchase agreement with Menton Builders, Inc. for these two change orders in an amount not to exceed \$11,136. This work is budgeted in fund 31022700 and funded by the Proposition 84 Nature Education Facility Grant.

FISCAL IMPACT:				
Budgeted Amount in 15-16 FY	New Appropriation Source of Funds (Title & No.)	Account Number	Budget Amendment Required	Previous Contract or Purchase Order No.
\$1,803,412	Museum Grant Infrastructure Nature Education Facility	31022700.80230	Yes ☐ No ☒	COU No. 1516-156 Purchase Order No. 44212



DRAWING INDEX

Sheet Number	Sheet Name
A2.01	General Notes, Code Analysis & Brush Arbor Plan
A3.01	Brush Arbor Exterior Elevations, Section & Details
S0.1	Structural Notes & General Details

GRACE HUDSON MUSEUM NATURE EDUCATION

INTERPRETIVE ITEM #1: Brush Arbor

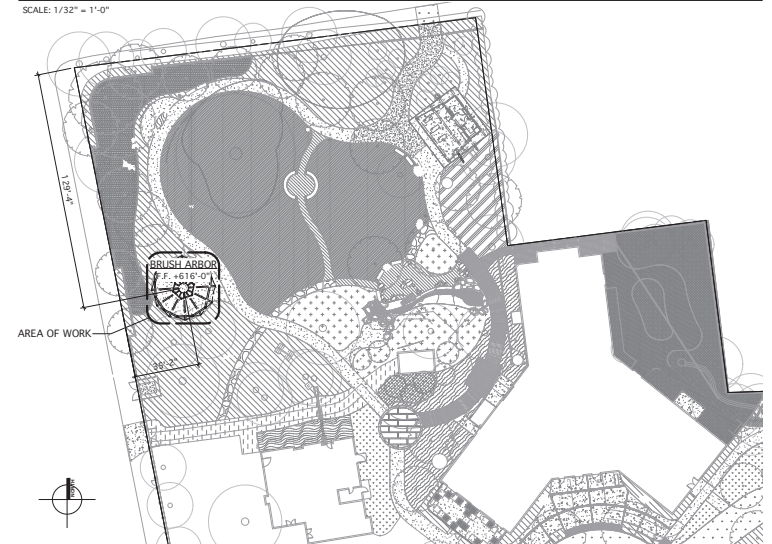


Ann Baker
Landscape Architecture



SITE PLAN

SCALE: 1/32" = 1'-0"



VICINITY MAP



PROJECT
LOCATION:
GRACE
HUDSON
MUSEUM

PROJECT TEAM

PRIME:
LANDSCAPE ARCHITECT
Ann Baker Landscape Architecture
1016 McNear Ave.
Petaluma, CA 94952
510-926-2557
PM: Ann Baker

CONSULTANT:
ARCHITECT
Arkin Tilt Architects
1101 8th Street, #180
Berkeley, CA 94710
510-528-9830
PM: David Arkin

OWNER:
Grace Hudson Museum & Sun House
411 S Main St.
Ukiah, CA 95482
707-467-2836
Contact: Sherrie Smith-Ferris

STRUCTURAL ENGINEER
KDSE
1101 8th Street, #180
Berkeley, CA 94710
510-528-5394
PM: Kevin Donahue

SCOPE NOTES:

1. THE SCOPE IS TO INCLUDE COMPLETE GROUND-UP ASSEMBLY OF THE BRUSH ARBOR STRUCTURE, AS SHOWN IN THE DRAWINGS, LOCATED PER THE SITE PLAN.
2. THE SITE WILL BE PROVIDED TO THE CONTRACTOR CLEARED, GRUBBED, AND ROUGHLY GRADED, w/ FINISH GRADE MARKED, READY TO RECEIVE WORK.
3. ADJACENT GRADING, LANDSCAPE INSTALLATIONS, PATHS, ELECTRICAL WORK, IRRIGATION SYSTEMS, ARE NOT INCLUDED IN THE SCOPE. FINAL GRADING AND SURFACE FINISH UNDER THE BRUSH ARBOR IS NOT INCLUDED IN THE SCOPE.
4. ALL REDWOOD POLES ARE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
5. SHADE SAIL FABRIC AND TURNBUCKLES ARE PROVIDED AND INSTALLED BY OWNER.

GRACE HUDSON NATURE EDUCATION PROJECT Interpretive Item #1 - Brush Arbor Grace Hudson Museum 431 S Main Street Ukiah, California		
ADDENDUM		
DATE	SITE	DESCRIPTION
SHEET TITLE General Notes, Code Analysis & Brush Arbor Plan		
DATE 2/9/16		
SCALE 1/4" = 1'-0"		
DRAWN BY ATA	CHECKED BY	
A2.01		

SHADE SAIL, FURNISHED & INSTALLED BY OWNER
1/4" x 2-1/2" STEEL BAR ASSEMBLY, LAG TO END OF JOIST

06 FABRIC SPACER @ TOP END OF JOIST, TYP
A3.01 SCALE: 3" = 1'-0"

WELD EYE LOOP TO BAR
SHADE SAIL & TURNBUCKLE, FURNISHED & INSTALLED BY OWNER
1/4" x 2-1/2" STEEL BAR ASSEMBLY, LAG TO END OF JOIST, TYP
1/4" STEEL PLATE GUSSET, WELD TO BAR ASSEMBLY
1'-5" 1'-0"

8" Ø TAPERED ROWD PEELED POLE "JOIST" (NOTCH AS NEEDED), ATTACH THROUGH BEAM w/ (2) 1/2" LAGS THROUGH NEOPRENE WASHER

ATTACHMENT OF BAR ASSEMBLY @ END OF JOIST

05 JOIST CONNECTION @ BEAM MID-SPAN
A3.01 SCALE: 1 1/2" = 1'-0"

8" Ø ROWD PEELED POLE BEAMS (NOTCH AS NEEDED), ATTACH TO POST w/ (2) 1/2" LAGS THROUGH NEOPRENE WASHER

BLAM
12" Ø TAPERED ROWD PEELED POLE POST, SLOPE TOP TO DRAIN

SECTION

04 BEAM CONNECTION @ POSTS
A3.01 SCALE: 1 1/2" = 1'-0"

12" TAPERED ROWD POST TYP (8" TAPERED ROWD POST @ CNTR CIRCLE OF BRUSH ARBOR), DRILL TO ACCOMMODATE ANCHOR

5/8" ALL-THREAD, EPOXY INTO CONCRETE FOR SIMPSON, 12" DIA. STABILIZED AGGREGATE, BY OTHERS

14" Ø SONOTUBE (4) #4 VERTICALS

14" Ø SPREAD @ 18" C.C.

SEE GEOTECH

03 FOUNDATION @ TAPERED POLE POST
A3.01 SCALE: 1 1/2" = 1'-0"

BRUSH ARBOR SECTION
SCALE: 1/2" = 1'-0"

BRUSH ARBOR ELEVATION
SCALE: 1/4" = 1'-0"

ANN BAKER
LANDSCAPE ARCHITECTURE
1016 McNear Ave.
Petaluma, CA 94952
tel 510.926.2557

ARKIN + TILT
ARCHITECTS
Ecological Planning & Design
1001 9th Street, #180
Berkeley, CA 94710
phone 916.328.9830
fax 916.328.9806
info@arkintilt.com
www.arkintilt.com

CITY OF UKIAH

City of Ukiah

STAMP

STRUCTURAL FEATURES ONLY

GRACE HUDSON NATURE
EDUCATION PROJECT
Interpretive Item #1 - Brush Arbor
Grace Hudson Museum
431 S Main Street
Ukiah, California

ADDENDA

NO.	DATE	DESCRIPTION

Brush Arbor
Exterior Elevation,
Section & Details

DATE: 2/9/16
SCALE: AS NOTED
DRAWN: ATA
CHECKED:

A3.01

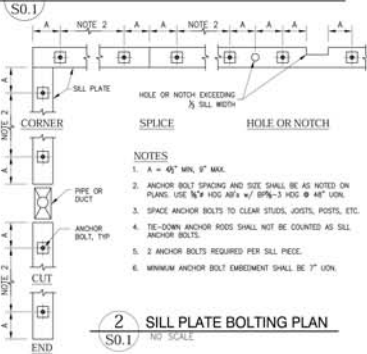
STANDARD HOOKS:



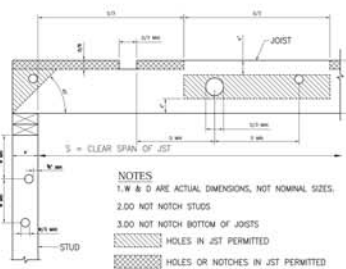
MINIMUM CONCRETE COVER:

ITEM	THICKNESS	LOCATION	CLR COVER
FOOTINGS OR BM'S PIERS	-	TOP	3"
		FORMED SIDES	1 1/2"
		UNFORMED SIDES	3"
WALLS	10" OR MORE	INTERIOR FACE	3/4"
		EXTERIOR FACE	3/4"
SLABS	8" OR LESS	TOP	ON CL. UON
		BOTTOM	3/4"
	8" OR LESS	TOP	3/4"
		BOTTOM	ON CL. UON

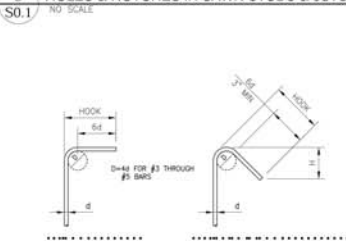
REINF. STANDARD HOOKS & CONC COVER



2 SILL PLATE BOLTING PLAN

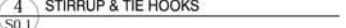


3 HOLES & NOTCHES IN SAWN STUDS & JSTS



BAR SIZE	D	H	HOOK
#3	3/8"	180"	90"
#4	1/2"	240"	120"
#5	5/8"	300"	150"

4 STIRRUP & TIE HOOKS



I. GENERAL:

1. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE BRACING, SHORING, AND SUPPORT OF ALL TEMPORARY CONSTRUCTION, TEMPORARY EXCAVATION, AND PARTIALLY COMPLETED PORTIONS OF THE BUILDING, SUCH BRACING, SHORING AND SUPPORT MUST INSURE THE SAFETY OF THE ADJACENT PROPERTY AND OF ANY PERSONS WHO MAY COME IN CONTACT WITH THE PROJECT.
4. VERIFY ALL SITE CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. BEFORE STARTING WORK. REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF ANY DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND ARCHITECTURAL, MECHANICAL, OR PLUMBING DRAWINGS, NOTIFY THE ARCHITECT BEFORE PROCEEDING.

II. FOUNDATION AND GRADING:

1. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL OF GOOD BEARING QUALITY.
2. THE GEOTECHNICAL REPORT FOR 433 SOUTH MAIN ST., 2014/2014 HAS BEEN PREPARED BY SHN CONSULTING ENGINEERING & GEOLOGISTS, INC. ALL FOUNDATION AND GRADING WORK SHALL BE UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. REFER TO THE GEOTECHNICAL REPORT.
3. NOTIFY THE GEOTECHNICAL ENGINEER 24 HOURS BEFORE BEGINNING ANY GRADING OR EXCAVATING.
4. DESIGN BEARING PRESSURES FOR FOOTINGS ARE AS FOLLOWS:
DEAD PLUS LIVE LOAD 1500PSF
TOTAL LOAD (INCL. WIND OR SEISMIC) 2250PSF

III. CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 5 BAGS PER CUBIC YARD AND A SLUMP OF 3 TO 4 INCHES. THE CONCRETE SUPPLIER SHALL SUBMIT THE MIX DESIGN FOR REVIEW.
2. NOTIFY THE STRUCTURAL ENGINEER 24 HOURS BEFORE PLACING CONCRETE. NO CONCRETE SHALL BE PLACED BEFORE THE STRUCTURAL ENGINEER HAS INSPECTED THE REINFORCING STEEL OR MADE SUCH INSPECTION.
3. ALL CONCRETE SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR. 4. ANCHORS AND DOWELS TO EXISTING CONCRETE:
ADHESIVE - USE ONE OF THE FOLLOWING:
"POWER FAST" EPOXY INJECTION GEL BY POWERS FASTENING, INC. (PAWI) INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND CC EVALUATION REPORT #4014.
"TIT 17" ADHESIVE SYSTEM BY SAMPSON STRONG-TIE COMPANY, INC. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND CC EVALUATION REPORT #4014.
MINIMUM EMBEDMENT - SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE DRAWINGS:
DOWELS AND ANCHOR BOLTS:
#4 (1/2") DOWEL OR 1/2" DIAMETER ALL-THREAD ROD - 1" EMBEDMENT
#5 (5/8") DOWEL OR 5/8" DIAMETER ALL-THREAD ROD - 1" EMBEDMENT
#6 (3/4") DOWEL OR 3/4" DIAMETER ALL-THREAD ROD - 1" EMBEDMENT
#7 (7/8") DOWEL OR 7/8" DIAMETER ALL-THREAD ROD - 1" EMBEDMENT
#8 (1") DOWEL OR 1" DIAMETER ALL-THREAD ROD - 1" EMBEDMENT
#9 (1 1/8") DOWEL OR 1 1/8" DIAMETER ALL-THREAD ROD - 1" EMBEDMENT
DOUBLE THE ABOVE EMBEDMENT DEPTHS, UNLESS OTHERWISE NOTED.
LAPPING - ALL REBAR SHALL BE LAPPED NOT LESS THAN A LENGTH EQUIVALENT TO 42 TIMES DIAMETER.
5. A MAXIMUM FLY ASH POZZOLAN SUBSTITUTION FOR PORTLAND CEMENT OF 50% MAY BE USED BUT NOT EXCEEDED.

IV. CARPENTRY:

1. [Symbol] INDICATES BLOCKING; [Symbol] INDICATES CONTINUOUS MEMBER.
2. FRAMING LUMBER SHALL BE DOUGLAS FIR GRADED AS FOLLOWS:
SILLS AND LEDGERS ON CONCRETE OR CONCRETE BLOCK - DOUGLAS FIR - PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
PARTS, STUDS, PLATES, BLOCKING, ETC. - NO. 2 OR BETTER, U.O.N.
POSTS 5" AND WIDER, JOISTS AND BEAMS - NO. 1, U.O.N.
ALL NEW 24 FLOOR FRAMING (JOISTS, BLOCKING, HEADERS AND BEAMS) SHALL BE SURFACED DRY LUMBER WITH THE DESIGNATION "S-DRY" INCLUDED IN THE GRADE MARK. 4X AND THICKER LUMBER MAY BE S-GN.
3. TIE: PARALLAM PPS-15 MICRO LUMBER (U.S. 30 AND TRIMMERSTRAND (US)) ARE MANUFACTURED BY LEVEL WETTER/VALVE OF BOSE, GA. USE 2 OR PARALLAM PPL AND 1/4" MICRO LUMBER U.S.
- PARALLAM STRAND LUMBER (PPL) TRUSJOIST "PARALLAM" BENDING, FB
HORIZONTAL SHEAR, TV
COMPRESSION PERPENDICULAR TO GRAIN, FC PERP
MODULUS OF ELASTICITY, E
2,900 PSI
290 PSI
750 PSI
2,000,000 PSI
4. SHEATHING:
WOOD SHEATHING PANELS SHALL CONFORM TO PS 1-07 OR PS 2-04, EXPOSURE 1, WHICH CAN INCLUDE PWD AND OSB. FLOOR AND ROOF SHEATHING SHALL BE PLACED WITH LONG AXIS OF PANELS PERPENDICULAR TO SUPPORTS AND WITH STAGGERED END JOINTS.
ROOF - 5/8" OR 3/4" APA RATED SHEATHING WITH TAG EDGES
[Symbol] UNBLOCKED, UON, THIS CAN APPLY TO OSB WHEN 1/2" OR 5/8" APA RATED SHEATHING WITH TAG EDGES IS PREFERRED USE ONE PLYCLIP PER JOIST SPACE AT ALL UNSUPPORTED EDGES IF JOIST SPACING EXCEEDS 1'-4".
NAIL ALL SUPPORTED EDGES WITH 12D @ 6" O.C. ALL OTHER BEARINGS WITH 12D @ 12" OFFSET PANEL GRID IN ONE DIRECTION, WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES WITH MIN 12D @ 6" O.C.
FLOORS - 5/8" OR 3/4" APA RATED SHEATHING WITH TAG EDGES
[Symbol] UNBLOCKED, UON, THIS CAN APPLY TO OSB. NAIL ALL SUPPORTED EDGES WITH 12D @ 6" O.C. ALL OTHER BEARINGS WITH 12D @ 12" OFFSET PANEL GRID IN ONE DIRECTION, WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES WITH MIN 12D @ 6" O.C.
WALLS - (WHERE SHOWN ON PLANS) 1/2" 32/16 APA RATED SHEATHING, THIS CAN APPLY TO OSB. EDGES BLOCKED. PANELS 1/2" LESS IN THICKNESS THAN INDICATED ARE ACCEPTABLE. NAIL ALL PANEL EDGES PER SHEAR WALL SCHEDULE WHERE INDICATED OR WITH 12D @ 6" O.C. N. NAIL ALL OTHER BEARINGS WITH 12D @ 12".
5. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE CALIFORNIA BUILDING CODE.
6. FASTENERS FOR PRESSURE TREATED AND FIRE RETARDANT WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
7. JOIST HANGERS AND OTHER SHEET METAL CONNECTIONS SHALL BE AS PROVIDED BY SAMPSON COMPANY OF SAN LEANDRO, CA. OR EQUIV.
8. NAILS SHALL BE COMMON WIRE NAILS U.O.N. ALL NAILS FOR EXTERIOR CONSTRUCTION SHALL BE HOT-DIPPED GALVANIZED.
9. PROVIDE 4X6 OR 6X6 HEADERS OVER ALL EXTERIOR WALL DOOR AND WINDOW OPENINGS U.O.N. PROVIDE 4X6 OR 6X6 MIN. HEADERS OVER ALL DOOR AND OTHER OPENINGS (3' 0" MAX.) ELSEWHERE U.O.N. PROVIDE 2X4 OR 2X6 CRIPPLE AND FULL HEIGHT STUD AT EACH JAMB.
10. BLOCKING: PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN STUDS @ 24" IF MAX. AND BETWEEN JOISTS @ 12" IF MAX.
11. PLS. MEMBERS MAY BE USED IN LIEU OF U.S. MEMBERS OF THE SAME DIM IF FOUND TO BE MORE ECONOMICAL OR PREFERRED.
12. ALL 2X6 STUDS SHALL BE SPACED AT 7'-0" O.C.
13. ALL 2X6 STUDS MUST BE SPACED A MIN OF 3" FROM ONE ANOTHER, UON.

V. REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 #3 & #4 STIRRUPS AND TIES, GRADE 30 FOR ALL JOINT REINFORCEMENT, GRADE 60 ALL OTHERS.
2. BEND BARS 24 DIAMETERS AT CORNERS AND INTERSECTIONS AND LAP 42 DIAMETERS AT SPLICES, UON.

VI. STRUCTURAL OBSERVATION:

1. THE FOLLOWING STRUCTURAL OBSERVATIONS SHALL BE PERFORMED:
A. CONCRETE AND REINFORCING STEEL:
a. OBSERVATION OF ALL REINFORCING STEEL AND EMBEDDED ANCHORS BY THE STRUCTURAL ENGINEER BEFORE PLACEMENT OF CONCRETE.
B. BRACING:
a. OBSERVATION OF ALL BRACING, SHEAR WALLS, AND ANCHORS BY STRUCTURAL ENGINEER.

VI. SPECIAL INSPECTION:

1. THE FOLLOWING SPECIAL INSPECTIONS SHALL BE PERFORMED:
A. FOUNDATIONS:
a. INSPECTION OF THE FOOTING EXCAVATIONS AND FOUNDATION SOIL CONSTRUCTION BY THE SOILS ENGINEER BEFORE PLACEMENT OF REINFORCEMENT STEEL.

ANN BAKER
LANDSCAPE ARCHITECTURE
625 2nd St., Ste. 110
Petaluma, CA 94952
tel 530.926.2557

CONSULTANT:

KEVIN DONAHUE
STRUCTURAL ENGINEER
1101 8TH ST. #180
BERKELEY, CA. 94710
kase@stbcglobal.net
T:(510) 528-5394
Project Contact:
Anthony: (510) 524-2861

CITY OF UTAH

City of Utah

STAMP

GRACE HUDSON NATURE EDUCATION:
Interpretive Item # 1
Brush Arbor

Grace Hudson Museum
431 S Main Street
Utah, California

DATE: 1/8/15

BY: AS NOTED

APP: APD

STRUCTURAL
NOTES &
GENERAL
DETAILS

S0.1

1 of 2 Sheets

ARKIN · TILT ARCHITECTS
Ecological Planning & Design



ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

No: ASI #11 Date: April 20, 2016 R-1: April 21, 2016
Project: Grace Hudson Museum – Outdoor Classroom & Boardwalk
To: Cupples Construction, 221 Olive Lane #G, Ukiah CA
Ricardo Rodriguez
cc: Katie Marsolan, City of Ukiah
Sherrie Smith-Ferri, Grace Hudson Museum
Ann Baker, Prime
Estok Menton, Menton Builders
Laban Menton, Menton Builders

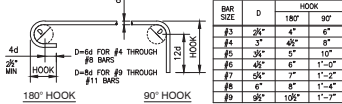
The work shall be carried out in accordance with the following Supplemental Instructions without change in the Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions indicates your acknowledgment that there will be no change in Contract Sum or Contract Time. Should the work described in this Supplemental Instruction require change in Contract Sum or Contract Time, do not proceed with the work and contact Architect immediately.

Description:

Re: Brush Arbor foundation detail

1. Please see attached revised sheet S0.1 for the Brush Arbor. Foundation detail 5/S0.1 has been added, and should be used in place of foundation detail 3/A3.01 for the exterior ring of posts (12" diameter posts). The interior (9" diameter) ring of posts will continue to use foundation detail 3/A3.01.

STANDARD HOOKS:



ARKIN · TILT ARCHITECTS
Ecological Planning & Design



ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

No: ASI #12 Date: April 27, 2016
Project: Grace Hudson Museum – Outdoor Classroom & Boardwalk
To: Cupples Construction, 221 Olive Lane #G, Ukiah CA
Ricardo Rodriguez
cc: Katie Marsolan, City of Ukiah
Sherrie Smith-Ferri, Grace Hudson Museum
Ann Baker, Prime
Estok Menton, Menton Builders
Laban Menton, Menton Builders

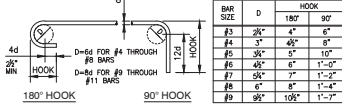
The work shall be carried out in accordance with the following Supplemental Instructions without change in the Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions indicates your acknowledgment that there will be no change in Contract Sum or Contract Time. Should the work described in this Supplemental Instruction require change in Contract Sum or Contract Time, do not proceed with the work and contact Architect immediately.

Description:

Re: Brush Arbor foundation spacer question, shade sail connection

1. Please see attached revised sheet S0.1 & SD-8 for the Brush Arbor. Foundation details 5/S0.1 & 3/A3.01 has been revised to show a maximum 2" neoprene spacer.
2. Please see attached SD-9 for the Brush Arbor, showing the revised connection from the joist to beam at inner and outer ring.
3. The shade sail connection bracket is to be fabricated per detail 05/A3.01. The shade sail spacer bracket is to be fabricated per detail 06/A3.01.

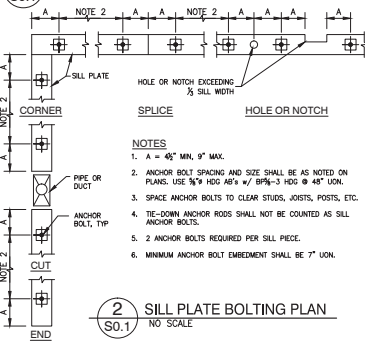
STANDARD HOOKS:



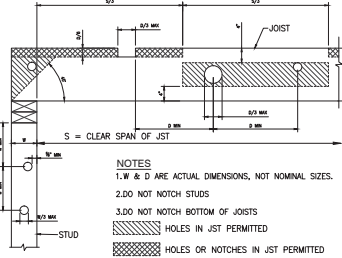
MINIMUM CONCRETE COVER:

ITEM	THICKNESS	LOCATION	CLR COVER
FOOTINGS OR BM's PIERS	-	TOP	3"
		FORMED SIDES	3"
		UNFORMED SIDES	3"
WALLS	10" OR MORE	BOTTOM	3"
		INTERIOR FACE	3"
		EXTERIOR FACE	3"
SLABS	8" OR LESS	-	ON CL UON
		TOP	3"
		BOTTOM	3"
-	6" OR LESS	-	ON CL UON
		-	ON CL UON

1 REINF STANDARD HOOKS & CONC COVER

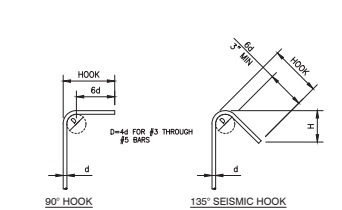


2 SILL PLATE BOLTING PLAN



3 HOLES & NOTCHES IN SAWN STUDS & JSTS

S0.1 NO SCALE



BAR SIZE	D	HOOK	H APPROX.
#3	15"	4"	3"
#4	2"	4"	3"
#5	26"	6"	3"

4 STIRRUP & TIE HOOKS

S0.1

5 TYPICAL POST FOUNDATION FOR ALL 10 EXTERIOR POSTS

S0.1

1" = 1'-0"

1" = 1'-0"

1" = 1'-0"

1" = 1'-0"

1" = 1'-0"

1" = 1'-0"

I. GENERAL:

1. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE BRACING, SHORING, AND SUPPORT OF ALL TEMPORARY CONSTRUCTION, TEMPORARY EXCAVATION, AND PARTIALLY COMPLETED PORTIONS OF THE BUILDING, SUCH BRACING, SHORING AND SUPPORT MUST INSURE THE SAFETY OF THE ADJACENT PROPERTY AND OF ANY PERSONS WHO MAY COME IN CONTACT WITH THE PROJECT.
4. VERIFY ALL SITE CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. BEFORE STARTING WORK. REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF ANY DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND ARCHITECTURAL, MECHANICAL, OR PLUMBING DRAWINGS, NOTIFY THE ARCHITECT BEFORE PROCEEDING.

II. FOUNDATION AND GRADING:

1. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL OF GOOD BEARING QUALITY.
2. THE GEOTECHNICAL REPORT FOR 431 SOUTH MAIN ST., 7/14/2014 HAS BEEN PREPARED BY SHIN CONSULTING ENGINEERING & GEOLOGISTS, INC. ALL FOUNDATION AND GRADING WORK SHALL BE UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. REFER TO THE GEOTECHNICAL REPORT.
3. NOTIFY THE GEOTECHNICAL ENGINEER 24 HOURS BEFORE BEGINNING ANY GRADING OR EXCAVATING.
4. DESIGN BEARING PRESSURES FOR FOOTINGS ARE AS FOLLOWS:
DEAD PLUS LIVE LOAD 1500PSF
TOTAL LOAD (INCL. WIND OR SEISMIC) 2250PSF

III. CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 5 SACKS PER CUBIC YARD AND A SLUMP OF 3 TO 4 INCHES. THE CONCRETE SUPPLIER SHALL SUBMIT THE MIX DESIGN FOR REVIEW.
2. NOTIFY THE STRUCTURAL ENGINEER 24 HOURS BEFORE PLACING CONCRETE. NO CONCRETE SHALL BE PLACED BEFORE THE STRUCTURAL ENGINEER HAS INSPECTED THE REINFORCING STEEL OR WAIVED SUCH INSPECTION.
3. ALL CONCRETE SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.
4. ANCHORS AND DOWELS TO EXISTING CONCRETE:
ADHESIVE - USE ONE OF THE FOLLOWING:
"POWER-FAST" EPOXY INJECTION GEL BY POWERS FASTENING, INC. (RAWI) INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND CC EVALUATION REPORT #4514.
"SET XP" ADHESIVE SYSTEM BY SIMPSON STRONG-TIE COMPANY, INC. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND CC EVALUATION REPORT AC308.
MINIMUM EMBEDMENT - SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE DRAWINGS:
DOWELS & ANCHOR BOLTS:
#4 (#3) DOWEL OR 1/2" DIAMETER ALL-THREAD ROD - 5" EMBEDMENT
#6 (#4) DOWEL OR 5/8" DIAMETER ALL-THREAD ROD - 6" EMBEDMENT
#8 (#6) DOWEL OR 3/4" DIAMETER ALL-THREAD ROD - 7" EMBEDMENT
#10 (#8) DOWEL OR 1" DIAMETER ALL-THREAD ROD - 8" EMBEDMENT
#12 (#10) DOWEL OR 1 1/4" DIAMETER ALL-THREAD ROD - 9" EMBEDMENT
TIE-DOWN ANCHOR BOLTS:
DOUBLE THE ABOVE EMBEDMENT DEPTHS, UNLESS OTHERWISE NOTED.
LAPING - ALL REBAR SHALL BE LAPPED NOT LESS THAN A LENGTH EQUIVALENT TO 36 D BAR DIAMETERS.
5. A MAXIMUM FLY ASH POZZOLAN SUBSTITUTION FOR PORTLAND CEMENT OF 50% MAY BE USED BUT NOT EXCEEDED.

IV. CARPENTRY:

1. INDICATES BLOCKING; INDICATES CONTINUOUS MEMBER.
2. FRAMING LUMBER SHALL BE DOUGLAS FIR GRADED AS FOLLOWS:
SILLS AND LEDGERS OR CONCRETE OR CONCRETE BLOCK - DOUGLAS FIR - PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
RAFTERS, STUDS, PLATES, BLOCKING, ETC. - NO. 2 OR BETTER, U.O.N.
POSTS 5" AND WIDER, JOISTS AND BEAMS - NO. 1, U.O.N.
ALL NEW 2ND FLOOR FRAMING (JOISTS, BLOCKING, HEADERS, AND BEAMS) SHALL BE SURFACED DRY LUMBER WITH THE DESIGNATION "S-DRY" INCLUDED IN THE GRADE MARK. 4X AND THICKER LUMBER MAY BE S-DRIED.
3. TIPS, PARALLAM (PSI) MICROCOLLUM (LV) 3X AND TRIMMERSTRAND (LSL) ARE MANUFACTURED BY LEVEL WETTERHAUSER OF BOISE, IDAHO. USE 2X6 PARALLAM PS1 AND 1X6 MICROCOLLUM LV.
4. SHEATHING:
WOOD SHEATHING SHALL CONFORM TO PS 1-07 OR PS 2-04 EXPOSURE 1, WHICH CAN INCLUDE PWD AND OSB. FLOOR AND ROOF SHEATHING SHALL BE FASTENED WITH LONG AGS OF PANELS PERPENDICULAR TO SUPPORTS AND WITH STAGGED END JOINTS.
ROOF - 5/8" OR 19/32" 40/20 APA RATED SHEATHING WITH TAG EDGES (UNBLOCKED, UON), THIS CAN APPLY TO OSB WHEN 1/2" OR 5/8" 40/20 APA RATED SHEATHING WITH TAG EDGES IS PREFERRED. USE ONE PLYCLIP PER JOIST SPACE AT ALL UNSUPPORTED EDGES. P JOIST SPACING EXCEEDS 1'-4".
NAIL ALL SUPPORTED EDGES WITH 10D @ 6" & 5" ALL OTHER BEARINGS WITH 10D @ 12". OFFSET PANEL GRID IN ONE DIRECTION, WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES WITH 10D @ 6" U.O.N.
FLOORS - 5/8" OR 19/32" 24 D.C. APA RATED STUFD-FLOOR WITH TAG EDGES (UNBLOCKED, UON), THIS CAN APPLY TO OSB. NAIL ALL SUPPORTED EDGES WITH 10D @ 6" & 5" ALL OTHER BEARINGS WITH 10D @ 12". OFFSET PANEL GRID IN ONE DIRECTION, WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES WITH 10D @ 6" U.O.N.
WALLS - (WHERE SHOWN ON PLANS) 1/2" 32/16 APA RATED SHEATHING, THIS CAN APPLY TO OSB EDGES BLOCKED. PANELS 1/2" UON IN THICKNESS THAN INDICATED ARE ACCEPTABLE. NAIL ALL PANEL EDGES PER SHEAR WALL SCHEDULE WHERE INDICATED OR WITH 10D @ 6" U.O.N.; NAIL ALL OTHER BEARINGS WITH 10D @ 12".
5. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE CALIFORNIA BUILDING CODE.
6. FASTENERS FOR PRESSURE TREATED AND FIRE RETARDANT WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
7. JOIST HANGERS AND OTHER SHEET METAL CONNECTORS SHALL BE AS PROVIDED BY SIMPSON COMPANY OF SAN LEANDRO, CA. OR EQUAL.
8. NAILS SHALL BE COMMON WIRE NAILS U.O.N. ALL NAILS FOR EXTERIOR CONSTRUCTION SHALL BE HOT-DIPPED GALVANIZED.
9. PROVIDE 4X6 OR 6X6 HEADERS OVER ALL EXTERIOR WALL DOOR AND WINDOW OPENINGS U.O.N. PROVIDE 4X6 OR 6X6 MIN. HEADERS OVER ALL DOOR AND OTHER OPENINGS (0'-0" MAX.) ELSEWHERE U.O.N. PROVIDE 2X4 (OR 2X6 CRIPPLE AND FULL HEIGHT STUD AT EACH JAMB.
10. BLOCKING - PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN STUDS @ 10'-0" MAX. AND BETWEEN JOISTS @ 12'-0" MAX.
11. PSI MEMBERS MAY BE USED IN LIEU OF LVL MEMBERS OF THE SAME DIM IF FOUND TO BE MORE ECONOMICAL OR PREFERRED.
12. ALL 2X6 STUDS SHALL BE SPACED AT 2'-0" UON.
13. ALL SDS SCREWS MUST BE SPACED A MIN OF 3" FROM ONE ANOTHER, UON.

V. REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40 #3 & #4 STIRRUPS AND TIES, GRADE 30 FOR ALL WIRE JOINT REINFORCEMENT, GRADE 60 ALL OTHERS.
2. BEND BARS 2X DIAMETERS AT CORNERS AND INTERSECTIONS AND LAP 4X DIAMETERS AT SPLICES, UON.

VI. STRUCTURAL OBSERVATION:

1. THE FOLLOWING STRUCTURAL OBSERVATIONS SHALL BE PERFORMED:
A. CONCRETE AND REINFORCING STEEL:
a. OBSERVATION OF ALL REINFORCING STEEL AND EMBEDDED ANCHORS BY THE STRUCTURAL ENGINEER BEFORE PLACEMENT OF CONCRETE.
B. FRAMING:
a. OBSERVATION OF ALL FRAMING, SHEAR WALLS, AND ANCHORS BY STRUCTURAL ENGINEER.

VII. SPECIAL INSPECTION:

1. THE FOLLOWING SPECIAL INSPECTIONS SHALL BE PERFORMED:
A. FOUNDATIONS:
a. INSPECTION OF THE FOOTING EXCAVATIONS AND FOUNDATION SOIL CONSTRUCTION BY THE SOILS ENGINEER BEFORE PLACEMENT OF REINFORCEMENT STEEL.



ANN BAKER
LANDSCAPE ARCHITECTURE
625 2ND ST., Ste. 110
Petaling, CA 94957
tel 510.926.2557

CONSULTANT
KEVIN DONAHUE
STRUCTURAL ENGINEER
1101 8TH ST. #180
BERKELEY, CA. 94710
kdse@sbcglobal.net
T:(510) 528-5394
Project Contact:
Anthony: (510) 524-2861



STAMP



GRACE HUDSON NATURE EDUCATION:
Interpretive Item # 1
Brush Arbor
Grace Hudson Museum
431 S Main Street
Ukiah, California

NO.	DATE	DESCRIPTION
4/27/16	STR UPDATE	

SUBMISSIONS

REVISED

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

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DATE

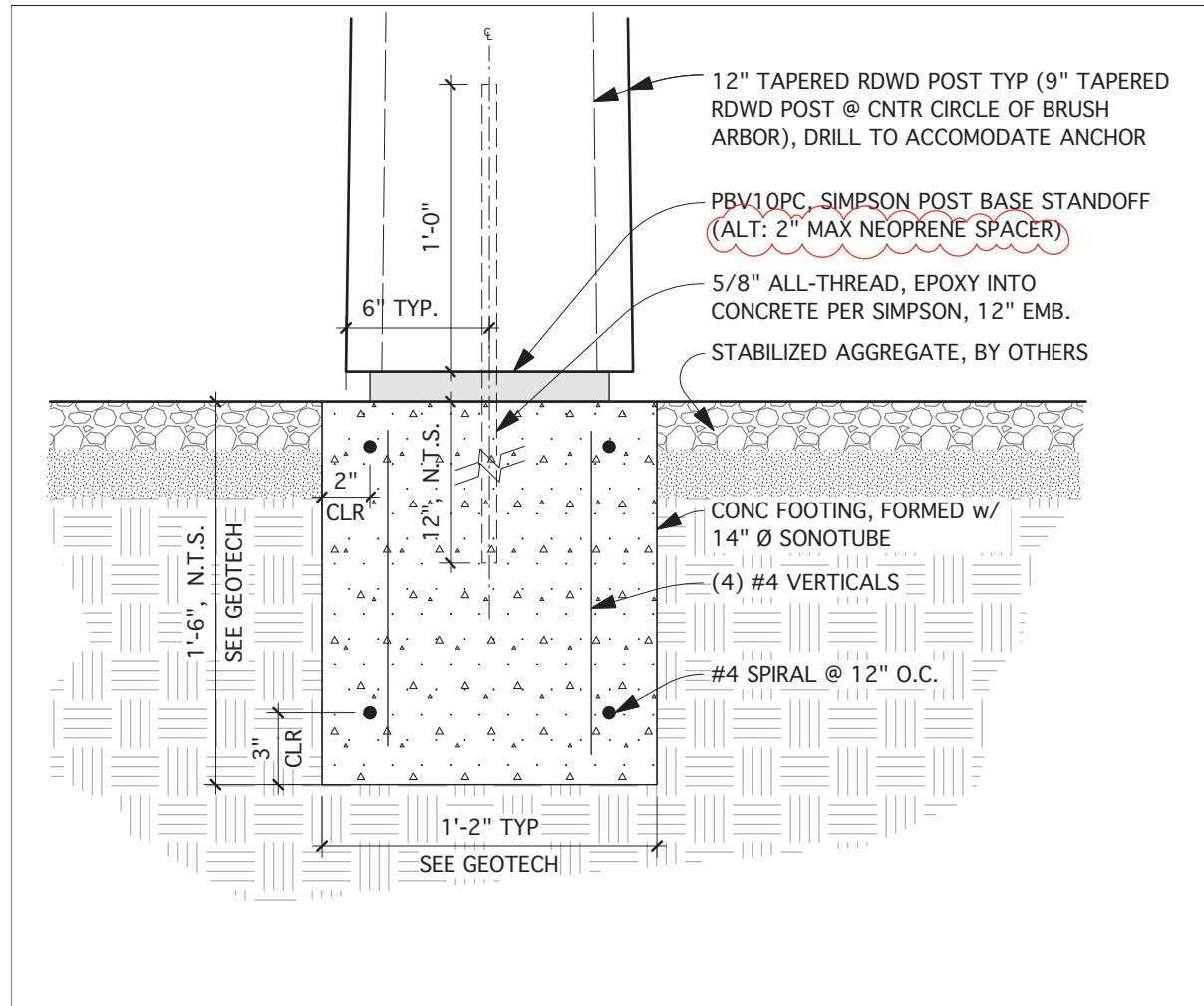
DESCRIPTION

DATE

DESCRIPTION

DATE

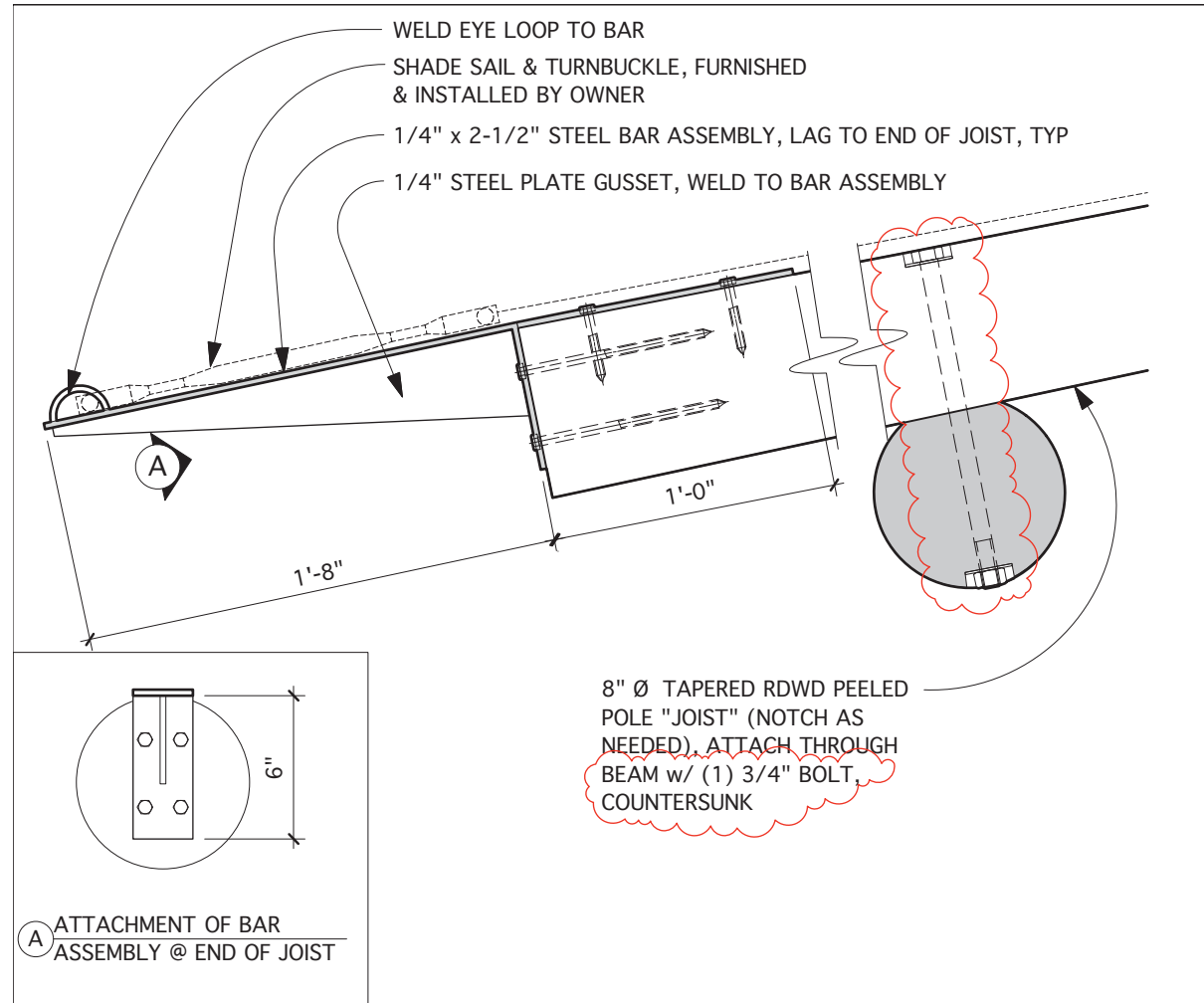
DESCRIPTION



Dwg. No.	SD-8	Inner Ring Foundation
Scale:	1-1/2" = 1'-0"	Grace Hudson Museum
Date:	04.27.16	Tending the Wild Garden
Revised:		References: 03/A3.01



ARKIN·TILT ARCHITECTS
1101 Eighth Street, Suite 180, CA 94710
T: (510) 528-9830 info@arkintilt.com



Dwg. No.	SD-1			Connection from Joist to Beam @ Mid-Span		
Scale:	1-1/2" = 1'-0"		Grace Hudson Museum Tending the Wild Garden			ARKIN · TILT ARCHITECTS 1101 Eighth Street, Suite 180, CA 94710 T: (510) 528-9830 info@arkintilt.com
Date:	04.27.16					
Revised:	References: 05/A3.01					

Attachment #4
CHANGE ORDER



MENTON BUILDERS, INC.
P.O. Box 871
Ukiah, CA 95482
Lic# 381334 "B" H.I.C.
707-468-8814
707-468-8826 Fax

Date: 4/26/2016
Owner: Grace Hudson Brush Arbor
Project: Offsite
Contract/Job number: 3117- PO#44212-01
Change order number: #1

You are directed to make the following changes in this contract:

Increase scope of work to include:

Alteration to pole prep as per revised engineered drawing including the following:

Materials:

* Additional Epoxy \$524
* Drill bit for larger deeper holes \$55
* Additional 100KSI Steel Rods \$1,375
* Bigger spacers \$900
Total Materials- \$2,854

Labor:

*Preparation of deeper holes, application of epoxy, mount spacers, etc.
Total Labor- \$2,153

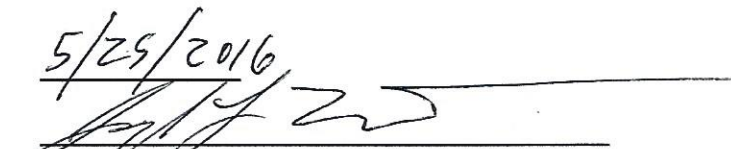
Note: This Change Order becomes part of and in conformance with the existing contract and may extend the original estimated time of completion.

We agree hereby to make the changes(s) specified above at this price \$5,007.00

Payment will be made as follows: WITH PERIODICAL PROGRESS BILLING PAYMENTS

Date of Agreement: 5/25/2016

Authorized Signature


(Contractor)

Accepted- The above price(s) and specifications of this change order are satisfactory and are hereby accepted. All work to be performed undersame terms and conditions as specified in original contract unless otherwise stipulated.

Authorized
Signature _____

Date _____

CHANGE ORDER**MENTON BUILDERS, INC.**

P.O. Box 871

Ukiah, CA 95482

Lic# 381334 "B" H.I.C.

707-468-8814

707-468-8826 Fax

Date: 5/11/2016

Owner: Grace Hudson Brush Arbor

Project: Offsite

Contract/Job number: 3117- PO#44212-01

Change order number: #2

You are directed to make the following changes in this contract:**Increase scope of work to include:**

* Provide and install (24) powder coated shade sail brackets as per ASI #12

Materials:

* Metal brackets \$571

* Powder Coating \$337

* Hardware \$199

* Misc. \$500

Total Materials: \$1,644

Labor:

* Install shade sail brackets per ASI #12

Total Labor \$4,485

Note: This Change Order becomes part of and in conformance with the existing contract and may extend the original estimated time of completion.We agree hereby to make the changes(s) specified above at this price **\$6,129.00**

Payment will be made as follows: WITH PERIODICAL PROGRESS BILLING PAYMENTS

Date of Agreement:

5/25/2016

Authorized Signature

(Contractor)

Accepted- The above price(s) and specifications of this change order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

 Authorized
Signature _____

Date _____



Santa Rosa Branch
3440 Standish Avenue
Santa Rosa, California 95407
P 707-588-9406
F 707-588-9102

www.dhcsupplies.com

SALES ORDER



Order # 7000652-00-00 B/O Rel

08:23 05/02/16 KD
06:17 05/02/16 KD

Page 1/1

BR/WHSE USER REPRINT
07/07 KD 3

S KD - CASH - SANTA ROSA
O T
L O
D SANTA ROSA CA 95407

S MENTON BUILDERS
H T
I O
P UKIAH CA 95482

Tel

Fax

ORDER DATE	CUSTOMER NUMBER	CUSTOMER P/O NUMBER	TERMS CODE	TAX CODE	SHIP VIA	SALES PERSON	JOB ID/NAME
05/02/16	0002001		Net 30	CA-SN/8.250%	Tk KD1/003	KENT DAVIS	

LN# Q-ORD Q-PCK Q-B/O Q-SHP B-LOC PRODUCT UOM UNIT-PRICE DISC% EXTENSION

***** Special Instructions *****

* Quote Number Q700062 *

* *****

1) 30 30 0 SET-XP22-N EA 32.25 \$967.50
SIMPSON SET XP EPOXY 22oz WITH NOZZLE10/CS

=====
Sub-Total 967.50
Tax 79.82
Order Total ... 1,047.32

C.O.#1
OFFSITE

\$524

prepaid

TOT: 30 30 0

Received in Good Condition:

X: _____

REPORT ALL DISCREPANCIES WITHIN 24 HOURS

Terms & Conditions
Restocking charge up to 25% may be assessed.

Special order items cannot be returned for credit.

Ship Date 05/02/16 Loc

Volume	_____	Picked by	_____
Weight	_____	Packed by	_____
Pieces	_____	Checked by	_____
Pallet	_____	Loaded by	_____
Pkgs	_____		
Ctns	_____		
Lnth	_____		



Corporate Headquarters
11346 Sunco Drive
Suite 101
Rancho Cordova, California 95742
P 916-383-2024
F 916-403-1351

www.dhcsupplies.com

INVOICE

Page 1/1

Sold To
KD - CASH - SANTA ROSA
[REDACTED]
SANTA ROSA CA 95407

Ship To
MENTON BUILDERS
ATT: LABIN/ESTOK
[REDACTED]
UKIAH CA 94928

Customer # 0002001	Order Date 04/19/2016	Sales Order # 7000281	Buyer	Customer P/O # CHECK 1381	Ship Via OUR TRUCK	Salesman 43
Invoice # 7000281	Invoice Date 04/21/2016	Ship Date	Freight Terms PREPAID	Job Number	Terms Net 30	

LN	QNTY ORD	QNTY SHIP	QNTY B/O	PRODUCT NUMBER	DESCRIPTION	UOM	NET PRICE	EXTENSION
1	1	1		SFB2.25	2-1/4 SELF FEED BIT	Ea	25.50	\$25.50
2	2	2		SAE.43712	7/16 X 12" BIT EXTENSION	Ea	12.714	\$25.43
C.O. # 1 - offsite								
prepaid								

Signature Proof of Delivery:

w/c

04/21/16 08:11

VISIT WWW.DHCSUPPLIES.COM
THANK YOU FOR YOUR ORDER

Terms & Conditions
\$25.00 Service charge on all returned checks.
No refunds or credits on special orders
1 1/2% per month service charge will be assessed
on all past due accounts.

Merchandise	50.93
Freight	0.00
Misc Charges	0.00
Sub Total	50.93
Taxable	50.93
Tax (CA-SN)	4.20
TOTAL	\$55.13

Archive Copy

Pay By 05/21/2016

Writer: KD

Reliable Mill Supply INC
1550 Millview Road
Ukiah CA. 95482

Phon... 707-462-1458
Fax # 707-462-2362

Date	Invoice #
5/11/2016	133262

Bill To

Menton Builders

Ukiah Ca. 95482



P.O. No.

Terms

Net 30

Quantity	Description	Rate	Amount
10	2" - 4.5 N/C Hot Dipped Galvanized B-7 All Thread Type A193 @ 34"long	127.00	1,270.00T
12	1/4" x 2 1/2" x 6" x 3" Angle Brackets as per drawing	7.88	94.56T
12	1/4" x 2 1/2" shade sail brackets as per drawing	36.98	443.76T
	Sales Tax	7.625%	137.88

Change order #1 - offsite

Total	\$1,946.20
-------	------------

A Family Business Since 1949



Salesperson

CM

Cutting Order ☒Quote ☐

Firm for 30 days

Plastics Inc.

the fantastic plastic place

Customer

Menton Builders

Called

LM

Phone

Email

Laban

Date

4-27-16

Initials

CM

Date

4-26-15

Due Date

5-2-16

Time

CUTTER



No. Pcs	Thick-ness	Size (in inches)	Color/Texture	Price Per Sq Ft	Price Per Piece	TOTAL
20	1"	9' x 7'	Black StarBoard		20.15	403.00
12	1"	7' x 7'	↓		12.85	154.20
		X				
		X				
Special Instructions:				Material	557.20	
Grace Hudson Museum				Labor	666.00	
				Subtotal	1173.20	
				Sales Tax		
				TOTAL	1275.80	
				Deposit		

Please check for fit before removing any masking from your plastic. If TAP has made an error cutting your order, please return the plastic with this form and we will quickly correct our mistake with an apology. If you supplied us with dimensions or instructions that were wrong, TAP will happily recut the plastic at no charge or, if necessary, recut your order with new material at a 50% discount.

SO# or Zippo#

89151

BALANCES

BALANCES

-376.00 orig
\$900

See BACK for Care Instructions.

Reliable Mill Supply INC
1550 Millview Road
Ukiah CA. 95482

Phon... 707-462-1458
Fax # 707-462-2362

Date	Invoice #
5/11/2016	133262

Bill To

Menton Builders

Ukiah Ca. 95482



P.O. No.

Terms

Net 30

Quantity	Description	Rate	Amount
10	2" - 4.5 N/C Hot Dipped Galvanized B-7 All Thread Type A193 @ 34"long	127.00	1,270.00T
12	1/4" x 2 1/2" x 6" x 3" Angle Brackets as per drawing	7.88	94.56T
12	1/4" x 2 1/2" shade sail brackets as per drawing	36.98	443.76T
	Sales Tax	7.625%	137.88

G.A.B.A. Change Order # 2 (s/o)

Total	\$1,946.20
-------	------------

A Family Business Since 1949



Nor-Cal Powder Coating, Inc
265 E. Clay St., Ukiah, CA 95482
Ph: 707 462 0217 Fax: 707 462 1843

CO # 2

Invoice

DATE	INVOICE #
5/9/2016	50426

Bill To:

MENTON BUILDERS

DESCRIPTION	P.O. NO.	TERMS	DUE DATE
			5/9/2016
DESCRIPTION	QTY	PRICE	AMOUNT
POWDER COAT LARGE BRACKETS BK-120	12	20.00	240.00T
SMALL BRACKETS BK-120	12	6.00	72.00T
G.H. B.A. Change Order # 2 (sp)			
WE'VE MOVED!! Please note our new address above and update your records prior to mailing payment. Thank you!			
Sales Tax (8.125%)			\$25.35
Total:			\$337.35

Pre
pd.

Friedman's

HOME IMPROVEMENT

4055 SANTA ROSA AVE. • SANTA ROSA, CA 95407 • 707/584-7811
 1360 BROADWAY • SONOMA, CA 95476 • 707/939-8811
 1255 AIRPORT PARK BLVD. • UKIAH, CA 95482 • 707/468-7811
 429 N. MCDOWEL BLVD. • PETALUMA, CA 94954 • 707/774-8400

SOLD TO

SHIP TO

MENTON BUILDERS

MENTON BUILDERS

UKIAH, CA 95482

JOB: GENERAL ACCOUNT
 UKIAH, CA 95482



SUB: 8557

Shipment #: 1

ACCOUNT #	CUSTOMER P.O. #	TERMS	ORDER #	ORDER DATE	SLSMN	INVOICE #	INVOICE DATE
3016	Grace Hudson	Net 10th	35734748	05/11/16	RZR	35514552	05/11/16
ORDERED	BACK ORDERED	SHIPPED	U/M	DESCRIPTION	PRICE	AMOUNT	
50	0	50	EA	812110 1/2"x8" HEX LAG SCREW HDG	47.290/25	94.58*	
				106501415 *List*	59.990		
50	0	50	EA	812068 3/8"x3" HEX LAG SCREW HDG	22.970/50	22.97*	
				106501231 *List*	29.990		
1	0	1	EA	RS6045 MED BACKING PAD OLD RS6042	12.500	12.50*	
				2561071 *List*	19.520		
50	0	50	EA	812092 1/2"x3" HEX LAG SCREW HDG	36.210/50	36.21*	
				106501347 *List*	49.990		
1	0	1	EA	TI2147 TITANIUM SPEED DRILL 5/16"	5.290	5.29*	
				053001388 *List*	7.890		
1	0	1	EA	BL2755 BIT AIRCRAFT BLK OXIDE 7/16" 12" LONG (CARDED)	11.970	11.97*	
				053001873 *List*	16.980		
				You saved \$60.83 !			
				G. Hudson C.O.2 \$199 (m) WPM			
				“if we don't have it you don't need it”			
May 11, 2016 13:15:14 OT:JPB				FILLED BY	CHK'D BY	DRIVER	
					0 / 1		
				MERCHANDISE		183.52	
				OTHER		0.00	
				TAX		14.91	
				FREIGHT		0.00	
				TOTAL		198.43	

 * INVOICE * Cust#

 IMPORTANT: SEE REVERSE SIDE FOR TERMS & CONDITIONS OF SALE. Purchaser agrees to pay all attorneys fees, court costs and interest in the event any charges are incurred by seller in collecting the amounts represented by this invoice, with or without litigation or suit.

Laban Menton

X
 RECEIVED THE ABOVE IN GOOD CONDITION

**AUTO PARTS**

STORE

900002471
UKIAH AUTO PARTS
375 SOUTH MAIN ST.
UKIAH, CA 95482
(707) 462-4795

Time: 14:30

Invoice Number

938633

Date: 05/11/2016



Page: 1/1

10390
MENTON BUILDERS INC
[REDACTED]
UKIAH, CA 95482-0000

Employee: 7 , Bruce
Sales Rep: 19 , HOUSE
Accounting Day: 11

Y

OCR

Y

9000024719386333

Part Number	Line	Description	Quantity	Price	Net	Total	
615815	NPT	EXTENTION BAR	1.00	68.94	34.4700	34.47	T

G. Hudson
C.O. # 2(m)

Delivery:
Attention:
Tax Exemption:
PO#:
Terms: 2810th Net 15th

\$38

Sail Brackets

Subtotal	34.47
Ukiah 8125 tax rate 01 8.1250%	2.80

Total	37.27
Charge Sale	37.27

Customer Signature

ALL GOODS RETURNED MUST BE ACCOMPANIED BY THIS INVOICE

CUSTOMER COPY



ITEM NO.: 7d

MEETING DATE: June 1, 2016

AGENDA SUMMARY REPORT

SUBJECT: NOTIFICATION OF PURCHASE OF LIFEPAK 15 FROM PHYSIO CONTROL

Summary: Council will receive a report regarding the purchase of a Lifepak 15 from Physio Control, in the amount of \$28,009.13.

Background: The Ukiah Fire Department maintains five operational Lifepak cardiac monitors within its fleet, three of those are capable of 12-lead electrocardiograms (EKGs). Because each Cardiac monitor manufacturer has vendor specific connections, the department has standardized all cardiac monitors with Lifepak models, manufactured by Physio Control. Standardized cardiac monitors ensure all personnel are properly trained in all aspects of using this equipment in emergency situations, and that the equipment is interchangeable between the vehicles in our fleet.

Discussion: Current standards of care are requiring 12-lead EKG capability on all ALS (Advanced Life Support) transporting and first response resources. Currently only three of our five cardiac monitors are capable of meeting this requirement. Physio Control is giving us credit for a trade-in of the older style, a non 12-lead Lifepak 12. This upgrade will give us four, 12-lead capable cardiac monitors moving towards providing our initial response apparatus with current standards.

FISCAL IMPACT:				
Budgeted Amount in 15-16 FY	New Appropriation Source of Funds (Title & No.)	Account Number	Budget Amendment Required	Previous Contract or Purchase Order No.
\$28,009.13	Capital purchase Lifepak	22021210.80100.15035	Yes ☐ No ☒	N/A

RECOMMENDED ACTION(S): Receive Report of the Purchase of a Lifepak 15 From Physio Control, in the Amount of \$28,009.13.

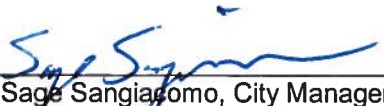
ALTERNATIVES: N/A

Citizens advised: None.
Requested by: Kirk Thomsen, Fire/EMS Division Chief and Cindy Stanford, Administrative Assistant.
Contact/Prepared by: Kirk Thomsen, Fire/EMS Division Chief.
Coordinated with: Mary Horgar, Purchasing Supervisor.
Presenter: Kirk Thomsen, Fire/EMS Division Chief.
Attachment: None.

COUNCIL ACTION DATE: _____ : ☐ Approved ☐ Continued to _____ ☐ Other _____

RECORDS APPROVED: ☐ Agreement: _____ ☐ Resolution: _____ ☐ Ordinance: _____

Note: Please write Agreement No. in upper right corner of agreement when drafted.

Approved: 
Sage Sangiorgio, City Manager



ITEM NO.: 11a

MEETING DATE: June 1, 2016

AGENDA SUMMARY REPORT

SUBJECT: ADOPT RESOLUTION UPDATING THE FEES FOR PLANNING AND BUILDING PERMITS AND SERVICES

Summary: On April 20, 2016, the City Council discussed preliminary draft fee modifications for planning and building permits and services. At the conclusion of the discussion, the Council directed staff to provide community outreach and public notice of the preliminary draft fee modifications. Staff accomplished that task and this agenda item is intended to provide an opportunity for the Council to adopt a Resolution (Attachment 1) formally modifying the fees.

Background and Discussion: At the April 20, 2016, City Council meeting, staff reviewed the following preliminary topics for discussion: 1) The required \$1,000 deposit amount for the 100% cost recovery projects; 2) The flat fees collected for minor planning permits; 3) Reducing the fees for boundary line adjustments and lot mergers; 4) The fees collected for appeals; 5) The fee collected for Airport Land Use Commission review; and 6) Possible new fees for planning services previously provided at no cost such as for *Determinations of Appropriate Use* and *Demolition Permit review* and *Certificates of Compliance*; and 7) Possible fee reductions for projects promoting downtown economic development, establishing new industrial/manufacturing businesses, significant energy conservation, and certain public benefits.

All fees and modifications referenced in the following discussion are detailed in the Resolution (Attachment #1).

100% Cost Recovery

100% cost recovery procedure for major planning permits is tracked very closely and involves recording hours spent on projects on the biweekly time sheets, cost determinations based on the hours spent including overhead, and tracking the costs to determine if additional deposit funds must be required. The adopted fee schedule requires a \$1,000 deposit. Because of the increase in costs since 2007 (salary, benefits, legal ads, postage, etc.) this amount of deposit is often quickly depleted and staff must prepare a detailed letter, contact the applicants and require an additional deposit. The following Table lists the total processing costs for a number of recent major planning permits:

Continued on Page 2

RECOMMENDED ACTION(S): 1) Conduct a discussion and public hearing; 2) Consider adopting the Resolution updating the fees for planning and building permits and services.

ALTERNATIVES: Provide alternative direction to Staff.

Citizens advised:	Notice provided via mail and publication in the Ukiah Daily Journal.
Requested by:	Charley Stump, Community Development Director.
Contact/Prepared by:	Charley Stump, Community Development Director.
Coordinated with:	Sage Sangiacomo, City Manager and Kevin Thompson, Principal Planner.
Presenter:	Charley Stump, Community Development Director.
Attachments:	1. Resolution 2. Fee comparison table – nearby jurisdictions 3. Noticing list of interested parties and frequent permit applicants

COUNCIL ACTION DATE: _____: ☐ Approved ☐ Continued to _____ ☐ Other _____

RECORDS APPROVED: ☐ Agreement: _____ ☐ Resolution: _____ ☐ Ordinance: _____

Note: Please write Agreement No. in upper right corner of agreement when drafted.

Approved: 
Sage Sangiacomo, City Manager

Major Planning Permit	Cost to Process Permit
WalMart Expansion	\$33,000
Costco	\$30,871
UVMC Support Building	\$26,700
PEP Senior Housing	\$8,652
Residential PD	\$5,442
Residential PD Amendment	\$7,503
UVMC Emergency Room Relocation	\$6,038
Mendocino Historical Society	\$1,820
KBP Properties	\$1,425
Cross Roads Christian Church	\$1,499

In almost all cases, the \$1,000 deposit does not cover the cost to process a Major Planning Permit. Additionally, the time spent drafting the detailed letter to the applicant seeking an additional deposit is charged to the applicant. Staff is recommending establishing a deposit "range" whereby staff would require a deposit of between \$1,000 and \$3,000 (or more) depending upon the size, scope and complexity of the proposed project.

Flat Fees

The City currently charges \$150 for level 1 minor planning permits (temporary uses, outdoor sales, etc.) and \$450 for level two minor planning permits (changes in use or newly proposed small land uses). These 2007 fees typically do not cover the cost to process the permits. The required legal ad alone can be as high as \$150. Staff is recommending increasing the flat fees.

Boundary Line Adjustments

In 2012, The City Council modified the Boundary Line Adjustment permit application process to conform to State Law. In doing so, the requirement for public notice and a public hearing were eliminated. While staff costs have increased since 2007, the net result of the revised procedures is a projected decrease in the cost to process Boundary Line Adjustment applications. Staff is recommending a reduction in the \$450 flat fee for Boundary Line Adjustments to \$350.

Appeals

If a project applicant appeals a decision on a planning permit, the cost is a \$100 deposit and 100% cost recovery. If the public appeals a decision on a planning permit the charge is a \$100 flat fee. In the case of the applicant's deposit, it would be used up rapidly and staff would spend additional time drafting a letter seeking additional deposit funds. Similarly, the \$100 flat fee for a member of the public to appeal a decision would not cover the hard costs such as the required legal notice, let alone staff costs. Staff is recommending increasing the fees for appeals.

Airport Land Use Commission

If a proposed project conflicts with the adopted compatibility criteria for the airport, it must be scheduled for review and a consistency determination by the Mendocino County Airport Land Use Commission. The County charges the applicant a fee for assembling the Commission, and the cost for staff and Commission time. The City charges a \$150 fee for project coordination, referring the project to the Commission, and attending and participating in the public hearing. The \$150 fee does not cover the cost for staff to perform these required tasks. Staff is recommending an increase in the fees for referral to the Airport Land Use Commission.

Other Fees

Staff has reviewed the various services we provide without charging a fee and is recommending charging fees for these services. These include *Determinations of Appropriate Use*, *Certificates of Compliance*, *Use Permit Renewals*, and *Demolition Permit planning review*.

Building Permit Fees

Staff does not anticipate proposing to change the way building permit fees are calculated.

The City's Method: The building permit fee is based on the construction cost data provided by and updated every six months by the International Code Council (ICC). This data constitutes the "average" costs based on typical construction methods for each occupancy group and type of construction. The construction cost figure is multiplied by the size of the building to determine the building valuation. Table 3-A from the Building Code, which provides fees based on ranges of valuations is then used to determine the base fee. Added to the base fee are a State seismic fee, any mechanical, electrical and plumbing permit fees, and a plan check fee. All of these fees are calculated using computer software.

Example

Type of Construction: IIB

Area: 8,000 square feet

Use Group: B

1. Gross Area: 8,000 square feet
2. Square foot construction cost (B/IIB) = \$158.70/sq. ft.
3. Building Valuation: 8,000 sq. ft. x \$158.70/sq. ft. = \$1,269,600
4. Table 3-A: \$6,226 for 1st \$1 million and \$4.05 for each additional \$1,000. = \$7,138.
5. CA Seismic Fee: \$355
6. Building Standards Fee: \$51.00
7. Mechanical, electrical and plumbing permits: \$1,161
8. Plan Check fee: \$4,757
9. **Permit Fee: \$7,318 + \$355 + \$51 + \$1,161 + \$4,757 = \$13,642**

While this method is not customized for the City of Ukiah in terms of cost recovery, it has been the preferred method because of the rapid and efficient way to determine the fee.

In addition, Staff reviewed a number of building permit related services that are currently provided free of charge to determine if establishing new fees would be reasonable. These services include issuing a temporary certificate of occupancy, requests for alternative materials and methods review, and appeals to the Appeals Board. Additionally, many jurisdictions charge a small fee on all Building Permits to help fund mandatory Staff training and certifications, and for technology/records management. Staff is recommending new fees for these services.

Fee Reductions (Incentives): The City Council may want to consider establishing planning permit fee reductions for projects that provide significant economic development, new industrial/manufacturing development, significant energy conservation, and certain public benefits. These could include the following:

Economic Development Energy Conservation Public Benefit Components	Fee Reduction
Project Design: Solar PV, LEED certification, public access easement (creeks, streets, pedestrian paths, etc.), substantial over-planting of trees, significant creek restoration and/or public access, and similar design elements.	80% cost recovery rather than 100% on Planning Permits
Downtown Businesses: Planning Applications made by downtown businesses (DZC area) – new business or expansion of existing business	80% cost recovery rather than 100% on Planning Permits
Industrial/Light Manufacturing: Planning Applications for industrial or light manufacturing businesses.	80% cost recovery rather than 100% on Planning Permits
Public Art: Locally inspired publicly “accessible” art included as prominent component in project	80% cost recovery rather than 100% on Planning Permits
Community gardens, outdoor dining, live entertainment, sidewalk cafés and tasting rooms.	No Planning Permit or Fees required – must comply with specific standards
Energy and Water Conservation: Installation of significant energy or water conservation fixtures, appliances or equipment beyond green building code requirements	80% cost recovery rather than 100% on Planning Permits

Comparison with other Jurisdictions: A Table comparing the existing Planning fees with other jurisdictions is included as Attachment 2.

Community Outreach and Public Notice: Staff distributed a notice and a copy of the draft fee modifications to a number of interested parties, frequent permit applicants and users of planning and building department services. A list of who the notice was sent to is included as Attachment 3. To date, no comments or inquiries were received.

Conclusions: After a preliminary discussion with the City Council, outreach and notice to the public, Staff is seeking final discussion and possible adoption of a Resolution updating the fees for planning and building permits and services.

FISCAL IMPACT:				
Budgeted Amount in 15-16 FY	New Appropriation Source of Funds (Title & No.)	Account Number	Budget Amendment Required	Previous Contract or Purchase Order No.
N/A	N/A	N/A	Yes ☐ No ☒	N/A

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ESTABLISHING UPDATED FEES FOR PLANNING AND BUILDING PERMITS AND SERVICES PURSUANT TO CITY ADOPTED ORDINANCE 880

WHEREAS,

1. Planning and Building Permit and service fees in the City of Ukiah have not been updated since 2007; and
2. Based on the increase in costs since 2007 (salary, benefits, legal ads, postage, etc.) the existing \$1000.00 deposit for 100% cost recovery major planning permits is quickly depleted and the City has determined that collecting a range of between \$1000.00 and \$3,000.00 is reasonable and appropriate; and
3. Due to increased costs (salary, benefits, legal ads, postage, etc.), it is reasonable and appropriate to increase the range of fees for minor planning permits from \$150.00-\$450.00 to \$200.00-\$600.00; and
4. Due to streamlining modifications to the Boundary Line Adjustment review process, the cost to process these applications is less than before and a reduction from \$450.00 to \$350.00 is reasonable and appropriate; and
5. Due to increased costs (salary, benefits, legal ads, postage, etc.), it is reasonable and appropriate to increase the fees for appeals from \$100.00 deposit to \$500.00 deposit (applicants) and from \$100.00 flat fee to \$150.00 (public); and
6. Due to increased costs (salary, benefits, legal ads, postage, etc.), it is reasonable and appropriate to increase the fees for pre-application review (staff) from \$100.00 to \$200.00; and
7. Due to increased costs (salary, benefits, legal ads, postage, etc.), it is reasonable and appropriate to increase the fees for pre-application review (Planning Commission) from \$200.00 to \$300.00; and
8. Due to increased costs (salary, benefits, legal ads, postage, etc.), it is reasonable and appropriate to increase the fees for level 2 zoning and planning research from \$100.00 to \$200.00; and
9. Due to increased costs (salary, benefits, legal ads, postage, etc.), it is reasonable and appropriate to increase the fees for County Airport Land Use Commission referral from \$150.00 to \$300.00; and
10. Due to increased costs (salary, benefits, legal ads, postage, etc.), it is reasonable and appropriate to increase the fees for minor sign permits from \$25.00 to \$50.00 and for major sign permits from \$50.00 to \$150.00; and
11. Based on the amount of time it typically takes for staff to process certain planning permits and services it has not charged for in the past, it is reasonable and appropriate to establish new fees for these permits and services. These permits and services include the following: Certificates of Compliance \$150.00; Determinations of Appropriate

Use \$200.00; Special Planning Commission Meetings (applicant) \$300.00; and Demolition Permit Historical Review \$350.00; and

12. Based on the amount of time it typically takes for staff to process certain building permits and services it has not charged for in the past, it is reasonable and appropriate to establish new fees for these permits and services. These permits and services include the following: 60-day Temporary Certificates of Occupancy \$500.00 to \$1,000.00 depending upon the size of the project; Requests for Alternate materials and Methods Review \$85.00 per hour – 100% cost recovery; Appeals to the Building Regulations Appeal Board \$170.00; Postage for Structural Plan Check – actual cost/100% cost recovery; Technology and Records Management Surcharge 3% on all building permits; and Mandatory Training and Certification Surcharge 4% on all building permits; and
13. The City has determined that fee reductions for projects that promote/provide economic development, energy conservation and public benefits is reasonable and appropriate. These include the following:

Economic Development Energy Conservation Public Benefit Components	Fee Reduction
Project Design: Solar PV, LEED certification, public access easement (creeks, streets, pedestrian paths, etc.), substantial over-planting of trees, significant creek restoration and/or public access, and similar design elements.	80% cost recovery rather than 100% on Planning Permits
Downtown Businesses: Planning Applications made by downtown businesses (DZC area) – new business or expansion of existing business	80% cost recovery rather than 100% on Planning Permits
Industrial/Light Manufacturing: Planning Applications for industrial or light manufacturing businesses.	80% cost recovery rather than 100% on Planning Permits
Public Art: Locally inspired publicly “accessible” art included as prominent component in project	80% cost recovery rather than 100% on Planning Permits
Community gardens, outdoor dining, live entertainment, sidewalk cafés and tasting rooms.	No Planning Permit or Fees required – must comply with specific standards
Energy and Water Conservation: Installation of significant energy or water conservation fixtures, appliances or equipment beyond green building code requirements	80% cost recovery rather than 100% on Planning Permits

14. The City Council conducted duly noticed public hearings on April 20, 2016 and June 1, 2016 to discuss and received public comments on the proposed fees; and

15. Interested parties, stakeholders and frequent applicants for Planning and Building Permit fees were duly noticed and invited to attend and participate in the public hearings; and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby adopts the updated fee schedule for planning and building permits and services as listed on the attached Exhibit A.

PASSED AND ADOPTED this 1st day of June 2016, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Stephen G. Scalmanini, Mayor

ATTEST:

Kristine Lawler, City Clerk

Comparable Jurisdiction Research Planning Permits and Services 2016

	UKIAH	Mendo Co.	Ft. Bragg	Cloverdale	Healdsburg	Santa Rosa	Windsor	Eureka	Arcata
Use Permit Major	\$1,000 deposit 100% recovery	\$3,050	\$1,115 plus \$700	\$1,850	\$2,263	\$10,676	\$3,936	\$1,695 to \$2,115	\$3,408
Site Dev Major	\$1,000 deposit 100% cost recovery	\$1,530 deposit and \$90 per hour	\$1,115 plus \$365	\$1,950	\$1,657	\$13,843	\$2,461 to \$5,592	\$600 to \$1,705	\$1,302
Variance Major	\$1,000 deposit 100% cost recovery	\$1,480	\$565	\$2,250	\$1001 to \$1,692	\$5,536	\$698	\$1,690	\$3,408
Use Permit Minor	\$150 to \$450	\$1,610	\$700	\$1,500 plus \$125/hr.	\$1,224	\$2,445	\$1,293		\$992
Site Dev Minor	\$150 to \$450	\$1,530		\$1,950	\$1,657	\$2,642 to \$10,565	\$1,293	\$135 to \$215	\$326
Variance Minor	\$225	\$565		\$2,280	\$1,001	\$1,230 to \$1,780	\$698	\$1,110	\$3,408
Subdiv Major	\$1,000 deposit 100% cost recovery	\$4,954 deposit plus \$90 per hour	100% cost recovery	\$9,100	\$6,555	\$26,676/ \$143 per lot	\$5,067 plus \$22 per lot	\$2,000 deposit plus 100% cost recovery	\$4,088
Sub Minor	\$900	\$2,514	100% cost recovery	\$2,250	\$3,363	\$12,897 plus \$143/lot	\$3,443	\$860 (4 or fewer lots)	\$4,088
Lot Line Adjust	\$450	\$794 + \$120 per parcel after 2	\$740	\$1,400	\$1,530	\$2,161	\$587 to \$1286	\$685 to \$2,000 deposit 100% recovery	\$992
Rezone	\$1,000 deposit 100% recovery	\$2,720 deposit plus \$90 per hour	100% cost recovery	\$3,800	\$2,959	\$10,858 to \$11,017	\$3,712	\$3,040	\$3,408
GP Amend	\$1,000 deposit 100% recovery	\$4,464 deposit plus \$90 per hour	100% cost recovery	\$3,500	\$2,868	\$15,281	\$4,426	\$3,020	\$4,088
Annex	\$1,000 deposit 100% recovery	N/A	100% cost recovery	\$3,800	\$6,791	\$11,798	\$1,856	\$2,500 deposit 100% cost recovery	\$3,408
Research	\$0-\$100		\$45 per hour	100% cost recovery			100% cost recovery	\$46 per hour	
Bus Lic	\$0	\$130							\$40
Sign	\$25 to \$50		\$50 to \$100	\$175 to \$800	\$110	\$187 to \$996	\$22 to \$289	\$50 to \$130	\$326 to \$650
Home Oc	\$0	\$940		\$50				\$45	\$248
Appeal	\$100 deposit and 100% recovery (applicant) \$100 flat fee (public)	\$1,430	\$1,000	\$620 plus project fees	\$552	\$4970	\$353	\$800	\$1,690

Note: Highlighted data represents information not available on the current jurisdictional fee schedules and reflects the last updated information in 2012



**2016 Planning and Building Permits and Services
Fee Schedule Update**

NOTICING LIST

North Coast Builders Exchange
1030 Apollo Way
Santa Rosa, CA 95407
ATTN: Keith Woods, CEO

Employers Council of
Mendocino County
597 B South Main Street
Ukiah, CA 95482

Also: 327 North State Street, Suite 201
Ukiah, CA 95482

NORBAR
131 Stony Point Road, Suite 1700
Santa Rosa, CA 95401
Daniel Sanchez
daniels@norbarrealtor.com>

Ukiah Chamber of Commerce
200 South School Street
Ukiah, CA 95482

Richard Ruff, Architect
100 West Standley Street
Ukiah, CA 95482

Axt & Mitchell, Architects
135 West Gobbi Street
Ukiah, CA 95482

Thomas Hise, Architect
1241 El Dorado Road
Ukiah, CA 95482

Ronald Meaux, Architect
206 mason Street
Ukiah, CA 95482

David Groezinger, Architect
166 East Gobbi Street
Ukiah, CA 95482

Rau & Associates
100 North Pine Street
Ukiah, CA 95482

North Counties Engineering
425 Talmage Road
Ukiah, CA 95482
Attn: Gary Ackerstrom

Franz Engineering
2335 Appolinaris Drive
Ukiah, CA 95482

Laco Associates
311 South Main Street
Ukiah, CA 95482

Doble Thomas & Associates, Inc.
216 West Perkins Street
Ukiah, CA 95482

Vogel Engineering
761 South State Street
Ukiah, CA 95482

Mountanos Properties
605 North State Street
Ukiah, CA 95482
Attn: Mark Mountanos

Moreno Company
706 East Perkins Street
Ukiah, CA 95482
Attn: Dan Thomas

Contractors/Construction Companies:

Ukiah Construction Company
Randy Johnson Construction
Menton Builders
McAvoy Constructionj
Hawkes Construction
Crane of Ukiah
Ferranti Construction
Cupples & Sons Construction
Christensen Construction
Lee Howard Construction
Apperson Energy Management
Wipf Construction

Ukiah Daily Journal
(Notice - Legal Ad)

City Website
(Notice and Preliminary Draft Changes)

Media Press Release
(Notice)

Front Counter
(Public Information Packet)

Glass Case – Ukiah Civic Center

FEES

Community Planning and Building Inspection

Permits and Services

SUMMARY

- On April 20, 2016: City Council conducted a public hearing to discuss preliminary modifications to the Planning/Building fee schedule
- Staff was directed to conduct outreach to interested parties and frequent users of Planning/Building services
- The outreach was conducted and no comments or suggestions were received.
- Tonight: Consider adopting a Resolution modifying the fees.

Proposed Modifications

- ◉ Increase deposit for 100% cost recovery requirement – major planning permits
- ◉ Increase flat fees for minor planning permits
- ◉ Decrease fees for Boundary line adjustments and lot mergers
- ◉ Increase fees for Appeals (applicant and public)
- ◉ Increase fees for MC Airport Land Use Commission Review
- ◉ Planning and Building Divisions: Establish new fees for services previously provided at no cost
- ◉ Provide fee reductions/incentives for certain projects

100% Cost Recovery Major Planning Permits

- ◉ **\$1000 deposit and full cost recovery**
- ◉ **The deposit is typically exhausted and an additional deposit from the applicant is then required**
- ◉ **Recommended solution: Establish a range for the initial deposit: \$1,000 to \$3,000 depending upon size and intensity of the project**

Flats Fees for Minor Planning Permits

- Existing \$150 to \$450 fee rarely covers the cost to process the minor planning permits
- Legal ad alone can be as high as \$150
- Recommendation: Increase the fee range to \$200 to \$600.

Boundary Line Adjustments

- ◉ In 2012, the City Council modified the review process
- ◉ Per State law, no public notice or public hearing required
- ◉ Cost to process BLA permits has been reduced
- ◉ Recommendation: Reduce the fee from \$450 to \$350.

Appeals

- Applicant appeal: \$100 deposit and 100% cost recovery
- Citizen appeal: \$100 flat fee
- The \$100 deposit and \$100 flat fee do not cover the cost for the legal ad let alone staff costs
- Recommendation: Increase the fees - \$500 and full cost recovery (applicant) and \$150 flat fee (public).

Airport Land Use Commission Referral

- If a project appears inconsistent with the Airport Master Plan, it must be referred to the MC Airport Land Use Commission for a CLUP consistency determination
- The current City charge is \$150 (MC also charges a fee)
- City staff coordinates the project, prepares a formal referral and attends and participates in the public hearing – the \$150 fee does not cover the cost.
- Recommendation: Increase the fee to \$300

Recommended New Fees

- Planning Division: demolition permit historical review, determinations of appropriate use, etc.
- Building Division: mandatory training fee, temporary certificate of occupancy, etc.

Recommended Fee Reductions/Incentives

Economic Development Energy Conservation Public Benefit Components	Fee Reduction
Project Design: Solar PV, LEED certification, public access easement (creeks, streets, pedestrian paths, etc.), substantial over-planting of trees, significant creek restoration, and similar design elements.	80% cost recovery rather than 100% on Planning Permits
Downtown Businesses: Planning Applications made by downtown businesses (DZC area) – new business or expansion of existing business	80% cost recovery rather than 100% on Planning Permits
Industrial/Light Manufacturing: Planning Applications for industrial or light manufacturing businesses.	80% cost recovery rather than 100% on Planning Permits
Public Art: Locally inspired publicly “accessible” art included as prominent component in project	80% cost recovery rather than 100% on Planning Permits
Community Gardens, outdoor dining, live entertainment, sidewalk cafés and tasting rooms.	No Planning Permit or Fees required – must comply with specific standards
Energy and Water Conservation: Installation of significant energy or water conservation fixtures, appliances or equipment beyond green building code requirements	80% cost recovery rather than 100% on Planning Permits

Recommendations

- Conduct a second public hearing; and
- Adopt the Resolution modifying the fees for Planning/Building permits and services



ITEM NO.: 11b

MEETING DATE: June 1, 2016

AGENDA SUMMARY REPORT

SUBJECT: RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPROVING A NEGATIVE DECLARATION AND AMENDMENT/UPDATE TO THE HOUSING ELEMENT OF THE UKIAH GENERAL PLAN

Summary: The City Council will consider a proposed adoption of a Negative Declaration and the Housing Element Update.

Background: Attached for your consideration is a City Council Resolution (Attachment 1) approving a Negative Declaration (Attachment 2), and the 2014-2019 Draft General Plan Housing Element (Attachment 3). The City has been in the process of updating the Draft Housing Element over the past year. The Housing Element is an important tool for decision makers. Specifically, the Housing Element sets forth how the City will address the housing needs for all segments of the community, focusing especially on low-and moderate-income families and special needs families and individuals. The Housing Element identifies housing needs, including the City's fair share of the regional housing need; establishes goals and qualified objectives; evaluates constraints to the production of housing; inventories available sites, and establishes programs and policies to meet the identified needs. Furthermore, having a certified Housing Element is a minimal threshold requirement for CDBG and other grant applications. Without a certified Housing Element, the City will be at a significant disadvantage when applying for various grants.

On December 9, 2015, a Planning Commission workshop was held to review and solicit public comment on the Draft Housing Element. At that meeting the Commission provided comments which were incorporated into the attached Draft Housing Element. A subsequent Planning Commission meeting was held on January 13, 2016, where the Commission formally recommended to the Council approval of the Draft Housing Element. The Council provided comments on the Draft Housing Element at their February 17, 2016, meeting which also have been incorporated in the attached draft. On March 17, 2016, the Mendocino County Airport Land Use Commission determined the Draft Housing Element is consistent with the Airport Land Use Plan. On April 4, and May 4, 2016, the item was continued at the request of the Sanitation District. Staff received comments on the Negative Declaration from the Sanitation District on May 25, 2016, (Attachment 4). Attachment 5 contains staff's responses to the comments.

Continued on Page 2

RECOMMENDED ACTION(S): Adopt Resolution approving a Negative Declaration and amendment/update to the Housing Element of the Ukiah General Plan.

ALTERNATIVES: Do not adopt Resolution and provide direction to Staff.

Citizens advised:	Publicly noticed pursuant to Ukiah City Code.
Requested by:	Charley Stump, Planning and Community Development Director.
Contact/Prepared by:	Kevin Thompson, Principal Planner.
Coordinated with:	Charley Stump, Planning and Community Development Director.
Presenter:	Kevin Thompson, Principal Planner.
Attachments:	1. Resolution 2. Negative Declaration 3. Draft Housing Element (both redline and clean-copy) 4. Sanitation District comments 5. Staff's response to comments

COUNCIL ACTION DATE: _____: ☐ Approved ☐ Continued to _____ ☐ Other _____

RECORDS APPROVED: ☐ Agreement: _____ ☐ Resolution: _____ ☐ Ordinance: _____

Note: Please write Agreement No. in upper right corner of agreement when drafted.

Approved: _____

Sage Sangiacomo, City Manager

Discussion: This action is considered a Housing Element update, and as such, much of the information from the previous Element was retained. Where available, new data was included. The six goals remain largely unchanged from the previous Housing Element. The Council at the February 17, 2016, meeting emphasized the need for market rate housing, as a result the following two implementing tasks were added:

P 68- H-2.6 Promote the construction of new market rate single-family units.

P 71- H-2.s Pursue annexation of land that can accommodate single-family residential development.

Recommendation: Staff requests that the City Council adopt the resolution approving both the Negative Declaration and Draft Housing Element and direct staff to submit them to the Department of Housing and Community Development (HCD) for certification.

FISCAL IMPACT:				
Budgeted Amount in 15-16 FY	New Appropriation Source of Funds (Title & No.)	Account Number	Budget Amendment Required	Previous Contract or Purchase Order No.
N/A	N/A	N/A	Yes ☐ No ☒	N/A

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPROVING A NEGATIVE DECLARATION AND AN AMENDMENT/UPDATE TO THE HOUSING ELEMENT OF THE UKIAH GENERAL PLAN

WHEREAS, Government Code Section 65302 (c) requires that localities adopt a General Plan Housing Element that complies with the State's standards as set forth in Government Code Section 65580 et seq; and

WHEREAS, the State General Plan guidelines require that the state-mandated Housing Element be revised every five years to incorporate new information and reflect changes in community needs and values; and

WHEREAS, the existing Housing Element was adopted in 2009; and

WHEREAS, it is the intent of the City of Ukiah to replace said element with the Housing Element Update; and

WHEREAS, the City has provided the State Department of Housing and Community Development with the Draft Housing Element for review in accordance with Government Code Section 65585 (b); and

WHEREAS, the State Department of Housing and Community Development provided written findings indicating the changes needed to bring the Draft Housing Element into substantial compliance with Government Code Section 65580 et seq; and

WHEREAS, the State Department of Housing and Community Development has provided tentative approval of the Draft Housing Element Update; and

WHEREAS, pursuant to Public Utilities Code (PUC) Section 21676, the City presented the Draft Housing Element to the Mendocino County Airport Land Use Commission who found it consistent with the Mendocino County Airport Land Use Plan; and

WHEREAS, the Planning Commission held a series of duly noticed public hearings/workshops to consider the Draft Updated General Plan Housing Element and after receiving testimony, considering the staff report, and due deliberation, the Planning Commission formulated a recommendation to the City Council to adopt Final Draft Housing Element with modifications; and

WHEREAS, the Draft Housing Element identifies the City's housing needs, setting appropriate goals, objectives, and policies and includes a five-year program schedule of needed actions to respond to the goals and implement the policies; and

WHEREAS, The City Council has reviewed the Draft Housing Element Update, and conducted a public hearing; and

WHEREAS, The City Council has directed staff to return the Final Draft to the Council once the comments were addressed; and

WHEREAS, pursuant to the California Environmental Quality Act, an Initial Study and proposed Negative Declaration have been prepared and circulated for public review concluding that no potentially significant unmitigated environmental impacts will occur as the result of the update of the Housing Element and amendment to the General Plan.

NOW THEREFORE BE IT RESOLVED that:

1. The Mitigated Negative Declaration prepared for the new Housing Element is certified as a complete and factual document prepared in accordance with CEQA.
2. The City Council hereby approves the Negative Declaration dated October 7, 2015, prepared for the Housing Element Update (Exhibit A).
3. The City Council hereby approves the Draft General Plan Housing Element Update (Exhibit B).

PASSED AND ADOPTED on June 1, 2016, by the following Roll Call Vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Stephen G. Scalmanini, Mayor

ATTEST:

Kristine Lawler, City Clerk



Initial Environmental Study
and
Negative Declaration

Project Information:

Project Title:	City of Ukiah Housing Element Update
Lead Agency:	City of Ukiah, Planning and Community Development
Project Location:	City-wide
Project Sponsor and Address:	City of Ukiah, 300 Seminary Drive, Ukiah Ca. 95482
General Plan Designation:	Because the project applies to all land in the City, it encompasses multiple General Plan designations
Zoning:	Because the project applies to all land in the City, it encompasses multiple zoning designations
Assessor's Parcel No.	N/A
Contact Person:	Kevin Thompson, Principal Planner
Phone Number:	(707) 463-6207
Date Prepared:	October 7, 2015



The Sun House approved (2015) 42 unit low and very income Senior Project

Project Description

The project is to update the Housing Element of City of Ukiah as required by Government Code Sections 65580-65589.8. The Housing Element is a comprehensive statement by the City describing the housing needs of Ukiah and how the City plans, policies, action items and regulations facilitate the development, improvement and perseverance of housing for all economic segments of the community. The Housing Element is one of seven General Plan Elements mandated by the State of California, as required in Government Code Sections 65580 to 65589.8. State law requires that the Housing Element consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing. The Housing Element sets forth the City's strategy for enhancing and preserving the housing stock, for expanding housing opportunities for various economic segments, and along with the Land Use Element, provides policy guidance for decision making related to housing. State law also requires regular updates of the Housing Element. Until the passage of 375 in 2008, Housing Element were expected to be undated every five years. SD 375 requires Housing Element.

HCD projects statewide housing needs and allocates those needs to each regional government in the State. For Ukiah, the regional agency is the Mendocino Council of Governments (MCOG). MCOG allocates housing production goals for each jurisdiction primarily based on their "fair share" of the region's population growth. Of the 250 housing units allocated to MCOG, Ukiah will need to accommodate 45 units. One of the primary purposes of the Housing Element is to demonstrate the City's ability to accommodate residential development to meet the housing allocation. According to the 2014-2019 housing allocation the City will need to accommodate 11 very low-income, 7 low-income, 7 moderate-income and 20 above moderate income housing units. It is important to note the City does not build housing. While the City can provide incentives and assist in with the development of affordable housing to the degree resources are available.

The Draft 2014-2019 Housing Element identified sufficient exiting land zoned at various densities to accommodate the City's Regional Housings Needs Allocation of 45 dwelling units. The development of 45 units is consistent with County's General Plan (2009) projections for growth.

The 2014-2019 Housing Element is a policy document: it sets forth policies and strategies for accommodating the City's housing needs. The element identifies sites where there is capacity for development to occur to meet identified housing needs consistent with General Plan and current zoning. This Negative Declaration does not evaluate the site-specific impacts of any development. Development could occur on identified sited or on other sites within the City, and it would be speculative to assume that development to meet housing needs will occur only on those sites identified in the Housing Element. Residential development on the identified opportunity sites or most other sites in the City will require entitlement and appropriate environmental review that will address site-specific impacts.

The Draft 2014-2019 Housing Element includes goals to be implemented. This Initial Study / Negative Declaration (IS/ND) evaluates the foreseeable impacts of those goals as described below:

The following are the goals contained in the Housing Element Update:

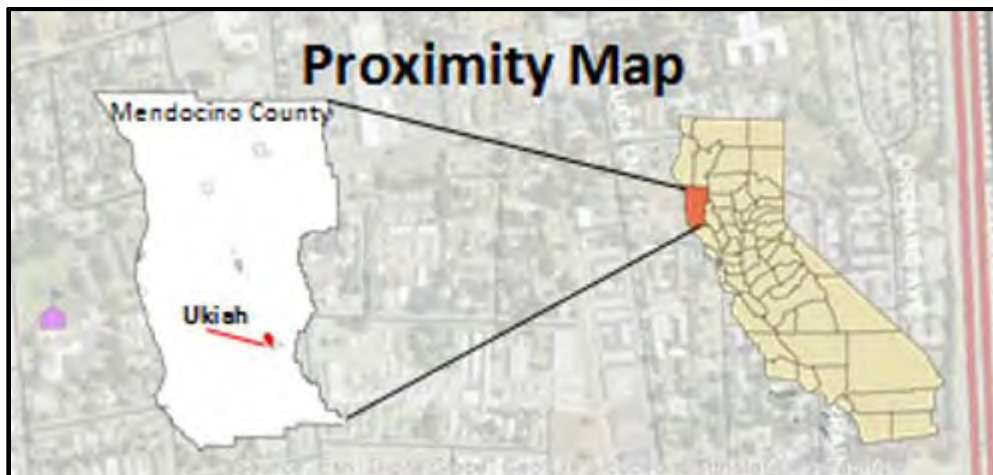
- **GOAL 1:** We want to conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents
- **GOAL 2:** We want to provide housing for all economic segments of the community
- **GOAL 3:** We want to expand affordable housing opportunities for persons with special housing needs such as the elderly, homeless, mentally ill, physically disabled, households with very low to moderate incomes, senior citizens, Female heads of households with children under 18 years old, and first time homebuyers

- **GOAL 4:** We want to promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin;
- **GOAL 5:** We want to use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development
- **GOAL 6:** We want to maintain a collaborative working relationship with all groups and organizations dedicated to providing affordable housing in the community, and ensure broad public participation in the development of housing goals and policies.

Environmental Setting

The Project is located in the City of Ukiah, Mendocino County, California. The City of Ukiah is located approximately 110 miles north of San Francisco, and is situated along US 101 in southeastern Mendocino County. US 101 freeway traverses the City of Ukiah in a north/south direction. State Route (SR) 222, also known as Talmage Road, is a short east/west state highway that intersects US 101 in the southern portion of the City of Ukiah. US 101 connects Ukiah to Santa Rosa and San Francisco, providing major regional access to the City. SR 253, located at the south end of Ukiah, begins at US 101 and travels in an east/west direction connecting Ukiah with SR 1 along the coast.

The Housing Element update has been prepared in accordance with Article 10.6 of the State of California Planning and Zoning Law. The proposed Housing Element identifies and analyzes existing and projected housing needs, and states the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing within the City and sphere of influence. The proposed Housing Element would therefore be applicable citywide.



Environmental Checklist

The Project's potential level of impact is indicated as follows:

Potentially Significant	Potentially significant environmental impacts.
Potentially Significant and Mitigable	Potentially significant impacts which can be mitigated to less than significant levels.
Less than Significant	Impacts which are considered less than significant and do not require mitigation.
No Impact	No impacts related to the project.

Environmentally Factors Potentially Affected

None of the environmental factors would be potentially affected by this project. The environmental factors below are discussed in this document.

1. Aesthetics	10. Land Use Planning
2. Agricultural Resources	11. Mineral Resources
3. Air Quality	12. Noise
4. Biological Resources	13. Population and Housing
5. Cultural Resources	14. Public Services
6. Geology and Soils	15. Recreation
7. Greenhouse Gas Emissions	16. Transportation and Circulation
8. Hazardous Materials	17. Utilities and Service Systems
9. Hydrology and Water Quality	18. Mandatory Findings of Significance

Determination (Completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Purpose of this Initial Study

This Initial Study has been prepared consistent with CEAQ Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the finding contained in this report, the Initial Study will be used in support of the preparation of a negative declaration.

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project fall outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g.

the project will not expose sensitive receptors to pollutants, based on the project-specific screening analysis).

2. All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant with mitigation or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a Less Than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analysis" may be cross-referenced.
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEAQ process, an effect had been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed in an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation measures based in the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated." Describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to previously prepared or outside document should, where appropriate, include a reference to the page where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

<u>I. AESTHETICS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
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No Impact a-d: The proposed Housing Element Update is a policy document intended to help ensure and maintain consistency with State law and the City's General Plan. Goals, policies and action items are included to direct higher density housing to areas currently established for this propose in the General Plan and are established, in part, in order to reduce impacts on the scenic character of the City. Land use tools such as the *Recreation and Public* land use designations and General Plan policies adopted to ensure that future growth is consistent with the 1996 General Plan Development Element will promote the protection of scenic resources.

The Housing Element Update does not propose specific projects, and potential indirect impacts, such as damage or degradation of scenic resources or visual character, effects on scenic vistas, and new sources of light and glare will be considered at the time site specific projects are proposed. Therefore, impacts are considered to have no impact.

II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

No Impact a-e: The proposed 2014-2018 Housing Element update encourages the development of parcels in locations near services. The General Plan contains policies that encourages infill growth with infrastructure and service capacity to support growth. These areas typically are zoned for residenital, furthermore the City of Ukiah has no agriculture within its jurstidical boundaries.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				x
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				x
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				x
d) Expose sensitive receptors to substantial pollutant concentrations?				x
e) Create objectionable odors affecting a substantial number of people?				x

No Impact a-e: The Housing Element Update is a policy document and does not involve the construction of housing that would violate air quality standards, result in a net increase in pollutants, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. Furthermore, the Element does not conflict with applicable air quality plans. The Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the current and future housing needs of all income levels and special needs groups. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing within the City of Ukiah. This may result in additional pollutants and a cumulative increase in criteria pollutants. Each project that involves the construction of housing units or substantial rehabilitation will be subject to project-specific environmental review. At such time, determination will be made as to whether that project will result in potentially significant impacts to air quality.

The Mendocino County Air Quality Management District has established attainment criteria for pollutants and any increase in criteria emissions must address this issue. Future development must remain in attainment for criteria pollutants and any impacts from increased emissions from the City of Ukiah. Thus, impacts from the Housing Element Update are considered less than significant.

<u>IV. BIOLOGICAL RESOURCES:</u> Would the project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				x
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				x
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				x
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				x
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				x
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				x

No Impact IV a-f: The adoption of the Housing Element Update will not adversely impact biological resources, special status habitat, wetlands, wildlife movement, local policies protecting biological resources, or conflict with an adopted habitat conservation plan or state habitat conservation plan.

Environmental review procedures (CEQA and the City's Environmental Review Guidelines) currently in place and administered by the City will ensure that adequate mitigation measures will be identified for future projects that will achieve "no net loss" of sensitive habitat acreage, values, and function.

<u>V. CULTURAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				x
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				x
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				x
d) Disturb any human remains, including those interred outside of formal cemeteries?				x

No Impacts a-d: The Housing Element Update does not involve the construction of housing. Future development consistent with the Housing Element and City's General Plan is not expected to negatively impact land that has historical, archaeological or paleontological significance as described in the General Plan. Future discretionary projects will be subject to environmental review, and specific projects that include the development of housing will be evaluated for the possibility of the disturbance of any archaeological or historical resources, including human remains associated with these resources. As a result, impacts to cultural resources are considered less than significant.

The Historic and Archaeological Element of the General Plan Update includes four policies for the protection of cultural resources: Policy HA-1.2, HA-5 and HA-7. The General Plan Update and implementation of these policies reduces the potential impacts to cultural resources.

<u>VI. GEOLOGY AND SOILS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				x
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				x
ii) Strong seismic ground shaking?				x
iii) Seismic-related ground failure, including liquefaction?				x
iv) Landslides?				x
b) Result in substantial soil erosion or the loss of topsoil?				x

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				x
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				x
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				x

No Impact a-e: While the City's Housing Element Update does not propose the development of new housing, it does introduce policies that could lead to the development of additional units or residential density. These policies do not specify where additional housing should be located or mandate construction; rather the policies serves as a plan for the City with respect to the development of housing. Thus the Housing Element Update does not conflict with the policies identified in the General Plan.

Alquist-Priolo Earthquake Fault Zones are mapped within the project area, and applicable state and local regulations will apply. General Plan policies and implementation measures, in conjunction with seismic provisions of the California Building Code (CBC), will minimize the impact of strong seismic shaking. In addition, any rezoning of land or future development will be evaluated on a project-by-project basis for potential seismic or geological risks. As required by the City Planning and Building, specific sites will be reviewed to ascertain whether the soil has the potential for landslides, erosion, subsidence, liquefaction, expansion, and is capable of handling septic tanks or other wastewater disposal systems. Similarly, any reduction in the minimum lot size for residential zones would include the study and evaluation of whether such a reduction would impact the geologic stability.

While the potential for seismic activity cannot be totally avoided, adherence to City regulations relative to unreinforced masonry buildings, Alquist-Priolo Earthquake Fault Zones, current building codes, and the lack of building types (multi-story) that are normally high-risk from a seismic shaking, reduce this potential impact to a less than significant level.

<u>VII. GREENHOUSE GAS EMISSIONS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				x
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				x

No Impact a-b: While the City's Housing Element Update does not propose the development of new housing, it does introduce policies that could lead to the development of additional units or residential density. These policies do not specify where additional housing should be located or mandate construction; rather the policies serves as a plan for the City with respect to the development of housing. Impacts are considered to be less than significant.

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				x
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				x
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				x
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				x
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				x
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				x

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				x
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				x

No Impact a-h: The Housing Element Update is a policy document designed to address the City's housing needs. Implementation of the Update will not create new hazards as the Update does not involve the construction of housing, but is designed to address housing needs by facilitating future development. The Update complies with the City's General Plan.

The Housing Element Update contains implementation measures which may lead to future development in currently undeveloped areas. The Housing Element intends to direct future development to more urbanized areas and not in areas with a high risk of wildland fire hazards, known hazardous areas or sources, airport hazards, or inadequate emergency access. Specific housing projects will be subject to environmental review to identify and address these issues. Impacts are considered to be less than significant.

<u>IX. HYDROLOGY AND WATER QUALITY.</u>				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				x
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				x
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				x
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				x
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				x
f) Otherwise substantially degrade water quality?				x

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				x
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				x
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				x
j) Inundation by seiche, tsunami, or mudflow?				x

No Impact a-j: Although the Housing Element Update does not propose or mandate the construction of new housing units in the city, it does have policies that could result in additional density in as-of-yet unspecified portions of the incorporated area. Any specific projects resulting from the implementation of policies and actions included as part of the Housing Element Update would be subject to environmental review to address the individual and cumulative impact upon water resources, including the alteration of drainage patterns that might result in flooding, siltation, or erosion.

The Housing Element Update does not place any structures in the 100-year flood plain or put persons or structures at risk due to dam or levee failure or inundation as the document is a policy document and does not include actual construction of housing. While there are risks associated with the development of any specific project within the 100-year floodplain, future development is subject to environmental review and mitigation prior to project approval. As a result, impacts are less than significant.

<u>X. LAND USE AND PLANNING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				x
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				x
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				x

No Impact a-c: The Housing Element Update is a planning document designed to address the City's housing needs over the 2014-2019 planning period. The Housing Element Update does not propose any actions that would divide established communities in the City of Ukiah. Goals, policies and implementation measures proposed in the Housing Element Update have been drafted to be in compliance with the City's updated General Plan (1995). None of the proposed Housing Element goals, policies, and implementation measures

are considered contrary to the City's General Plan. Several policies are directed to rehabilitate existing housing. Potential impacts are considered less than significant.

<u>XI. MINERAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				x

No Impact: The Housing Element Update is a policy document and does not involve the direct use of natural resources, including mineral resources or sites containing known mineral resources. The Update contains policy implementation related to this item designed to avoid any impacts to natural resources, consistent with the 1995 City General Plan.

<u>XII. NOISE</u> Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				x
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				x
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				x
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				x
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				x
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				x

No Impact a-f: The Housing Element Update encourages the development of housing within the City of Ukiah. While in some cases this may lead to residential development in or near commercial areas or in proximity to noise sources, the 1995 General Plan includes goals, policies, implementation measures and mitigation intended to reduce noise impacts upon new development. Furthermore, new development is subject to

environmental review, including an assessment of potential noise impacts on new residential development in residential as well as commercial districts.

Any project that proposes residential development within an airport land use plan or near a public, private or public use airport would be subject to environmental review as well as the regulations regarding noise outlined in the General Plan, Zoning Ordinance, and airport Comprehensive Land Use Plan. Impacts are considered less than significant

<u>XIII. POPULATION AND HOUSING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				x
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				x
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				x

No Impact a-c: While the Housing Element is designed to facilitate the development of housing in order to meet anticipated population growth and includes policies to allow for greater residential density, the implementation of the Housing Element Update is not expected to induce growth. The purpose and scope of the Update is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2014-2019 planning period.

The proposed project would ensure adequate land is made available with appropriate zoning to allow the City to meet its RHNA allocation. The Update does not propose development of these units, but identifies actions to remove governmental constraints associated with unit development and includes policies that would promote development of the affordable units. The Update is a policy document and does not identify or entitle actual construction and/or future development projects. Future housing projects will require appropriate environmental review and impacts associated with those projects will be considered at that time. Growth inducement impacts as a result of the project are considered to be less than significant.

The Housing Element Update includes policies and implementation measures that focus, in part, on revitalization and rehabilitation of existing housing in an effort to reduce the necessity to disrupt existing residents and communities. Rehabilitation efforts, as prescribed in the implementation measures and policies of the Housing Element Update, are not expected to result in the displacement of substantial numbers of persons or housing units. The Housing Element must demonstrate the availability of appropriately zoned land needed to meet the Regional Housing Needs Allocation (RHNA) (Government Code Sections 65582(a)(3) and

65582.2(a)). The City currently has an ample supply of land suitable for residential development to meet the RHNA. Impacts are less than significant.

<u>XIV. PUBLIC SERVICES.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				x
Fire protection?				x
Police protection?				x
Schools?				x
Parks?				x
Other public facilities?				x

No Impact: While the Housing Element Update does not cause the construction of housing units, the Element does include implementation measures that could facilitate increased housing density in some areas, thereby requiring additional public services. At this point however, it is impossible to predict where and what districts these areas will be located. Nor is it possible to predict whether or not development will actually occur.

The City of Ukiah is expected to continue to grow in the future regardless of whether the Housing Element Update is adopted. One purpose of the Housing Element is to ensure that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2014-2019 planning period. Future residential projects will be subject to CEQA review including potential impacts on fire and police protection, schools, parks, and other public facilities. Impact from implementation of the Housing Element Update is expected to be less than significant.

<u>XV. RECREATION.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				x
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				x

No Impact a-b: The Housing Element Update is intended to address existing and future housing needs in the City of Ukiah. The implementation measures included as part of the Housing Element Update are not expected to generate excess housing capacity. New developments resulting from density increases would be required by existing regulations to provide adequate recreational facilities consistent with the City's General Plan. Future residential projects will be subject to CEQA review, including potential impacts on recreational facilities. As a result, impacts are considered to be less than significant.

<u>XVI. TRANSPORTATION/TRAFFIC.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				x
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				x
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				x
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses				x

(e.g., farm equipment)?				
e) Result in inadequate emergency access?				x
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				x

No Impact a-f: The adoption and implementation of the Housing Element is not expected to generate additional traffic beyond that identified in the 2004 General Plan Circulation Element Update. Which resulted from an update of the Housing Element at that time. The number of units project in that Housing Element far exceeded the RHNA units in the Housing Element update. Actions in the Housing Element such as increasing density in some areas and encouraging mixed-use, second units, and multi-family development, may reduce traffic and commute times as housing is located in closer proximity to job centers. Over the long-term, increased density and a range of housing opportunities may reduce traffic congestion and cumulative increases in areas of the City. Individual housing developments remain subject to project-specific review to assess potential traffic impacts.

The Housing Element Update does not increase or change air traffic patterns or substantially increase hazards. Implementation of the Update does not involve changes to airports or prompt changes in air traffic patterns due to the rezoning of land to residential uses. Furthermore, no design features that would substantially increase safety risks are proposed as part of the Update.

The Update does not propose any changes to emergency access. Proposed individual housing developments in the City are subject to environmental review, including review by fire and police to determine adequate emergency access. Implementation measures that encourage second units as well as mixed-use and multi-family development in commercial areas may create additional parking needs; however, these individual projects would be subject to review and must meet the parking requirements contained in the City's Zoning Ordinance. Furthermore, the location of housing in commercial districts and more urbanized areas may lessen the need for parking as more persons are in closer proximity to jobs and public transportation. This may facilitate the use of public transportation and other alternative means of transit. Impacts are considered less than significant.

<u>XVII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				x
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				x
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				x

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				x
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				x
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				x
g) Comply with federal, state, and local statutes and regulations related to solid waste?				x

No Impact a-g: The City's Housing Element is a policy plan intended to address housing needs. While the Housing Element Update does not cause the construction of housing units, the Element does include implementation measures that could facilitate increased housing density in some areas, thereby requiring additional public services. At this point however, it is impossible to predict where and what districts these areas will be located. Nor is it possible to predict whether or not development will actually occur. Thus, the Housing Element is not expected to exceed wastewater treatment requirements, require new or expanded wastewater, storm drainage, solid waste, or water facilities, or conflict with federal, state or local regulations pertaining to solid waste. Impact is considered less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				x
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				x
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				x

- A. As discussed in the preceding sections, the project does not have the potential to significantly degrade the quality of the environment, including effects on animals or plants, or to eliminate historic or prehistoric sites.

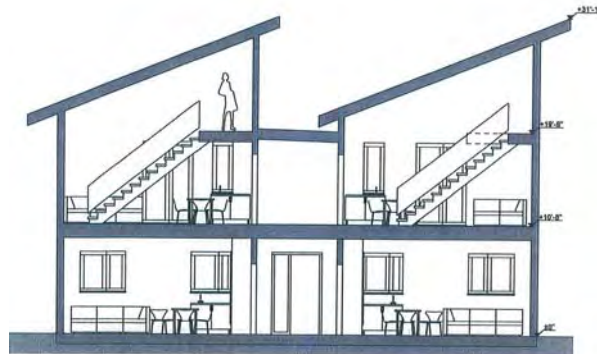
- B. As discussed in the preceding sections, both short-term and long-term environmental effects associated with the project will be less than significant.
- C. When impacts associated with the project are considered alone or in combination with other impacts, the project-related impacts are insignificant.
- D. The above discussions do not identify any substantial adverse impacts to people as a result of the project.

Attachment:

Draft Housing Element



2014-2019
General Plan Housing Element Update
DRAFT
March -2016⁵



Prepared by the
Department of Planning and Community Development
Charley Stump, Director

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Housing Element

2014-2019 Ukiah General Plan Housing Element Update

Background

Every California city and county is required to include a housing strategy in its general plan that establishes housing goals, policies, and programs that respond to the community's housing conditions and needs. The City of Ukiah adopted its last updated Housing Element in 2011. The California Department of Housing and Community Development found the Element to be in substantial conformance with State law later that same year. This Housing Element updates that document, discusses who we are as a community, what the City has accomplished in the past in regard to housing, what the key issues are for the next five years, and how the City intends to respond to those issues and address the housing needs of the community.

The primary housing challenge for the City of Ukiah over the next five years is how to meet local housing needs with a slumping economy, municipal structural deficit and the loss of the City Redevelopment Agency that has provided millions of dollars in funding over the past 20 years.

The City updated its General Plan Housing Element in 2011 (2009-2014) and it was certified by the State Department of Housing and Community Development. The City, with limited staff resources and funding has had success implementing the programs contained in the Element. The 2014-2019 updated Housing Element builds on this success and focuses on what can realistically be achieved in the coming years given anticipated limited Staff and financial resources.

What is Required?

The Housing Element responds to Ukiah's housing needs by identifying policies and implementing actions for meeting those needs. State law defines the general topics that Ukiah's Housing Element must cover. Specifically, the element must: (1) document housing related conditions and trends; (2) provide an assessment of housing needs; (3) identify resources, opportunities and constraints to meeting those needs; and (4) establish policies, programs and quantified objectives to address housing needs.

Overview of State Law Requirements

State law establishes requirements for all portions of the General Plan. However, for the Housing Element, the State requirements tend to be more specific and extensive than for other elements. The purpose of a Housing Element is described in Government Code §65583.

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

While jurisdictions must review and revise all elements of their General Plan on a regular basis to ensure that they remain up to date, State law requires that Housing Elements be reviewed and updated at least every five years. The process of updating Housing Elements is to be initiated by the State through the regional housing needs process, as described later in this document. The regional housing needs process was recently conducted in 2008.

State law is also quite specific in terms of what the Housing Element must contain:

1. “An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs . . .”
2. “A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing . . .”
3. “A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory incentives, and the utilization of appropriate federal and state financing and subsidy programs when available . . .”
4. The Housing Element must: (1) identify adequate sites with appropriate zoning densities and infrastructure to meet the community’s need for housing (including its need for very low, low and moderate income households); and (2) address, and where appropriate and legally possible, remove governmental constraints to housing development.
5. An assessment of homeless needs and the opportunity for the creation of emergency shelters and transitional/supportive housing. The opportunity must encourage these facilities while providing flexibility for existing local strategies and cooperative efforts.
6. An evaluation of Military Compatibility and whether or not the City of Ukiah meets one of the three criteria that require measures to ensure compatibility.

This updated General Plan Housing Element contains these required ingredients, but begins with who we are as a community, what we’ve accomplished in terms of housing, and what our guiding principles are.

Who Are We?

Ukiah is a diverse community with a variety of cultural influences. There is a significant senior population and a growing Hispanic population. There is also a significant homeless population with an increase in homeless persons unwilling to utilize the local shelter facility and other services. Even so, the local Plowshares Peace and Justice Center dining hall served 60,678 meals to those in need in 2012.

There is also a dedicated number of people working in the public and social service fields who are committed to creating opportunity for and developing affordable shelter. While local, State and Federal funding has decreased for affordable housing projects, the City of Ukiah has explored new ways to provide assistance. The City has also modified its zoning code to provide more opportunity for affordable housing, and purposefully maintained low fees for planning permits for affordable housing projects.

Interestingly, according to the State Department of Finance Demographic [Unit](#), the City’s population declined between 2004 and 2008. Overall, the population has decreased 187 people since the 2004 Housing Element was adopted and certified.

Table 1 – Population 2004-2015

Year	Population	Population Growth
2009	15,711	
2010	16,075	364
2011	15,926	Minus 149
2012	16,030	104
2013	16,065	35
2014	16,072	7
2015	16,073	1

Source: State Department of Finance 2015 (www.dof.ca.gov)

Table 2 – Community Characteristics

City Area Size	4.2 square miles
Vacant / Underutilized Land	105 acres
Vacant Residential Units (%)	12.56%
Occupied Housing Units	94.9%
Persons Per Household	2.49 (2015)
Median Age	36.39
Sex Percentages	Females = 51.9% (8,336) Males = 48.1% (7,739)
Median Income	\$58,900 (2015) \$43,432 (2014) \$37,772 (2013) \$42,125 (2012) \$39,357 (2011)
Senior Citizens (over age 65)	2,331 (14.5%) (2013)
Children Under 5 Years Old	1,173 (7.3%) (2010)
Median Age	36.39 Years
Individuals Below Poverty Level	17.8% (2012) (18.3% in 2011)
Total Housing Units	6,523 (2015) 488 (2014)
Owner-Occupied Housing Units	2,650 (43.4%) (2015)
Renter-Occupied Housing Units	3,510 (56.6%) (2015)
Median Single Family Home Rental	\$1,114 (2015) \$921 (2013) \$976 (2011)
Median Home Sales Price	\$306,800,000 (Dec, 2014)
Extremely Low Income Households	941 - Approximately 17% (year 2011) (20% in 2000)
Mobile Homes	439
Mobile Home Tenants	Significant number of single women over the age of 65 with an average annual income of less than \$12,000.
Homeless Shelter Daily Average	Approximately 127 people
Homeless Shelter Statics Demographic (2015-2016)	An average daily bed count of 127 between Nov –Feb 2015-2016. A total of 8 children stayed at the shelter between Nov –Feb 2015-2016. 8 people achieved permanent housing during the same time frame. Majority: Male; 41-50 years old; Caucasian; No family/partner; No children; 1-2 years

	homeless Fastest growing population: Male 51-60 years old. 61.4% of survey respondents had children under 18 years old living homeless with them.
Free Meals Served at Plowshares <u>and Meals on Wheels</u>	63,000 36,071 (1,500 818 children) in 2015 2
People who Speak a Language Other Than English at Home	2,699 (19.2%)
Average Household Size	2.48 people <u>in 2015</u> (2.47 in 2009)
Those in the Labor Force	6,522 in 2015 1 (7,124 in 2009)
Largest Employers	Ukiah Valley Medical Center, MC Social Services
Female Heads of Household	15.8% (as a percentage of total population) (14.3% in 2004)
Unemployment Rate	Since 2005 the unemployment rate in Ukiah has ranged from 4.1% in October 2006 to 12.6% in March 2010, to 9.3% in 2012. The current unemployment rate for Ukiah is 7.4% in June 2013. Mendocino County: 7.9% (July, 2013) California: 9.3% (July, 2013)
Ethnic Percentages	White = 62.9% Hispanic = 27.7% Indian = 2.7% Asian = 2.5% Black = 1.0%

Source: State Dept of Finance; MC Economic/Demographic Profile, CED Chico; MC WIB Economic Scorecard; www.city-data.com 2015

***NOTE:** A person with disabilities is someone who has a physical or mental impairment that limits a major life activity; has a record of such impairment; or is regarded as having such an impairment. People in recovery for substance abuse are also protected by fair housing laws; however, current users of illegal controlled substances are not protected by fair housing laws unless they have a separate disability (Federal Fair Housing Amendments Act, 1988).

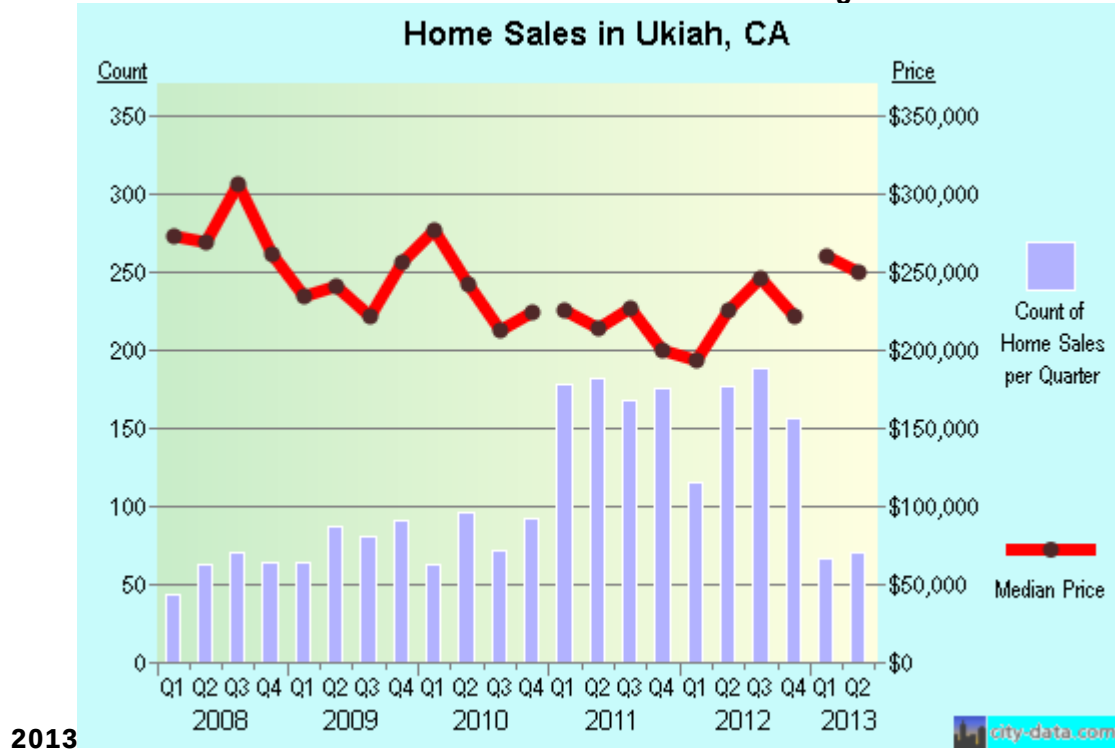
Table 3 – Average Rental Costs

Housing Type	2004	2009	2013	<u>2015</u>
3/2 Single Family Home	\$1,280	\$1,370	\$1,163	<u>\$1,431</u>
Studio Apartment	\$630	\$700	\$700	<u>\$800</u>
2-Bedroom Apartment	\$730	\$810	\$815	<u>\$1,114</u>
2-Bedroom Townhouse	\$840	\$910	\$900	<u>\$1,114</u>

Source: Ukiah Daily Journal, [Craig's List 2015](#)

Rental costs for single family homes have decreased and rental costs for and studio apartments, 2-bedroom apartments and 2-bedroom townhomes have remained the same since 2009.

Table 4 –Median Home Prices – June 2008 through June



(Source: www.city-data.com 2013)

The median home price has increased slightly from approximately \$240,000 to \$250,000 since 2011. In June of 2009, there were 148 foreclosure homes for sale on the Ukiah market. In September of 2013, there were between 36 and 53 foreclosure homes in the City limits.

Overpayment: U.S. Census data reveals that 1,909 of 6,523 (29%) lower income households used more than 30% of their income for housing costs. This reflects the slow growth and development in the City and region in terms of new housing stock, and the relatively high monthly cost for rental units.

Table 4 Ukiah Households Overpayment by Tenure

	Renters		Owners		Totals	
	Number	Percentage	Number	Percentage	Total Households	Percentage
Extremely Low	769	91%	172	69%	641	87%
Very-Low	287	37%	287	37%	638	55%

Low Income	618	67%	515	41%	630	55%
Moderate	647	29%	440	63%	472	43%

*U.S. Census Data 2010

Implementing Tasks are included in this Housing Element to address the overpayment issue. These include limiting the conversion of rental units to condominiums, limiting the conversion of single family homes to professional offices, pursuit of the consideration of an inclusionary housing ordinance, supporting applications for affordable rental housing financing, amending the zoning code to allow single room occupancy developments by right, permitting small lot subdivisions, and working closer with affordable housing advocates and developers to facilitate affordable rental housing.

What Have we Accomplished in the Past?

Since 1990, 169 single family residential units and 349 multiple family units have been constructed in the City for a total of 518 residential housing units. The relatively low numbers over the past five years are a result of the lack of vacant land, a lack of unconstrained land, increased land prices, and a slumping economy.

The majority of new residential units over the past ten years have been affordable and market rate apartments, sweat-equity affordable units, and special needs housing. Even still, shortages remain for these types of housing.

The major affordable housing accomplishments the City has achieved include:

- The contribution of over 4-million dollars of Redevelopment Agency Housing funds to affordable housing projects since 1991.
- Established and maintained lower planning permit fees for affordable housing projects.
- Modified the commercial zoning district regulations to permit affordable and high density housing in all commercial zones.
- Modified the Planned Development zoning regulations to provide a tool for affordable housing projects to achieve maximum densities and receive relief from development standards.
- Modified the zoning code to establish density bonuses for affordable housing projects.
- Modified the zoning code to establish reasonable accommodation requirement for persons with disabilities.
- Encouraged the maximum possible densities in affordable housing projects and granting density bonuses.
- Sponsored HOME grants for affordable housing projects.

- Utilized CDBG funds for a variety of affordable housing related projects.
- Ongoing Staffing of the RDA Low and Moderate Income Housing Advisory Committee.
- Completed a Housing Conditions Survey in 2008 and secured a HOME grant for residential rehabilitation projects in 2009/2010.
- Approved and helped fund the permanent Buddy Eller Homeless Shelter Facility.
- Approved and help fund an important transitional housing project on the Buddy Eller Homeless Shelter site.
- Purchased properties on Cleveland Lane and Main Street for low and moderate income housing opportunities.
- Entered into an agreement with senior affordable housing developers to conduct due diligence regarding a senior affordable housing development on Cleveland Lane.
- Maintained a positive working relationship with affordable housing advocates.
- Secured an \$800,000 HOME grant in 2008 for housing rehabilitation and first time home buyer assistance. Completed six (6) first time home buyers loans during 2008-2010.
- Promoted and approved a number of infill high density affordable (extremely low, very low, and low income) housing projects, including the Summer Creek Village Apartments, Clara Court Apartments, Mulberry Street sweat equity single family homes, Cleveland Lane sweat equity single family homes, Main Street Village mixed use project, and others.

The Summer Creek Village affordable Apartments were financed in part with a City sponsored \$1 million HOME grant. The facility has 64 units with a large number of three and four-bedroom family units. It has a swimming pool, barbeque and picnic areas, basketball court, computer room, exercise facility, lounge, and spacious grounds. 11 of the units are reserved for extremely low income residents. The remaining units are reserved for very low and low income residents.

The Clara Court affordable apartment project was financed in part with City Redevelopment 20% set-a-side funds and is comprised of 32 units available to extremely low, very low, and low income residents. It is ideally situated on a major transportation corridor and bus route in close proximity to retail shopping, the Ukiah Valley Medical Center, and other services. Ground breaking is expected in 2010.

In October, 2010, the City deferred the \$413,284 water, wastewater, and electrical connection fees when it issued the building permit for the Clara Court project. These fees are now required prior to the final inspection and grant of occupancy.

- Completed a survey of mobile home park tenants to determine demographics, issues, and needs.

- Adopted a Mobile Home Park Rent Stabilization Ordinance – October 2010
 - Secured a \$50,000 HOME grant to assist four participants in the first time homebuyer program.
 - Secured a \$1 million dollar CDBG grant for 1) low income residents to participate in the City's sewer lateral testing and repair program; and 2) Major repairs and upgrades for an existing RCHDC affordable housing project.
 - Entered into a negotiation agreement with a senior affordable housing developer to facilitate an affordable senior housing apartment complex on City-owned property.
 - Completed administering a HOME grant for first time home buyer assistance program. Four participants secured loan funding that enabled them to become home buyers in the community. The four loans/grants totaled \$302,300.
 - 2009-2014 Housing Production: Housing production in the City and surrounding Ukiah Valley has been sluggish for many years. Due to the significant economic decline beginning in 2008, the lack of housing production has slowed even further and new units within the City limits were essentially non-existent.
- o 2015 the City donated a 1.4 acre site owned by the City for the construction of . PEP is interested in constructing 42 low and very including 5 extremely low-income senior units. The City also deferred over \$500,000 in sewer, water and other fees to assist the project.

Table 6 Housing Production

Income Level	2009	2010	2011	2012	2013	<u>2014</u>	<u>2015</u>	Total
Very Low	0	22	0	0	0	<u>0</u>	<u>21</u>	<u>43</u> 22
Low	0	0	0	0	0	<u>0</u>	<u>21</u>	<u>21</u> 0

Moderate	0	0	0	0	0	<u>0</u>	<u>0</u>	0
Above Moderate	0	0	0	0	0	<u>0</u>	<u>28</u>	<u>28</u> ⁹

Note: Units serving extremely low-income households are included in the “very low” category

What are we currently working on?

Even with reduced Staff and limited resources, the City is currently engaged in a number of affordable housing projects.

HOME Grant: In 2013, the City, with the assistance of the Community Development Commission of Mendocino County, completed administering a CDBG grant for first time home buyer assistance program. Four participants secured loan funding that enabled them to become home buyers in the community. The four loans/grants totaled \$302,300. The City is currently seeking an additional grant to continue the program in 2014.

Downtown Zoning Code: The City adopted and is implementing a new Downtown Zoning Code (Form Based Code), which provides new opportunities for medium and high density residential development in and near the historic downtown. Incentives are being discussed for projects involving affordable housing that may include density bonuses, relaxation of parking requirements, and fast-track permit processing.

City-Owned Property: The City is working with an affordable housing developer on an affordable senior housing project to be located on City-owned property (to be sold to developers) near the urban core of the City near medical services, shopping, transit, etc.

The City is also in preliminary discussions with another interested housing partner regarding a second City-owned property in close proximity to the historic downtown core.

CDBG Grant: The City recently secured a \$1 million dollar CDBG grant for 1) low income residents to participate in the City’s residential sewer lateral testing and repair program; and 2) Major repairs and upgrades for an existing RCHDC affordable housing project.

Local Housing Development: The City Staff have been working with a local developer on a number of housing projects ranging from a new duplex in the downtown to a 30+ unit apartment complex adjacent to major shopping, offices and the local transit system. [Further Also the City is-donated donating 1.45 acres of infill parcels to PEP Housing for the construction of 42 low-and moderate-income senior units.](#)

[In 2015, the City approved a 28-unit multi-family infill market rate project. Also in 2015 the City approved a 2-unit duplex located on an infill parcel.](#)

New Approaches: The City is developing new approaches to affordable housing facilitation due to the loss of the Ukiah Redevelopment Agency.

What are our Guiding Principles for Housing?

The foundations for our guiding principles for housing are to provide housing for all in need and to do so in a way that responds to climate change.

1. Supply affordable housing to the full range of our workforce and all economic segments of our diverse community.
2. Protect the surrounding agricultural lands and avoid urban sprawl.
3. Carefully focus new housing development on vacant, underutilized, and redevelopment infill sites taking care to ensure compatibility and neighbourhood preservation.
4. Increase energy efficiency in our homes and promote green, sustainable building and careful infill development to reduce greenhouse gas emissions and the City's carbon footprint. These steps will decrease our contribution to global warming and will reduce energy costs to renters and owners.

Do We Have a New Housing Strategy?

There were mixed results with implementing the 2009-2014 Housing Element. A lack of resources, the loss of the Ukiah Redevelopment Agency, and competing community driven priorities precluded full implementation success. These constraints and limiting factors are expected to remain to some degree so the updated Housing Element takes these factors into account. It is acknowledged that the regional fair share of housing units was dramatically reduced for Mendocino County and consequently for the City of Ukiah to account for the slumped economy, lack of population growth and historically low housing production numbers. This more realistic approach to defining the regional need creates a better chance for success. The strategy involves creating more opportunity for small infill housing in the urban core areas near transportation and other services, and where infrastructure is available to serve the units. The primary program to implement this strategy is to further reduce regulatory constraints for this type of development. The types of housing to be encouraged and targeted will be primarily for extremely low, very low, and low income households with an emphasis on rental units, smaller for-sale housing units, special needs housing, affordable student housing, and affordable senior housing. Above moderate income housing, while not the primary need, is still recognized as a need in the community. There will be continued assistance to homeless service providers as resources allow, and a zoning code amendment to allow homeless shelters in the C-2 (Heavy Commercial) zoning district. The strategy also calls for the same inclusionary housing ordinance called for in the adopted 2009 Housing Element, possible housing impact fees, and zoning code modifications to provide opportunities for farm worker housing.

The overall strategy also involves developing or increasing existing incentives for energy efficient, and green and sustainable housing projects. Also to preserve existing housing, promote more rental housing, and develop a housing rehabilitation program for extremely low,

very low, and low income property owners that would be focused on improving energy efficiency in existing homes. Finally, the new strategy includes working with the Ukiah Police Department and local apartment housing managers to develop strategies for increasing safety in their facilities through improved and consistent management practices. Copies of the Housing Element were provided to the sewer and water providers in accordance with Government Code section 65589.7.

Implementing programs are included to fulfil this overall strategy.

Community Participation

The elimination of the Ukiah Redevelopment Agency dissolved the RDA Low and Moderate Income Housing Advisory Committee, whose charge was to seek applications and distribute the RDA 20% set-a-side funds. The Committee had broad representation and participated in the General Plan Housing Element update process over the years. The loss of this Committee, coupled with the struggling economy, reduction of available outside funding, non-profit lay-offs, etc., has negatively impacted the energy and enthusiasm for participating in the 2014-2019 Housing Element update process.

The public outreach campaign for the 2014-2019 Housing Element update project consisted of [a two public workshops conducted at City Hall, one working with Northern California Legal Services,](#) direct phone calls to and interviews with community stakeholders, letters to interested parties, public notice of the project sent to the local newspaper and broadcast via fax to all local media sources, and the posting of flyers in key locations throughout the City. [The City also conducted three ~~two~~ public hearings in the process of adopting the Housing Element. On March 17, 2016 the Mendocino County Airport Landuse Commission conducted a public hearing and found the Housing Element consistent with the Airport Landuse Plan.](#)

Table 7 Public Outreach

The community stakeholders included affordable housing developers, real estate professionals,

Primary Suggestions from the Public Outreach Program	Response
<i>Discuss how the loss of the Redevelopment Agency has affected the ability for the community to construct affordable housing</i>	The draft document includes such a discussion
<i>Add a discussion of public safety in regard to high density apartment complexes and the need to focus on strong management</i>	The draft document includes such a discussion
<i>Consider suggesting that a public safety impact fee on commercial and large scale residential development be established.</i>	Added to the list of programs
<i>Update the discussion/analysis of the homeless population. Include the rising number of mentally ill homeless individuals that do not want housing.</i>	The discussion of the homeless population has been updated
<i>Update the data base of vacant, underutilized, and "re-developable" properties</i>	The data base and map have been updated
<i>Document the lack of housing starts in the area over the past several years and the need to provide incentives to jumpstart the housing construction industry</i>	The draft document includes such a discussion
<i>Continue to emphasize the rising senior citizen population and the need for very low priced housing</i>	The draft document includes such a discussion
<i>Continue to suggest that a program be included calling for an affordable housing impact fee.</i>	The draft document continues to include such a program
<i>Continue to emphasize the need for community stakeholders to routinely communicate and work together.</i>	The draft document continues to include such a program

architects and engineers, social service providers, leadership groups representing minority populations, health industry professionals, and local government officials. The responses are summarized below:

Who Needs Housing in Ukiah?

Discussions with affordable housing providers and social service organizations, as well as the review of statistical data reveals that the primary housing needs in the City of Ukiah are unchanged from those identified in the 2009-2014 Housing Element:

- **Lower Income Households.** Extremely low, very low, low and moderate income households are in need of housing in the City of Ukiah. There is an overcrowding problem and an increase in makeshift unsafe and unhealthy housing accommodations.
- **Young Adults.** Rental housing for students and both rental and first-time home buying opportunities for young adults.
- **Persons with Special Needs.** People living with disabilities who require specific design or service considerations, such as full wheelchair-accessible apartments; people in group homes with semi-independent living; the homeless; people in need of mental health care; farm workers; and people with severe illnesses. All of these groups are represented in the City of Ukiah.
- **Local Service Workers.** The increase in service oriented jobs and the increase in housing prices and rental costs have led to an increased need for housing affordable to local service workers.
- **The Senior Population.** Seniors with extremely low, very low and low incomes, and others who may desire to scale down and sell their homes for smaller housing units closer to services.
- **Female Heads of Households.** Single women with children who head their households.
- **Upper Income Households.** Higher level wage earners seeking upper end detached single family residences.

What services are provided to the homeless and what are their special needs?

In 2007 Mendocino County prepared a *Continuum of Care Plan* that found that local homeless individuals and families had a wide range of needs, including emergency shelter, transitional housing, and permanent supportive housing. Emergency shelters provide immediate short-term

housing typically limited to less than six months. Transitional housing provides housing between six months and two years, and typically includes specialized treatment for alcohol and drug abuse, intensive case management, mental health treatment, life skills and employment training, etc. Permanent supportive housing offers a stable residential environment with mental health counseling, job training, among other services.

Homeless populations are often transient rendering city/county jurisdiction lines meaningless. According to the *Continuum of Care Plan*, there are approximately 1,400 homeless people in Mendocino County at any given time. In 2009, another count was taken by the Mendocino County Social Services Department, which revealed a total homeless population of 1,206 persons. While it is impossible to determine how many homeless people are in the City of Ukiah at any given time because the population is very transient. However, it is safe to assume that the number is significant because the majority of services for the homeless population are located within City limits.

An updated homeless people ~~ersons~~ survey was conducted by the Mendocino County Department of Social Services in 2011 and found the following:

- The highest percentage of homeless persons are Caucasian men between the ages of 31 and 50.
- The number of homeless military veterans has increased by approximately 2% since 2009.
- The number of homeless persons with physical and mental illnesses has increased 15% (physical) and 8% (mental) since 2009.
- The number of homeless persons experiencing chronic health issues has increased 11% since 2009.
- The majority of homeless persons continue to live outdoors.
- Long-term homelessness (6 months to 10 years) has increased since 2009.
- The main reasons for homelessness are no job/no money, can't pay the rent, no transportation, and alcohol/drug addiction.

The ~~Ford Street Buddy-Elser~~ Center – ~~Permanent Homeless Shelter Facility~~ Transitional Homeless Housing Facility

The Ford Street provides a transitional homeless housing facility with a capacity of 18 individuals, and 3-4 families. The program provides a home like environment that is child friendly. Those admitted into the program are expected to be clean and sober. ~~Buddy-Elser Center Permanent Homeless Shelter Facility (shelter, meals, showers) located at 201 Brush Street opened in 2004 after the City facilitated approval of a series of winter homeless shelters. The capacity of the Center is 24 individuals and 40 persons in families with children for a total of 64. At times the capacity is exceeded, which requires special management measures. The facility is operated and managed with a high level of professionalism and success by the Ford Street Project, and it remains a crucial community facility.~~

~~In April, 2014, the Buddy Eller Center leadership announced that due to a loss of Federal funding in March 2013, the Center must close in July 2014. Significant local donations since March of 2013 have kept the shelter open, but it was not enough to avoid an unsustainable \$62,500 budget shortfall for the fiscal year.~~

In the winter of 2015-2016, with funding provided by the City of Ukiah, County of Mendocino and private donations, MCAVHN (a local non-profit) operated a temporary winter shelter providing shelter for 46 homeless individuals. The local Homeless Services Planning Group is meeting regularly to develop a plan for moving forward. ~~Initial thoughts include opening a smaller shelter at the Ford Street Project facility that would focus on homeless families, as well as offer support designed to promote improved self-sufficiency.~~

The Ford Street Project Transitional Housing Facilities

Transitional housing, as defined by H.U.D., is from six months to two years, and it is meant to be a housing bridge between shelter and permanent housing. During one's stay in transitional housing, tenants are case managed and provided services designed to increase tenant skills toward the self-sufficiency required for successful independent living. The Ford Street Project provides transitional housing for homeless single adults and to homeless families with children. Some of these units are in "scattered sites" in Ukiah:

- **748 Waugh Lane** - Six two-bedroom units for homeless individuals and families. This housing cluster has been successfully housing the homeless since 1988. Since these units are "off site," a residential manager occupies one of the apartments. Services and case management are provided.
- **"Progress House" at 200 Ford Street** - This facility is located across the street from Ford Street's main campus and houses homeless single males who have completed an aftercare program. Abstinence from alcohol and drugs is the goal for all these houses and apartment units.
- **"Unity Village" at 133 and 135 Ford Street** - This facility is located behind Ford Street Project and provides transitional housing for Ford Street program clients.
- **"T.O.T.I.L." (Transitional Opportunity Towards Independent Living)** – The site is located adjacent to the Buddy Eller permanent homeless shelter has been approved for construction.

The Ford Street Project Supportive Housing Program

Since 1996, the Ford Street Project has received funding from HUD's Supportive Housing Program (SHP) through the department of Health and Human Services of Mendocino County to provide housing and services for homeless families and homeless individuals with disabilities in Mendocino County. This funding is used in a variety of ways. Currently it is used to fund transitional housing units. In addition, SHP funds are utilized to provide case management and drug/alcohol counseling to homeless clients. The SHP has been instrumental in Ford Street's work with the homeless, not only in creating more housing and service options for this population but in promoting intensive collaboration on behalf of the homeless among a number of concerned agencies throughout the county.

The Ford Street Project Garden Court Apartments

A 10-unit apartment complex (formerly "The Garden Court Motel") for homeless, low-income adults, generally with psychiatric disabilities. Housing is "permanent", meaning that there is no target date for residents to move out to other housing. A resident manager is on the premises. There are 6 one-bedroom apartments and 3 two-bedroom apartments. Rents are based on criteria established by the State HOME Program and are pegged to resident income as determined at intake. Applications are available at the Manager's Unit at 1175 South State Street, Ford Street Project's Main Office at 139 Ford Street or through the Department of Mental Health Housing Coordinator.

Needs of the Homeless

The homeless population and homeless services providers need continued support from the City of Ukiah to address issues and problems. The City should support the local Homeless Services Planning Group and its members, and other active groups and organizations when practical to assist in their efforts to provide shelter, clothing, food, counselling, and life's essentials to the homeless population.

According to homeless population support advocates, the primary needs of the homeless population are:

- A well-defined and clearer path from shelter to permanent housing, with clear goals and client attainments for each housing stage.
- An effective day shelter program which can actually train homeless persons and prepare them for full independent living, including job training that emphasizes specific skills for various kinds of jobs, how to be an effective tenant, developing parenting skills, learning to take instructions from authorities, developing communication ~~skills, etc.~~ [skills, etc.](#)
- Additional homeless facilities given the fact that the majority of the Mendocino County homeless population congregates in the Ukiah area to utilize available services, and the existing permanent shelter only has 64 beds.

Some have argued that the current permanent shelter has too many rules for a number of the chronically homeless who can't stop drinking, using drugs, etc., but operating and managing an "open" facility with no rules that would allow for virtually any sort of behavior may not be practical or reasonable. However, because of the high number of homeless persons and the low number of available homeless facility beds, opportunity for an additional facility or facilities has been identified as a local need that must be addressed in the next planning period.

Where can homeless facilities be located?

The Ukiah Zoning Code currently permits Homeless facilities to be proposed and approved in the following zoning districts with Planning Commission approval of a Use Permit: CN (Neighborhood Commercial); C-1 (General Commercial); C-2 (Heavy Commercial/Light Industrial); PF (Public Facilities); M (Manufacturing); R-1 (Single-Family Residential); R-2 (Medium Density Residential) and R-3 (High Density Residential).

There is no location in the City where a homeless facility can locate without the approval of a Use Permit. However, an Implementation Task/Program is included in this Housing Element to allow homeless [create a homeless shelter overlay zone that will allow homeless facilities by right.](#) ~~The homeless shelter overlay zone comprises 12 acres in the northern section of Ukiah. facilities in the Manufacturing (M) C-2 (Heavy Commercial/Light Industrial) zoning district without the requirement for a Use Permit. There are approximately 22 vacant and underutilized acres and 3 prime redevelopable acres in the C-2 zone that could accommodate a second homeless facility in the City. These prime sites are situated in close proximity to transit routes, social service providers, medical facilities, and commercial services. The Planning Commission conducted recommended the northern part of Ukiah as the location for a homeless shelter overlay zone. On September 2, 2015 the City Council adopted a homeless shelter overlay zone, in accordance with the provisions of Senate Bill 2 (SB2) (Cedillo 2008).~~

The need for an additional homeless shelter has not been identified as a high priority in the community. Moreover, the cost and lack of available resources are overwhelming. Regardless, the task of amending the zoning code to allow homeless shelters in the ~~Manufacturing (M) C-2 (Heavy Commercial)~~ [Homeless Shelter overlay zone](#) ~~ing district~~ without a Use Permit [has been completed.](#) ~~is carried over into the 2014-2019 Housing Element.~~

What can the City do to assist the homeless over the next five years?

There are two primary ways the City can assist the homeless over the next five years. First, it can continue to provide support and possible funding to homeless services providers with a focus on helping to define the path from shelter to permanent housing, and helping to establish an effective life-skill building day shelter program. Second, the City shall examine its zoning districts and consider making homeless facilities an allowed use rather than requiring discretionary review.

Is farm worker housing needed in the City of Ukiah?

Ukiah is located in the most urbanized portion of Mendocino County paralleling the Highway 101 corridor. There are no working farms within the City limits, but there are working orchards and vineyards adjacent to the City, particularly to the east along the Russian River.

The Assessment of the Demand for Farm Worker Housing and Transportation in Mendocino County prepared in 2008 by the California Institute for Rural Studies found that in 2006, there were 4,163 farm workers in Mendocino County. Of those, 1,416 worked in Mendocino County for seven months or more, 673 worked in Mendocino County for 3 to 6 months, and 2,074 worked in Mendocino County for less than 3 months. The Assessment found that the majority of farm workers Countywide live in single family residences, rent individual rooms in single family residences, live in labor camps, apartments or trailers.

The Assessment found that 47% of the farm workers or approximately 1,957 live in the Ukiah Valley. Based on the findings in the Assessment, it is concluded that the majority of farm workers who live within the City limits live in single family homes, apartments, or mobile homes/trailers.

State Public Health and Safety Code Section 17021.5 requires employee housing with accommodations six or fewer employees to be allowed by right and treated as a single family residence rather than a dormitory, boarding house, hotel or other similar term implying that the employee housing is a business run for profit.

The City zoning ordinance allows single family residences by right in the R-1 (Single Family Residential) zoning district. It also does not limit the number of persons living in a residence, or preclude a group of employees, students, or other non-related persons from occupying the residence.

In both the R-2 (Medium Density Residential) and R-3 (High Density Residential) zoning districts, single family dwellings, duplexes, condominiums, apartment houses, and room and board residences are allowed by right without the requirement for a use permit.

The City zoning ordinance also contains an *Agriculture Exclusive* (A-E) zoning district. While no land within the City is zoned A-E, the regulations allow by-right “one family dwellings, trailers and accessory buildings, and farm buildings of all kinds, including labor camps when located upon farms and occupied or used by the owner, farm tenant, or other persons employed thereon or the non-paying guests thereof.” Nothing in the statutes limits the number of dwelling units or how many persons can occupy the units.

It is concluded that the current zoning standards comply with the requirements of State Public Health and Safety Code Section 17021.5, and no new program involving code amendments is required.

Is transitional and supportive housing needed?

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive

services component. The City regulates supportive housing as a residential use, provided supportive services are subordinate to the residential use.

There are a number of existing transitional and supportive housing facilities in the City of Ukiah, some of which are described above. The City zoning ordinance defines these types of facilities as “Community Care Facilities,” and allows them for up to six persons in all residential zoning districts and in the C-1 (Community Commercial) zoning district without a use permit. Larger facilities housing between 7 and 12 persons are permitted in these zoning districts with a use permit. “Community Care Facility” is defined in the zoning ordinance as being “consistent with the definition contained in Section 1502(a) of the State Public Health and Safety Code.” Section 1502(a) of the PHSC includes 12 different types of community care facilities including “transitional shelter care facility” and “transitional housing placement facility.”

Currently, if a transitional or supportive housing use does not involve medical treatment or other formal services, and it is simply a residential living use, it is treated as a single family dwelling, duplex, or apartment complex identical to other single family dwellings, duplexes, or apartment complexes. However, this may not be completely consistent with Senate Bill 2, which states that all transitional and supportive housing constitutes residential uses. Accordingly, a program has been added to amend the zoning code to be consistent with Senate Bill 2.

Is there a high number of female heads of households in Ukiah?

The 2010 census revealed that there were 866 female heads of households in the City, down from 944 in 2000. Of the 866, 63% or 547 were living under the poverty level.

Table 8 - Female Heads of Household

Community	Female Heads of Household / percentage of total population
Mendocino County (unincorporated)	2268 (3.8%)
Ukiah	866 (5.4%)
Willits	309 (6.3%)
Fort Bragg	437 (6.0%)

Many female heads of household have children under the age of 18. These households generally require affordable housing, since their incomes are often less compared to two-parent households. Housing for female heads of household is a high priority for the City of Ukiah.

Is there a high number of extremely low income households in Ukiah?

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in the City is ~~\$58,900~~ \$43,432 for a family of 4. For extremely low income households, this results in an income of ~~\$24,250~~ \$13,030 or less for a four-person household. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households. At the same time, a minimum wage worker could be considered an extremely low-income household with an annual income of approximately \$17,000 or less. The service worker who makes your sandwich at the local deli and your server at a local coffee shop could be earning \$8.00 per hour. These people have jobs that could qualify them as extremely low income households.

Existing Extremely Low Income Needs: In 2014, ~~1,411~~ 819 extremely low-income households resided in the City, representing ~~13~~ 7% of the total households. This was down from 2010 when there were ~~819~~ 1,202 extremely low income households or 20% of the total households. Most extremely low-income households are renters (769) and experience a high incidence of housing problems. For example, many of extremely low-income households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and most were in overpayment situations.

Projected Extremely Low Income (ELI) Needs: The Comprehensive Housing Affordability (CHAS) data indicates that there are 172-owner and 769-renter ELI households in the City of

Ukiah. Of the ELI households, 70 percent of owners and 82 percent of renters pay greater than 30 percent of their income on housing costs.

To calculate the projected ELI housing needs, the City assumed 50 percent of its 2012 low-income regional housing needs are extremely low-income households. As a result, from the low income need of 11 units, the City has a projected need of 6 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could be with mental or other disabilities and special needs. To address the range of needs, the City will employ a detailed housing strategy including promoting a variety of housing types, such as single-room occupancy (SRO) units and small lot subdivisions.

To address the housing needs of extremely low-income households, the City will undertake two programs during the planning period:

1. Identify and meet with nonprofit builders who specialize in building housing for extremely low-income households. This effort is designed to build a long-term partnership in development, gain access to specialized funding sources, identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.

Work in conjunction with other agencies to address the needs of the extremely low income households in the City. At least annually and on an on-going basis contact agencies and developers to facilitate implementing the program. Actions to be considered for inclusion in the program include prioritizing City funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.

Is there overcrowding in Ukiah?

A common method of measuring overcrowding is to compare the number of persons to the number of rooms in the unit. The Census defines an overcrowded household as one that has more than 1.01 persons per room (not including kitchens and bathrooms), while units with more than 1.5 persons per room are considered severely overcrowded. In Ukiah, the data collected from the 2011 American Communities Survey shows that four percent of all occupied units were overcrowded.

[Table 9 Overcrowding by Tenure](#)

Overcrowding by Tenure				
Occupants Per Room	Owner Occupied		Renter Occupied	
1.00 or less	2,548	41%	4,346	70%
1.01-1.50	102	1.6%	102	1.6%
1.51 or more	0	0	62	1%
Total	102	1.6%	164	2.6

*American Communities Survey 2011

Are there other types of special needs housing?

Persons with disabilities in Ukiah face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities need affordable, conveniently-located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments.

The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. Many disabled individuals live on a small fixed income which severely limits their ability to pay for housing. The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the United States lives in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. For most, their only source of income is a small fixed pension afforded by Social Security Disability Insurance (SDI),

Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which will not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

Description of Need

A disability is a physical or mental impairment that substantially limits one or more major life activities. According to the 2000 Census, an estimated 25% of Ukiah residents (3,494 persons) have one or more disabilities. The most pervasive disabilities for the general population are physical and mental disabilities.

Physical Disabilities: While there are a number of well-managed affordable housing facilities that are accessible to persons with a physical disability, there is a need for additional accessible units. In 1990 only one percent of the City's housing units were accessible. In order to accommodate the City's population with physical disabilities, there is a need to adapt houses or apartments for wheelchairs and other special requirements. Both federal and State housing laws require certain features of adaptive design for physical accessibility in all multifamily residential buildings with four or more units built for first occupancy starting March 13, 1991. However, numerous dwelling units built before that date are not subject to these accessibility requirements. This, however, does not assist individuals – particularly seniors – who choose to remain in their homes rather than move to assisted living facilities and/or other newly constructed units.

Mental Disability: According to 2000 Census data, there are a number of persons with a severe mental disability in Ukiah. This includes a large proportion of the homeless which are often thought to have mental disabilities. Persons with mental disabilities are a critically under-served population with respect to housing. Approximately 20-50 percent of these are capable of living semi-independently in their own supported housing units with assistance in maintaining their apartment, the provision of meals and obtaining transportation, as do other persons with disabilities.

While there is a number of well-managed permanent living and day treatment facilities and programs to serve persons with mental disabilities, there remains a need for additional facilities.

The 2000 Census recorded the disability status of the civilian non-institutional population of City residents. Approximately 21 percent of residents in the City reported as having a disability. The disability breakdown can be seen in the table below. The largest percentage (26 %) of the disabled population has a physical disability. The second largest populated group is that of employment disability of 22 percent.

Table 10 Persons with Disabilities

Persons with Disabilities by Type		
	Number	Percentage
Sensory disability	801	13%

Physical disability	1,619	26.4%
Mental disability	1,171	19%
Self-care disability	654	10.6%
Go-outside-home disability	509	8.3%
Employment disability	1,364	22%
Total Persons with disabilities	6,118	100%

Elderly Population

An analysis of the needs of elderly or senior households or persons is important for four reasons: 1) many elderly have fixed, limited incomes; 2) many elderly persons are “over-housed” (living alone or with two people in a three or four bedroom house); 3) some elderly have mobility and health problems that can create special housing needs; and 4) recent projections indicate an increase in the elderly population in the planning period, both those currently living in the area City of Ukiah.

According to the 2010 Census, there are a total of 1,375 owner-occupied housing units and 665 renter-occupied housing units of which 2,040 are senior households. Table 3-16 represents householders by tenure and age in the City of Ukiah.

Table 11 Senior Households

Senior Households						
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Total 65 and older	876	14%	514	8	1,390	22
Total 64 and under	499	8%	151	2	650	10
TOTAL	1,375	22%	665	10%	2,040	32%

[American Communities Survey 2011](#)

Large Households

Large families can have special housing needs if they cannot find affordable, large housing units then and living conditions may become overcrowded. The Table below shows the total occupied

housing units by the number of persons living within each unit. This information is shown for owner-occupied and rental housing.

For owner-occupied units, the highest percentage is for a two-person unit (59%). Approximately twelve percent of the owner-occupied households are occupied by five or more persons. For renter-occupied units, the highest percentage is a two-four-person household (60%). Less than two percent of the renter-occupied units are occupied by five or more persons.

Table 12 Large Family Households

Large Family Households				
	Rental	Percent	Owner-occupied	Percent
2- 4 person household	1,662	60%	1,552	59%
5+ person household	431	2%	322	12%

[American Communities Survey 2011](#)

Strategies and Programmatic Responses to Meet Projected Needs

Appropriate housing for persons with mental or physical disabilities include very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of 5 units under construction after September 15, 1985, would conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the U.S. Fair Housing Amendment Act, also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the Act. Unfortunately, the actual increase in the number of handicapped-accessible units available on the current rental market has been small.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to intrude into the standard setbacks required under zoning, and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance.

The City also makes rehabilitation funds available to income qualified households for accessibility improvements. The Housing Rehabilitation Program, funded with a HOME grant has been designed in part to address these needs by providing affordable loans to assist disabled tenants to improve their rental units to meet their physical needs.

The housing needs of several other categories of disabled persons, including developmentally disabled persons and the mentally ill are typically not addressed by Title 24 Regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group- living quarters; others are capable of living independently if affordable units are available.

Group-home living quarters for a variety of specific disabled clientele groups have traditionally been found intermixed within Ukiah's residential neighborhoods. Consistent with State law, group homes with six or fewer residents per facility are allowed by right in all residential zones. Care facilities with seven or more persons are also permitted in all residential districts and several commercial districts, subject to a conditional use permit.

What types of housing are needed?

- **Rental Units.** Rental units for larger families, particularly for extremely low, very low and low income households. Small rental and for sale units, such as single room occupancy studios, particularly for seniors, students, low wage earners, female heads of household, and farm workers.
- **Smaller For-Sale Housing.** Smaller attached and detached for-sale units affordable to low and moderate income households, and first-time homebuyers. Also, small lot subdivisions. In addition, the preservation of mobile home parks as a contributor to the local affordable housing stock has become significantly important.
- **Special Needs Housing.** Special needs housing and housing with service components. This includes housing for persons with physical and mental impairments, and/or other special needs, as well as farm worker housing that may be seasonal.
- **Student Housing.** Rental housing for Mendocino College students has been a priority for the College and is a priority for the City. This could include dormitory style housing with living units and a communal kitchen/dining facility.
- **Senior Housing.** Affordable housing demand for the Senior citizen population has increased and is expected to continue growing in the future. In particular, housing units for those seniors in the *Extremely Low* income category.
- **Above Moderate Income Units.** Detached for-sale units, rental apartments, and for-sale and rental condominiums available to higher income households.

What types of housing does Ukiah have?

Table 13 provides a breakdown of the total housing units by type of structure for 2000 and 2008. In 2013, it was estimated that there were 6,523 housing units in the City. As indicated, the majority of the units (55%) in Ukiah are single-family units. The variety of housing types in Ukiah fairly diverse.

Table 13 Housing Units by Type

<u>Housing Units by Type*</u>		
	<u>Number</u>	<u>Percent</u>
<u>Single Family Detached</u>	<u>3,596</u>	<u>55%</u>
<u>Single Family Attached</u>	<u>412</u>	<u>6%</u>
<u>Two to Four Attached</u>	<u>839</u>	<u>13%</u>
<u>Five plus Attached</u>	<u>1,237</u>	<u>19%</u>
<u>Mobile Home</u>	<u>439</u>	<u>7%</u>
<u>TOTAL:</u>	<u>6,523</u>	<u>100%</u>

*California Department of Finance 2010

What is the vacancy rate by tenure?

The Department of Finance reported 330 vacant units, which is five percent of the total housing units in the City.

Table 14 Housing Vacancy

*Housing Stock by type of Vacancy		
	Number	Percent
For Rent	136	2
Rented not occupied	7	.01
For sale only	73	1.1

Sold not occupied	13	.1
Seasonal Use Only	25	.3
All other vacant	76	1.1
TOTAL:	330	5.0

*California Department of Finance 2010

How much housing is needed?

- MCOG Regional Housing Needs.** Under California law, every city and county has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. For Ukiah and other Mendocino County jurisdictions, the regional housing need is determined by the Mendocino Council of Governments, based upon an overall regional need number established by the State. The fair share numbers establish goals to guide local planning and development decision making.

In 2013, the MCOG in partnership with representatives from local City and County jurisdictions met and agreed upon the local fair share housing needs.

Table 15 – 2013 Mendocino Council of Governments Regional Housing Needs for Ukiah

Years	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
2009-2014	65	134	65	120	75	459
2014-2019	9 (50% of VL and L)	11	7	7	20	46

Limited Population Growth. As noted in Table 1, there has been very little population growth over the past five years. However, housing needs remain, particularly for extremely low, very low and above moderate income households. This interesting need statistic reflects the lack of overall housing starts in the community due to the slumping economy and the loss of the City's Redevelopment Agency.

Housing Production since 2009: Even with a reduction of regulatory constraints and continued City support, housing production since 2009 has dropped dramatically. Four single family residential units were constructed in since 2009, and the Clara Court 34 unit affordable housing project was constructed and opened in 2010.

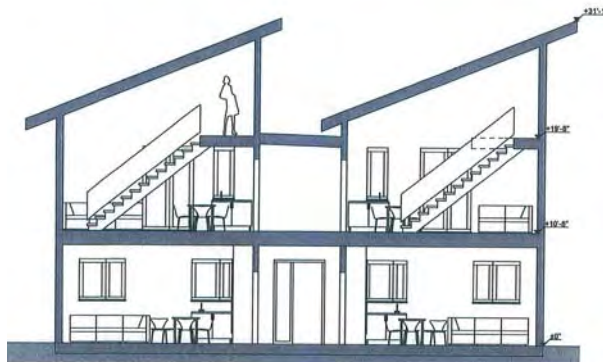
Table 16 – 2015-20 Housing Production

Year	Extremely Low	Very Low	Low	Moderate
2009	0	0	0	3
2010	22 (Transitional)	34	0	1

2011	0	0	0	0
2012	0	0	0	4
2013	0	0	0	0
2014	0	0	0	0
2015	21	21	0	28
TOTAL	22	34	2	4

Additionally, a number of housing projects were approved by the City Planning Commission in the past couple of years, but not yet constructed. These include:

- ~~30+ apartment units on Old Talmage Road~~ [28 unit market rate project at 351 S. Oak](#)
- ~~A mixed-use project including seven 1-bedroom apartment units and 5 efficiency Single Room Occupancy apartment units.~~ [42-unit affordable senior housing project, including 5 extremely low income units.](#)
- ~~A small Planned Development with 4 1-bedroom apartment units and a efficiency studio unit above an existing garage.~~ [A two unit market rate duplex on South Main Street.](#)



Efficiency Single Room Occupancy Units Approved by the Planning Commission

Where can new housing be located?

The 2009 Vacant and Underutilized Land Map was updated in January 2014 (Appendix 3). Over the past 4-5 years there has been a very minor reduction in vacant and underutilized land available for housing development (3 acres).

Table 17 – Vacant and Underutilized Land

<u>Year</u>	<u>Total Vacant and Underutilized Land</u>
<u>2009</u>	<u>108 acres</u>
<u>2014</u>	<u>105 acres</u>

The vacant and underutilized land continues to be spread out in the City with a very limited amount of large vacant parcels. Of the last remaining larger properties, most can be developed with residential land uses, but because of location (prime commercial) it is not probable. However, the enabling zoning and regulatory framework for the development of these parcels will continue to permit residential development.

The primary opportunity sites for very low, low and moderate priced rental and ownership housing are vacant infill parcels, underutilized land, and parcels ripe for redevelopment. To successfully develop these sites, traffic, design compatibility, infrastructure, neighbourhood compatibility, and other issues must be ~~analyzed~~analysed.

- **Infill Parcels.** The Vacant and Underutilized Land Map updated in 2014 shows a number of important infill opportunity sites within the City Limits. These parcels are close to existing infrastructure and situated along transportation corridors, and are close to the downtown, retail opportunities, medical services, and professional offices. Development of these parcels will promote increased pedestrian activities and will lower the City's overall carbon footprint.
- **Underutilized Land.** There is underutilized land throughout the City which provides opportunity for all types of needed housing.
- **Redevelopment Sites.** There are a number of key developed properties in and around the downtown and along important transportation corridors that are poised for redevelopment. The sites listed in the following table represent sites with the greatest potential for redevelopment within the planning period.
- Site Consolidation. There are a number of key sites that are contiguous to one another with the potential to be combined to accommodate larger projects.

Table 18 – Redevelopment Sites

Property Owner	Address	APN	Parcel Size (sq ft)	Percent (%) Developed	Current Use	Potential Units (see note below)	GP & Zoning	Constraints?
Somers Geraldine SUCCTEE	290 Seminary Ave	0226304	23,814	73%	Retail/Program Services	13 total 8 probable	C C-1	No
Mendocino Savings Bank	294 W. Smith Street	0218304	13,417	64%	Commercial – Bank	8 total 6 probable	C C-1	No
Heller Richard V. & Eileen E. TTEES	304 Pine Street	0217410	8,389	73%	Residential Single Family Dwelling	1	LDR R-1	No
Trinity Youth Services	915 W. Church	0121708	28,742	72%	Vacant	5	LDR R-1	No
Trinity Youth Services	225 S. Hope Street	0126101	27,749	67%	Vacant	5	LDR R-1	No
Trinity Youth Services	915 W. Church	0121603	43,151	91%	Vacant	7	LDR R-1	No
Trinity Youth Services	200 S. Barnes Street	0121404	16,873		Vacant	2	LDR R-1	No
Trinity Youth Services	200 S. Barnes Street	0121409	54,360	55%	Church and School	9	LDR R-1	No
Trinity Youth Services	W. Church & Thompson	0121401	33,611	0%	Vacant	5	LDR R-1	No
Taaning Jessica L.	E. Clay Street	0228105	13,674	0%	Vacant	2	C C-2	2-Story Maximum
H & L Schmidbauer	273 E. Clay	0228104	22,424	65%	Commercial – Warehouse	4	C C-2	2-Story Maximum
Hoskins Roy H. Jr. & Gail TTEES	276 E. Clay	0223124	58,999	43%	Retail Sales	10	C C-2	2-Story Maximum
H & L Schmidbauer Properties LLC	265 E. Clay	0228103	29,007	61%	Retail Sales	5	C C-2	2-Story Maximum
Peabody Robert L.	291 E. Clay	0228106	8,756	81%	Residential Single Family Dwelling	1	C C-2	2-Story Maximum
Mountanos Linda M TTEE	334 N. Main Street	0218602	4,442	0%	Vacant	1 total 1 probable	C C-1	2-Story Maximum
Ceja Celso	479 S. State Street	0218601	5,494	56%	Retail Sales	4 total 2 probable	C C-1	2-Story Maximum

Rocha Antonio Moreno	519 S. State Street	0227328	7,858	39%	Retail Sales	5 total 3 probable	C C-1	2-Story Maximum
Wang Quingnan	521 S. State Street	0227329	3,882	17%	Residential – Single Family Dwelling	2 total 2 probable	C C-1	2-Story Maximum
Wang Quingnan	523 S. State Street	0227322	3,655	40%	Retail Sales	2 total 1 probable	C C-1	2-Story Maximum
Chang James TTEE	527 A & B S. State Street	0227325	7,947	48%	Office	5 total 3 probable	C C-1	2-Story Maximum
Lorenzi Marlyn	533 A S. State Street	0227324	9,040	30%	Retail Sales	6 total 5 probable	C C-1	2-Story Maximum
Hoskins Roy H Fr. & Gail L.	307/311 S. Main Street	0223125	16,520	60%	Office	11 total 8 prob	C C-1	2-Story Maximum
City of Ukiah	Cleveland Lane	002-281-15	10,200	0%	Vacant	7 total 7 probable	P P-F	2-Story Maximum
City of Ukiah	Cleveland Lane	002-281-18	10,500	0%	Vacant	7 total 7 probable	C C-2	2-Story Maximum
City of Ukiah	Cleveland Lane	002-281-28	1 acre	0%	Vacant	28 total 28 probable	C C-1	2-Story Maximum
City of Ukiah	Cleveland Lane	002-281-24	½ acre	25%	Office	14 total 1 probable	C C-1	2-Story Maximum
Bertha Burnham	817 Waugh Ln.	003-574-07	1.7 acres	10%	Single- family	47 total 38 probable	R3	2-Story Maximum
TOTAL POTENTIAL UNITS						222 175 total 170 132 probable		

NOTES:

1. The potential number of units was determined by factoring in the number of units allowed by zoning, the applicable development standards, the size of the parcels, the shape and configuration of the parcels, the percentage of existing development, surrounding land uses, on-site field work, and in some cases, subjective, yet professional opinions. Additionally, the existing development on all of the identified sites is aged and in some cases dilapidated, which increases the opportunities for redevelopment and infill affordable housing.

The Ukiah General Plan and Zoning Code permits high density residential development in the C-1 (Community Commercial) zoning district. While full high density residential development is possible, the potential number of units assumes a mix of residential and commercial (25% to 50% residential). This assumption is based on the mix of recently constructed mixed-use projects, and discussions with local and regional developers concerning how mixed-use projects must “pencil-out” to be financial successful.

2. The maximum density allowed in the high density and commercial zoning districts is 28 units per acre.
3. There is a need for 18 extremely low, very low, and low income units. There is opportunity for 280 units on residentially zoned land (vacant, underutilized and redevelopable parcels).
4. It should be noted that not all commercial zoned sites are anticipated to be developed residentially. However, as noted above, there are more than enough opportunity sites to meet the local need.
5. The Ukiah Airport Master Plan limits some parcels to two-stories which is considered a constraint because it could disallow maximum density under the zoning. The Airport compatibility zone maximum density in these areas is 90 people per acre, which does not represent a constraint because it far exceeds the maximum density under the zoning (28 units per acre).
6. No other land use controls significantly constrain the parcels. The City zoning code does not contain a floor area ratio standard, and the height limit, yard setback, and lot coverage standards in the C-1 zoning district are generous, which encourages infill affordable housing development.
7. The Medium Density Residential (R2) and High Density Residential (R3) zoning districts allow owner occupied and rental multifamily residential land uses by-right without a use permit.
8. The maximum density allowed in the high density and commercial zoning districts is 28 units per acre.
- ~~9. There is a need for 18 extremely low, very low, and low income units. There is opportunity for 280 units on residentially zoned land (vacant, underutilized and redevelopable parcels)-~~

~~10.9. The Cleveland Street parcels are currently in the process of being~~ were donated to PEP Housing for the construction of 42 senior affordable units. These parcels have been will be combined.

The regulatory incentives that provide increased opportunity for these sites to redevelop include the availability of the Planned Development (PD) zoning tool, no floor area ratio standard, a generous height limit, limited yard setbacks in the commercial zones, (grants) for façade and infrastructure improvements.

The sites were chosen because of existing worn or dilapidated structures, near-by successful revitalization efforts, reasonably foreseeable near-by future projects, and other factors. As indicated in footnote number 1, on-site field work was performed on each parcel to determine if and how much affordable housing could be added to the sites given the location and type of existing development, parcel configuration, and other factors.

Additionally, it should be noted that the City has been successful in attracting housing projects in the C-1 (Community Commercial) zoning district. Approved and constructed projects with full residential development on commercially zoned parcels include a 6-unit apartment complex on North Main Street and a 12 unit apartment complex on South Main Street. Both of these projects are situated in the downtown area and in close proximity to commercial services, medical services, bus routes, and governmental services.

Standard practice of the City of Ukiah Planners is to promote residential development on the commercially zoned property identified as prime for affordable housing development. Programs has been added to post the suitable sites map and associated information on the City's website and to prepare hard-copy hand-out material for property owners and developers.

Is there enough suitable land available to meet the housing need?

The City's share of the regional housing need is 46 units and there is plenty of appropriately zoned, unconstrained land to accommodate this desired number of units. The total probable units for the vacant, underutilized and redevelopable land within the City is 738 units. The primary reason for this is because the City permits medium and high density residential development in its commercial zoning districts. Another reason is that there are a substantial number of underutilized older commercial properties where residential units could be added. The zoning code permits mixed commercial/residential land uses in all commercial zoning districts. Additionally, the City's Planned Development zoning tool provides for creative, well planned residential development and the flexing of typical development standards and densities.

The Housing Element strongly encourages carefully infill medium and high density residential development because of the close proximity to existing infrastructure, transportation corridors, social services, commercial uses, and medical facilities, and to prohibit impacts on surrounding agricultural lands that results from urban sprawl.

Are there constraints to housing development in Ukiah?

The City has regulatory constraints (fees/exactions and zoning standards), as well as environmental constraints just like every other community in California. The environmental constraints include traffic, drainage/flood zones, mature trees, and airport compatibility. All of these constraints affect future development to varying degrees, and each site listed in the Vacant and Underutilized Land Survey (Appendix 3), was examined not only for the presence of constraints, but to what degree the constraints would impact the future development of housing units.

The following table provides a listing and details of constraints to housing development.

Table 19 - Constraints

Constraint	Detail
Fees and Exactions	A new fee schedule was adopted in 2007. Reduced planning permit fees are charged for affordable housing and special needs housing projects.
Wastewater (Sewer) Treatment	The wastewater treatment plan upgrade and expansion project has been completed and sufficient capacity is available to serve the identified vacant, underutilized and redevelopable parcels.
Water Storage and Capacity	A water storage project has been completed, which added nearly 2 million gallons of storage to the City's water storage system, and an upgrade to the water treatment plant has been completed. Sufficient water exists to serve the identified vacant, underutilized and redevelopable

	parcels.
Zoning and Land Use Controls (see below)	The amendments called for in the 2004 Housing Element were completed in 2008. Additionally, the City is working on a Downtown Zoning Code project that will provide more opportunity and certainty for housing development in the downtown. Medium and high density housing is now permitted in all commercial zoning districts, and the Planned Development tool has been used to facilitate unconventional housing and alternative development standards. Zoning is no longer considered a constraint. The City has lot coverage, yard setback, height and other regulatory constraints to development. While these zoning standards are typical, the City also does not have a Floor Area Ratio (FAR) standard, which limits development in other communities. The City also has a Planned Development overlay zoning classification, which provides flexibility for development projects. Additionally, in 2008, the City adopted new zoning regulations establishing reasonable accommodations for persons with disabilities (see procedure below).
Airport	There are density limitations and 3-story buildings (other than for public facilities) are disallowed in the B2 Infill area north of the airport. However, many of the identified vacant, underutilized and redevelopable parcels are not located in the B1 or B2 infill area north of the airport.
Drainage	The City adopted new <i>Low Impact Development</i> drainage requirements which could result in <u>higher</u> lower costs for housing projects.
Traffic	The City adopted a City-Wide traffic study in 2007 and if traffic impact fees are considered in the future, reduced fees for affordable housing projects may be adopted. Additionally, the City has an adopted Capital Improvement Program that includes a number of significant street and intersection improvements that will reduce traffic related constraints for the identified parcels.
Parking	The Ukiah City Code requires 1 parking space for 1-bedroom apartment units and 2 spaces for 2-bedroom apartment units. However, the Planned Development zoning tool can be used to relax this standard if a proposed development such as senior housing can demonstrate that less parking would be needed.
Flood Zones	100-year flood zones and flood-ways exist in the City, but ample suitable land is available to meet the housing need. Most of the identified vacant, underutilized and redevelopable parcels are not situated in a 100-year flood zone.
Permit Processing Procedures	Permit processing for all permits is generally faster and less costly than surrounding jurisdictions. Priority processing is provided for affordable and special needs housing projects.
Housing for Persons with Disabilities	The zoning code was amended in 2008 to include provisions for reasonable accommodation (procedure listed below). Additionally, planning permit fees for special needs housing projects are even less than those charged for affordable housing projects.
Building Codes	The City has adopted the 2007 California Building Codes. These codes have not presented a hardship to affordable

	housing developers. The State of California and the City of Ukiah will adopt the new 2010 California Codes on January 1, 2011. All building permit applications which are submitted after January 1, 2011 will be required to comply with these new regulations. One of the most significant changes that is anticipated in the new codes is that all new residential occupancies will be required to have fire suppression systems (fire sprinklers). This will add additional costs to affordable housing projects. The City is examining the possibility of using Redevelopment Housing 20% set-a-side funds to offer grants or low interest loans to assist affordable housing developers to comply with this anticipated new requirement. The City of Ukiah code enforcement activities have become complaint driven ever since the loss of the Code Compliance Coordinator position due to budget cuts. However, City staff due initial code compliance cases when they are observed during routine inspection and field observations.
Cost of Land and Financing	Currently, the cost of land is lower than it has been in many years. This is primarily due to the economic downturn. Similarly, the availability of land is higher than it has been with a larger than average number of properties on the market. While financing is tight, there is local optimism that lending institutions are relaxing recent restrictions and the financing market is opening up. Additionally, interest rates are remaining low, and the City's first time home buyer program has been very active over the past year.
Cost of Construction	According to PEP Housing, a local affordable housing builder, the cost of construction in Ukiah is comparable to that of neighbouring counties of Sonoma and Lake. Typical construction costs are between \$190 and \$215 dollars per square foot.
High Density Housing Management	The Ukiah Police Department have expressed concern about the development of new affordable housing projects that do not have requirements for updated and consistent management practices that support safety. The Police have found that the key to safe affordable housing is strong management. A new policies and implementing task have been added to address this concern.

Housing for Persons with Disabilities Procedure:

Request: A request for reasonable accommodation may be made by any person with a disability as defined under the federal fair housing act and California fair employment and housing act, or his/her representative or any entity, when the application of a regulation under this chapter acts as a barrier to fair housing opportunities. In general, a person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. A request for reasonable accommodation

may include modifications or exceptions to the regulations, standards, policies and practices for the siting, placement, construction, development or use of housing or housing related buildings, structures and facilities that would eliminate regulatory barriers and provide persons with a disability equal opportunity to housing of their choice.

Application Submittal: A request for reasonable accommodation shall be submitted on an application form provided by the director of the department of planning and community development including documentation of the disability and any other information required to make the determinations required by this section.

Review Of Application: Applications for reasonable accommodation shall be reviewed by the director of the department of planning and community development or designee, or may be referred to the authority taking action on a concurrent application.

~~Written Determination: The director of the department of planning and community development or designee shall make a written determination within thirty (30) days and either grant, grant with modifications, or deny the request for reasonable accommodation in accordance with the findings below. The written determination for applications submitted for review with concurrent applications may be processed in the manner and time frame for the concurrent application. The written decision to grant or deny an application for reasonable accommodation shall be consistent with the federal fair housing act and California fair employment and housing act ("the acts") and shall be based on the following factors:~~

- ~~1. Whether the housing that is the subject of the request will be used by an individual with a disability as defined under the acts.~~
- ~~2. Whether the request for is necessary to make specific housing available to an individual with a disability as defined under the acts.~~
- ~~3. Whether the request would impose an undue financial or administrative burden on the city of Ukiah, or require a fundamental alteration in the nature of a city program or law.~~
- ~~4. Whether the request would pose impacts to surrounding uses.~~
- ~~5. Whether the request is based on the attributes of the property and structures.~~
- ~~6. Whether alternative reasonable accommodations that may provide an equivalent level of benefit could be undertaken.~~

In granting an application for reasonable accommodation, the director may impose any conditions of approval relating to the findings above as deemed practical and necessary including, but not limited to, restoration of the property to its former condition and recording in the office of the county recorder notice thereof.

Can certain constraints be overcome or resolved to provide more opportunity for housing?

Since adoption and certification of the last General Plan Housing Element in 2011, progress has been made to resolve constraints. These efforts include the adoption of the new Downtown Zoning Code which encourages more housing in and around the downtown, street improvements (East Perkins Street), drainage infrastructure improvements (East Perkins Street), etc.

The wastewater treatment plant and water treatment plant were recently upgraded and have the capacity to serve future housing development on the identified vacant, underutilized, and redevelopable parcels.

Additionally, the City has secured a CDBG grant to help fund sewer lateral inspections and repairs for extremely low, very low and low income residents.

The HOME grant First Time Home Buyers program has enabled very low and low income residents to purchase homes in the community.

[Airport Compatibility:](#)

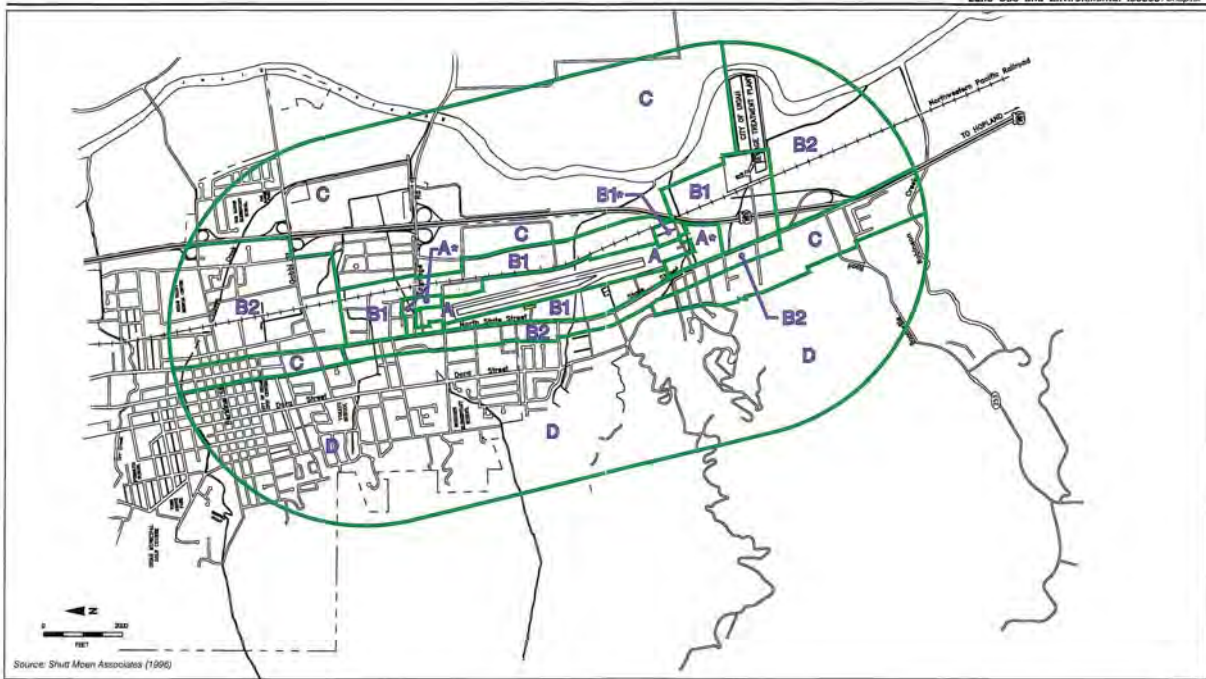


Figure 7J

Land Use Compatibility Map
Ukiah Municipal Airport

The Airport Land Use Compatibility Zone Map

The “A”, “B1” (Infill) and “B2” (Infill) compatibility zones have the following standards for development:

Table 20 – Airport Master Plan Requirements

Zone	Max Density	Parcel Size for New Subdivisions	Open Space	Height
A Zone: Runway Protection Zone	10 people per acre	0	All	7 to 1 slide slope from runway center line
B1 Zone – Infill Area North of Airport: Approach and Departure Zone	60 people per acre	10 Acres	30%	7 to 1 slide slope from runway center line
B2 Zone - Infill Area North of Airport: Extended Approach and Departure Zone	60 people per acre	2 acres	30%	7 to 1 slide slope from runway center line

* If development projects in these zones can meet these requirements, they can proceed without an Airport Comprehensive Land Use Plan consistency determination from the Mendocino County Airport Land Use Commission (ALUC). However, if any project involves a General Plan amendment, rezoning, or specific plan, it is required to be submitted to the ALUC for a CLUP consistency determination.

As noted in the Table, the Ukiah Airport Master Plan indicates that residential subdivisions and multi-family residences are not normally acceptable in the B1 and B2 airport compatibility zones. However, the Plan also indicates that “These uses typically do not meet the density and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative exists.”

There have been a number of multi-family residential projects proposed in the B1 and B2 Infill compatibility zones north of the airport over the past several years. The most notable of these is the 64-unit Summer Creek Village affordable housing project [and the PEP Housing 42-unit affordable senior project](#). While this project served the major community objective of providing much needed affordable housing, it also complied with the density and other requirements of the B2 infill compatibility zone. Based on the long-standing procedural agreement with Mendocino County, the project did not need a formal consistency review from the Mendocino County Airport Land Use Commission because both City and County Staff determined that it was clearly consistent with all the requirements for the B2 infill area.

The Summer Creek Village project was located on a large enough parcel to meet the 60 people per acre density standard. The primary vacant and underutilized sites identified in the 2009 survey that are in the B1 or B2 airport compatibility zones are as large or larger than the Summer Creek Village parcel, therefore it is confidently assumed that multi-family residential projects could be developed on these parcels.

These constraints result in less opportunity for housing development. However, the City highly values the airport as an integral component of its economic development strategy. Accordingly, the City seeks to balance the affordable housing and economic development goals of the City.

It should be noted that none of the identified vacant, underutilized or redevelopable parcels are located in the “A” compatibility zone.

It should be further noted that most of the identified vacant, underutilized or redevelopable parcels are not significantly burdened with airport compatibility zone constraints.

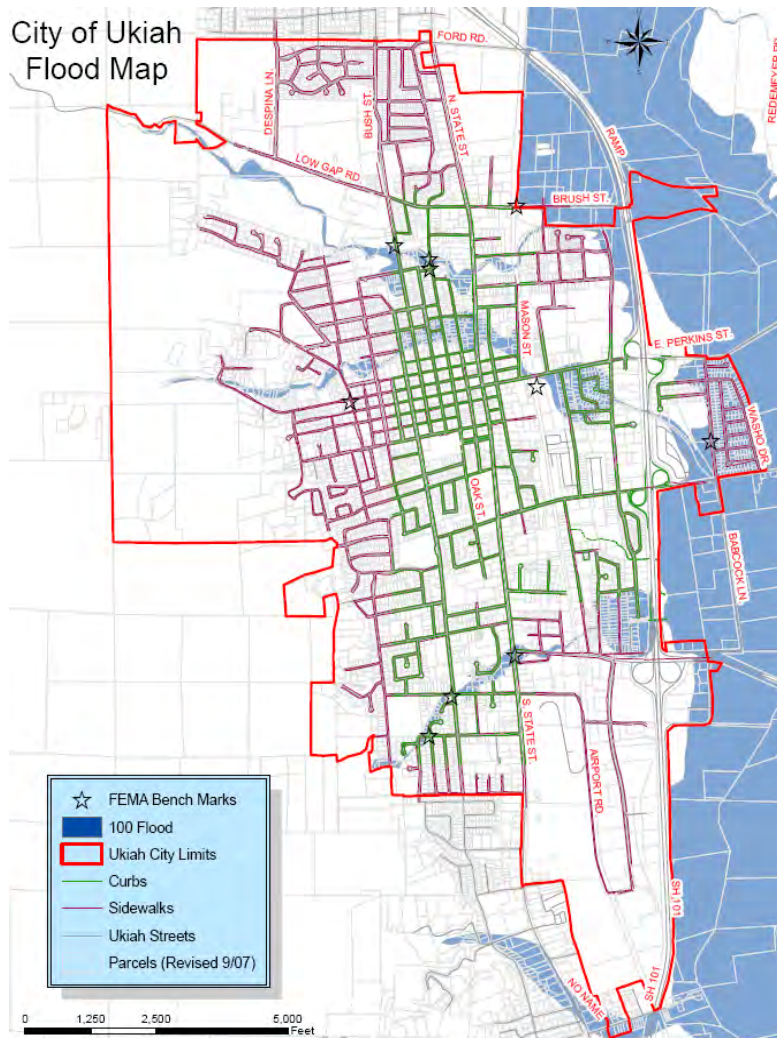
In the event, a housing developer proposes to build on land within the airport B1 infill compatibility area, here is a summary of the required steps and process:

1. An affordable housing developer applies to construct 28 units on a one-acre parcel in the airport B1 infill compatibility zone area which allows a maximum density of 60 people per acre. Using the 1.92 people per unit factor, City staff determines that the project would result in 54 people per acre, and that it would be in compliance with the B1 zone.
2. The developer decides to seek a density bonus of 25% (7 units).
3. Staff determines that this would add 13 people to the site for a total of 67 people, which would exceed the density standard of 60 people per acre. The Ukiah Regional Airport Master Plan indicates that projects exceeding the density standard (or other standards)

should “only be allowed if a major community objective is served by the project in the proposed location and no feasible alternative location exists.”

4. Staff refers the project to the Mendocino Airport Land Use Commission for a “consistency determination”, making the argument that the project serves the major community objective of providing affordable infill housing, and that no feasible alternative location exists.
5. If the Land Use Commission finds that even though the project exceeds the allowable density in the B1 zone, it serves a major community objective, and that no feasible alternative sites exists, and then approves the project, it would advance to the City Zoning Administrator or Planning Commission for final action.
6. If the Land Use Commission finds that the project does not meet an important community objective and/or other alternatives sites exist, and says “no” to the proposal, City staff could schedule the matter for a final determination by the City Council, who on a 4/5 votes could override the Mendocino County Airport Land Use Commission.

Flood Zones:



The City of Ukiah Flood Zone Map

A number of vacant and/or underutilized parcels are situated within the 100-year Flood Zone, which requires structures and roads to be elevated and potentially other measures to protect life and property in the event of a 100-year flood event. This represents potential increased cost associated with the future development of these parcels. The City is currently examining the Flood Zone Maps (1985) to determine if any of the zones warrant a *Map Correction* application to the Federal Emergency Management Association. This exercise could result in a reduction in the flood zone constraints.

An implementation program has been added to identify a prime affordable housing infill site currently burdened by flood zone issues and pursue an engineering study and possible FEMA map correction to eliminate this constraint.

Traffic: Traffic congestion, particularly along the City's major street corridors can affect the developability of some parcels. However, the City's adopted 2010-2011 Capital Improvement Program (CIP) identifies street and intersection improvement projects and funding sources to remedy many traffic congestion problems.

Future development projects may require the preparation of traffic studies to determine potential impacts and reasonable mitigation measures for projects outside the area covered by identified CIP projects.

What are the current land use controls for housing development?

Table 21 – 2015 Zoning Standards

ZONING DISTRICT	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	MAXIMUM HEIGHT	MAXIMUM LOT COVERAGE	REQUIRED SITE AREA	MAX DENSITY	PARKING REQ
R-1 Single Family Residential	20' 30' for garages	10' 5' for accessory buildings	20' 5' for accessory buildings	30' 20' for accessory buildings*	N/A	6,000 sq ft 7000 sq ft. for corner lot	7+ units per acre	2 on-site
R-2 Medium Density Residential	15' 25' for garages	10'	15'	30' 20' for accessory buildings*	N/A	6,000 sq ft 7000 sq ft for corner lot	14 units per acre	2 Per duplex unit; 1 per bedroom for MFR
R-3 High Density Residential	15' 25' for garages	5'	10'	40' 30' when abutting R-1 or R-2	N/A	6,000 sq ft 7000 sq ft for corner lot	28 units per acre	2 Per duplex unit; 1 per bedroom for MFR
C-N Neighbor Comm	10' 15' for second story	5' 10' for second story	10'	30' 20' for accessory buildings	40%	7000 sq ft	28 units per acre	2 Per duplex unit; 1 per bedroom for MFR
C-1 Community Commercial	10' 15' for second story	0' unless abutting an R-1, R-2, or R-3 parcel**	0' unless abutting an R-1, R-2, or R-3 parcel	50'	40%	6000 sq ft 7000 sq ft corner lot	28 units per acre	2 Per duplex unit; 1 per bedroom for MFR
C-2 Heavy	10' 15' for second	0' unless abutting an R-1, R-2, or	0' unless abutting an R-1, R-2, or	40' 20' for accessory	40%	6000 sq ft	28 units per acre	2 Per duplex

Commercial	story	R-3 parcel	R-3 parcel	buildings		7000 sq ft corner lot		unit; 1 per bedroom for MFR
P-D Planned Develop	To be determined in the review process	To be determined in the review process	To be determined in the review process	To be determined in the review process	To be determined in the review process	½ acre unless located in the downtown and fulfills other criteria	28 or more units per acre	Flexible

NOTES:

1. * 20' or the maximum height of the main building whichever is less
2. ** If abutting an R-1, R-2, or R-3 parcel, then the setback for that residential district applies
3. The B1 and B2 Airport Compatibility Zones list multiple story offices as “normally not acceptable.” The B2 *Infill Policy* north of the airport limits buildings to 2-stories.
4. Various residential housing types are allowed or permitted in all of the above zoning districts
5. Parking requirements vary, but are generally less than nearby jurisdictions in an effort to reduce the size of parking lots and to discourage automobile use.
6. Deviation from lot coverage standards are possible available with discretionary review.

Zoning and Housing Types: The City's current zoning code allows for a variety of housing types throughout the City. For example, multiple family residential apartment units are permitted in all commercial zoning districts, and second residential units (granny units) are allowed in the Single Family Residential (R-1) zoning district without the need for a use permit.

Small family day care (6 or fewer children) and community care facilities are allowed in all residential zones and in the Community Commercial zoning district without a Use Permit. Large family day care (7 or more) and community care facilities are permitted in these districts with the securing of a Use Permit. The City code does not include any spacing or concentration restrictions.

The Planned Development (PD) zoning tool contained in the City Code allows for creative, well planned housing projects, and provides for the possible relaxation of typical development standards, as well as permitting unconventional housing types such as cooperative housing and school dormitories. This tool was used successfully during the past planning period to approve a compact, nicely designed infill low to moderate income housing development. The tool allowed for the reduction in parking, street and driveway widths, density, and yard setbacks. This Planned Development zoning remains an important tool in the City's toolbox for affordable housing projects.

The PD tool is an overlay zoning district that technically is a rezoning. For example, an affordable senior housing project applicant may propose to lay the PD zone over an existing R-3 (High Density Residential) zoning district to reduce parking requirements, relax yard setbacks, and reduce access roadway widths. The application requires review and a public hearing by the Planning Commission and a final review and action by the City Council. Affordable housing projects that successfully used this tool include the Cleveland Lane sweat equity project, Mulberry Street sweat equity project, and the Cottage Lane project.

Fees and Development Review Process: The City requires payment of different fees as a condition of development approval. These fees are lower than comparable market-rate fees for technical plan review tasks and for fees charged by other nearby jurisdictions. Discounted fees are levied for affordable housing projects.

Table 22 – 2015 Planning Permit Fees

Planning Permit Fees	Regular	Affordable Housing
Site Development Permit- - Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Site Development – Minor	\$450	Same
Use Permit Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Use Permit Minor	\$450	Same
Variance Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Variance Minor	\$225	Same
Subdivision Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Subdivision Minor	\$900	Affordable Housing: \$720 Special Needs Housing: \$540
Subdivision Exception	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Boundary Line Adjustment	\$450	Affordable Housing: \$360; Special Needs Housing: \$270
General Plan Amendment	100% cost recovery	Same
Annexation	100% cost recovery	Same
Rezoning	100% cost recovery	Same
Rezoning Planned Unit Development	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery

Environmental Impact Report (EIR)	Consultant cost plus 15% administration	Same
Specific Plan/Master Plan Review	\$1,800	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Development Impact Fees	None, except for a specific traffic impact fee associated with the development of the Airport Business Park mixed use shopping center. Residential sewer hook-up fees vary depending upon how many bedrooms are proposed. The fee for a one bedroom home is \$9,820; two bedroom \$10,911; and a three bedroom is \$12,002. For each bedroom beyond 3, and for a bedroom addition to an existing home, the fee is \$1,091.	Developers of affordable housing projects may be eligible funds to help finance infrastructure improvements.

Example Project: The 32-unit Clara Court affordable apartment project, which received approximately \$350,000 in grants and low interest loans from the Ukiah Redevelopment Agency for property acquisition and pre-development funds, paid approximately \$450,000 in total fees (planning permit, building permit, water, sewer, public works, electrical, planning, and fire protection). This amounts to approximately \$14,000 per unit (does not include school district fees collected by the district). This amount appears reasonable when compared to other jurisdictions. For example, in unincorporated Mendocino County, the cost is approximately \$17,500 per unit (pages 3-20 and 3-21, 2010 Mendocino County General Plan Housing Element).

Fee Percentage of Development Cost: According to the issued building permit(s) for the Clara Court project, the total value/development costs for the project are \$2,917,944. The total City collected fees of \$450,000 equate to only 15.4 percent of the development costs for the project.

The City is also deferring the electrical, water, and sewer connection fees (\$413,284 of the \$450,000) until final inspection and the grant of occupancy. This will significantly contribute to project feasibility and achievement of affordable targets because it helps to meet construction loan underwriting requirements and reduces financing costs.

Additionally, in December, 2010, the City RDA provided an additional \$450,000 to the project to assist in clean-up of unanticipated contaminated soil.

Development Review Process:

Table 23 – 2015 Development Review Process

Project Type	Approving Body	Timeline	Comment
Individual single family house	Staff	2 to 4 weeks	Plan check prior to issuance of building permit
Minor Subdivision	City Engineer	1 to 2 months	Parcel Map 1 to 3 months Final Map 1 to 2 months
Major Subdivision	Planning Commission and City Council	3 to 5 months	Subdivision Map 2 to 3 months Final Map 1 to 2 months
Duplex or triplex in a R-3 District	Staff	2 to 4 weeks	Staff review of site development plan
Multifamily housing with no subdivision	Planning Commission	2 to 3 months	Site Development Permit
Multifamily housing with major subdivision	Planning Commission	3 to 4 months	Site Development Permit and Subdivision Map
Mixed Residential Commercial Use (CUP)	Planning Commission	3 to 4 months	Project with no land division requires a Use Permit and Site Development Permit Review by the PC.
Planned Development Rezoning	Planning Commission and City Council	3 to 4 months	Requires a concept plan and a precise development plan.
CEQA Negative Declaration	Planning Commission	Varies	Processed jointly with project
CEQA EIR	Planning Commission	up to 12 months	Processed jointly with project.

Site Development Permit (SDP): The review of a Site Development Permit focuses on architecture, landscaping, parking, and other site design elements. The landscaping and parking standards are clear and concise and the Planning Commission has the authority and flexibility to reduce the requirement on a case-by-case basis. The architectural design findings are similarly concise and routinely shared with project applicants early in the pre-application discussions. The finding is not burdensome and allows for flexibility in the design of housing structures:

“There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.”

The Side Development Permit Review Process: Processing a typical Side Development Permit takes approximately 6-8 weeks and includes the following steps:

Step 1 - Filing an Application

Applications are submitted to the City at the Planning and Community Development public information counter at the Ukiah Civic Center – 300 Seminary Avenue, Ukiah. While pre-application review (at no cost) is encouraged, it is not required.

Step 2 – Project Review Committee

The project planner will schedule the project for a roundtable discussion between the applicants and various City Staff members to flush out issues and problems, and to provide the applicants with a preliminary determination regarding possible conditions that may be imposed on the project.

Step 3 – Application Completeness

Within approximately 2 weeks after application submittal, the project planner will determine if enough information has been submitted to fully understand the proposed project. If enough information has been submitted, the application will be deemed “complete” for processing. If not, the project planner will send a detailed letter to the applicant indicating exactly what information is needed to fully understand the proposal.

Step 4 - Environmental Review

Some Site Development Permit applications need a preliminary environmental review (Initial Study) by the project planner. The purpose of this review is to find out if the project will cause any adverse environmental impacts. You may be required to give us more information about traffic, noise, etc. After reviewing all the information, the City Environmental Coordinator will make an environmental determination.

Step 5 - Public Notice

Once the project planner has completed an analysis of the proposal, and all issues have been resolved, a public notice is published in the local newspaper describing the proposal and when the required public hearing will be conducted. A public notice is also sent to all property owners within 300-feet of the project site, and the project planner will physically post/stake a notice on the subject parcel.

Step 6 – Public Hearing and Action

The City Zoning Administrator or Planning Commission will conduct a public hearing, make findings, and take action on the project. If the project is approved, the Zoning Administrator or Planning Commission may impose conditions on the project. For information regarding the required findings that have to be made to approve the Site Development Permit project or the conditions of approval that may be placed on the project, contact the City Planning Staff at the number listed below.

Use Permit: The primary finding required to approve a Use Permit is that the housing project would not have a detrimental effect on the health, safety, and general welfare of the public. The Use Permit review process is the same as the Site Development Permit Review process.

Planned Development Rezoning: The Planned Development Rezoning tool has been the most successful tool for creating affordable housing in the City. As indicated, it provides flexibility with development standards such as lot sizes, yard setbacks, driveway widths, etc. Hundreds of affordable housing units have been constructed as a result of this tool, including two large “sweat-equity” home ownership projects.

While the process is discretionary and involves public hearings before the Planning Commission and City Council, it is clear and provides certainty to the community and developers. The certainty is provided to the community because this rezoning proposal/application includes an actual development plan rather than just changing the zoning classification. Certainty is provided to the developer because the pre-application review is intimate with staff and staff is readily available through-out the process. It is not uncommon for staff to meet with the developer of a Planned Development project many times during the course of review to discuss and resolve issues.

Moreover, the process is not time consuming and the cost is not restrictive given the City's fee reduction for affordable housing projects. This is why the tool has been so successful in the City of Ukiah.

Planned Development Rezoning Review Steps: The review process for Planned Development projects takes approximately 3-4 months to complete.

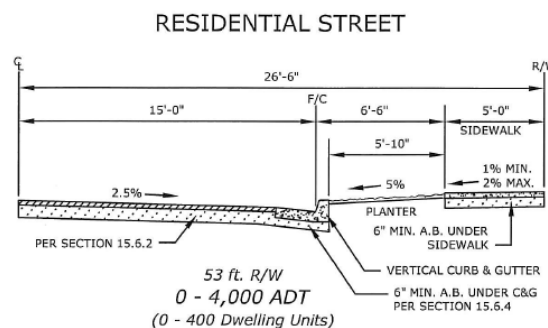
1. Pre-application review. This is an optional step in the process that is free of charge, and provides the developer with an opportunity to meet with staff to discuss the proposal, identify issues, sound-board solutions, located infrastructure, and confirm the steps in the review process.
2. Application filing. The applicant meets with staff and files the application. If it is an affordable housing projects, the applicant pays reduced fees.
3. Application routing. The application is routed to various departments and agencies for review and comment.
4. Application completeness. Within approximately 2-weeks, staff determines if enough information has been submitted to fully understand the project.
5. Environmental Review. Within 30 days from determining the application to be complete for processing, staff makes a determination regarding compliance with the California Environmental Quality Act.

6. Planning Commission public hearing. Once environmental review is completed, the project is scheduled for a public hearing before the Planning Commission.
7. City Council public hearing. The City Council conducts a public hearing to consider the recommendation from the Planning Commission and to take final action on the project.

On and Off-Site Improvement Requirements: The City requires streets, curb, gutter and sidewalks, water and sewer connections, electrical connections and landscaping for all new construction, including affordable housing projects.

Street Standards: The City Department of Public Works maintains a *Standard Plans* document that provides housing developers with details and specifications for street, sidewalk, curb, gutter, wheel chair ramps, sewer, water, drains and street tree improvements. All the details and specifications are typical of a small rural city, and present no hardship or unreasonable requirement for housing developers.

The specification for a typical residential street, curbs and gutters, and sidewalks are typical of a small rural city, and have not resulted in a significant barrier to affordable housing projects:



NOTES

1. Typical street section to be used in new residential subdivisions.
2. ADT is Average Daily Traffic.
3. Rolled curb and gutter may be constructed at street elbows and cul-de-sacs if approved.
4. The planter width may only be reduced or the planter removed to meet residential housing densities or to conform to existing street right-of-way if approved.
5. The street section may be modified for infill development.

Water service connection fees are typical of a small rural City and have not resulted in a barrier to affordable housing projects. The City owns its own electrical utility and its electrical service connection fees are not only considered reasonable, but are in fact are less than those charged by the Pacific, Gas and Electric Company (PG&E), which provides electrical service outside the City limits.

The sewer connection fees charged by the City are identical to those charged by the Ukiah Valley Sanitation District which provides wastewater service to the unincorporated areas outside

the City limits. The fees are considerably less than those charged by cities to the south in Sonoma County.

Landscaping: Affordable housing projects are required to landscape 20% of the project site, and this has not presented a significant barrier to past projects. The zoning code does allow a reduction to the amount of landscaping depending upon the size, scale, intensity, and location of the project.

Traffic Level of Service: Depending upon the number of units and location of a proposed project, including affordable housing proposals, a traffic study may be required. As part of the 2010~~04~~ General Plan Housing Element update, the City amended its General Plan Circulation Element to relax the roadway level of service from a “C” to a “D” as an interim measure until the City completed a citywide traffic model and further revisions to its Circulation Element. This has removed a barrier to affordable housing development.

It is concluded that the City’s required on and off-site improvements do not present a significant barrier to the development of affordable housing projects. This is evident because of the recent project approvals for the Clara Court and Summercreek Village affordable housing projects, where on and off-site improvements were not issues and did not present barriers.

What Affordable Housing Developers Can Expect: Affordable housing developers can expect professionalism, cooperation, and a team approach from City Staff on issues such as property identification, constraints and opportunities analysis, potential funding assistance, reduced development processing fees, and expedited time frames for permit processing.

To assist developers, the City has produced a document entitled “What You Need to Know About Construction and Development.” It is provided free upon request and is posted on the City’s website.

The goal and mission of City Staff is to help shape an approvable project, and to provide certainty to the developer in terms of fees, standards, findings, and the entirety of the permit review process.

Military compatibility

There are no Military bases in or near the City of Ukiah or Mendocino County. However, the City is within an SUA (Special Use Airspace) more specifically termed a Military Operations Area (MOA). An MOA is an area of airspace designated for military training activities and requires the City to notify the appropriate military office when it proposes to amend or adopt a new General Plan or when large development projects are proposed. A program has been added requiring these tasks to be accomplished.

Crime prevention and environmental design (CPTED)

CPTED is defined as “the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life.” There are ten key principals and associated strategies communities should consider when

applying the CEPTED framework to the design, development, redevelopment, and maintenance of buildings and community spaces:

1. **Natural Surveillance**— *the design and placement of physical features to maximize visibility and surveillance.* Keeping intruders easily observable by maximizing visibility.

Key strategies include the design, placement, and lighting of doors, windows, walkways, gathering areas, roadways, and structures. The objectives are to eliminate hiding places and increase the perception of human presence or supervision.

2. **Natural Access Management**— *the physical guidance of people and vehicles.* Designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes and discouraging access to private areas.

Key strategies include the use of real or perceived barriers such as fencing or plantings, and other way finding elements such as lighting, signage, and artwork. The objectives are to provide orientation and a pedestrian-friendly environment and to discourage would-be offenders by making noncompliance obvious.

3. **Territorial Reinforcement**— *the use of physical attributes to delineate space and express a positive sense of ownership.* Increased definition of private space to create a greater sense of ownership and territorial control of an area.

Key strategies include the use of art, signs, landscaping, and boundary treatments as well as the orientation and strategic placement of buildings. The objectives are to define borders, express ownership, and communicate a space is cared for and protected.

4. **Physical Maintenance**—*the repair, replacement, and general upkeep of a space, building, or area.*

Key strategies include the use of low-maintenance landscaping and architectural materials, trash collection and removal, and other programs to maintain a clean and orderly environment. The objective is to allow for the continued use of a space for its intended purpose.

5. **Order Maintenance**—*the attention to minor violations and reduction of opportunities for inappropriate behavior.*

Key strategies include posting rules and expectations, using graffiti- and vandalism-resistant materials, and imposing quick, fair, and consistent consequences for violations. The objectives are to foster safe, orderly, and predictable behaviors.

6. **Activity Support**—*the planning and placement of safe activities.*

Key strategies include sidewalk and street level activities, such as markets, fairs, and festivals, in key community areas. The objective is to increase the number of people using a space, thereby enhancing visibility, social comfort and control.

7. **Social Capital**—*the social trust, norms, and networks people draw upon to solve common problems, foster civic engagement, and discourage inappropriate behaviors.*

Key strategies include designated gathering areas, social events, community programs, and communication protocols or equipment. The objective is to encourage communication, trust, and collaboration among stakeholders and also with the governmental agencies that serve them.

8. **Land Use and Community Design**—*the distribution, location, and amount of land for various uses; their density and intensity; and the design elements, strategies, and overall character of a planning area.*

Key strategies include team training for professionals involved in planning and development activities, solicitation of community public safety concerns and collaboration in problem solving, and incorporation of CPTED principles into planning processes. The objectives are to create, or recreate, and manage built environments in a manner that includes considerations for public safety.

9. **Target Hardening**— *the making of potential targets resistant to criminal attack.* Using features such as window locks and dead bolts that prohibit entry or access. The City could naturally reduce crime by encouraging development projects to use these CPTED tools. Educating City staff on how CPTED principles can reduce crime and offering incentives to residential and commercial builders who incorporate CPTED principles into their project design could reduce crime and the overall need for policing in the City.

Key strategies include the reinforcement of entry and exit features, law enforcement or security presence, and security devices such as locks, alarms, and cameras. The objectives are to increase the efforts that offenders must expend and the risk of their being identified or apprehended in committing an offense.

10. **Natural Imperatives**—*ensuring access to necessary goods and services including natural light, clean air and water, healthy foods, physical activity, employment, and housing.*

Key strategies include pedestrian amenities, public parks, accessible transit systems, quality food sources, and education and employment opportunities. The objective is to promote healthy behaviors and reduce mental fatigue and associated risky behaviors by meeting the biological, social, and economic needs of the population.

A program has been added to require the use of CPTED when reviewing housing development projects.

Safety and high density housing management

The Ukiah Police Department has participated in a program that brings law enforcement together with the owners and managers of high density housing complexes to devise strategies for keeping the facilities safe. While funding for the program remains uncertain, the Police leadership believe it represents the best approach to increasing safety and reducing police calls to high density apartment complexes.

Are there affordable housing units in the community that are at-risk of being converted to market rate units?

There are affordable housing units throughout California which were built 30 years ago with federal low-interest mortgages from the U. S. Department of Housing and Urban Development with an agreement that the rents of these units be kept at a level affordable to low income households. State Government Code §65863.10 requires owners of such projects to provide at least nine months notice of contract termination or prepayment of federal assistance to tenants and public agencies. State law requires an analysis cover a ten-year period, and be divided into two periods, coinciding with updates of the Housing Element. There are three general cases that can result in the conversion of publicly assisted units:

1. Prepayment of HUD Mortgages: Section 221(d)(3). Section 202 and Section 236: A Section 221(d)(3) is a privately owned project where the U. S. Department of Housing and Urban Development (HUD) provides either below market rate loans or a subsidy to the tenants. With Section 226 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low income tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.
2. Opt-outs and expirations of project based Section 8 contracts: Section 8 is a federally funded program that provides subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed contract rents.
3. Other: Expiration of the low income use period of various financing sources, such as the Low-Income Housing Tax Credit (LIHTC), Bond financing, density bonuses, California Housing Finance Agency (CFHA), Community Development Block Grants (CDBG) and HOME funds and redevelopment funds. Generally, bond-financing properties expire according to a qualified project period or when the bonds mature. Former properties funded with Redevelopment Agency funds generally require a minimum affordability term of 30 years.

There is one subsidized housing development that was -at risk of conversion to market rate. However, according to ownership, Ukiah Autumn Leaves, a non-profit tax exempt corporation has extended its Section 8 project based voucher financing. The result is the project will not convert to market rate for at least an additional 10 years.

While the need is limited, this Housing Element includes a Program calling for the establishment of an *At-Risk Unit Program* to address the issue of at-risk unit loss.

Table 24 – Multi-Family Projects on the Market in 2013

Name/Address	Asking Price	Units	Price/Unit	Year on Market
740 El Rio Street	\$249,000	2	\$124,500	2013
Mason Street	\$895,000	8	\$111,875	2013
State Street	\$1,150,000	3	\$383,333	2013
Average			\$206,569	

Source: www.loopnet.com

The City will contact qualified non-profit organizations or other agencies and explore opportunities to assist and facilitate the transfer ownership of “at risk” units. Potential funding sources may include:

- The City of Ukiah General Fund
- State Department of Housing and Community Development
- Mendocino County Housing Authority
- Burbank Housing Development Corporation

A Note on Greenhouse Gas Emissions and Global Warming

The greenhouse effect is a natural phenomenon whereby the Earth's heat is trapped in the atmosphere by certain gases. Greenhouse gases thus contribute to maintaining a surface temperature on Earth favorable to life. Industrialization and the population explosion that have occurred over the past 200 years have been accompanied by a substantial increase in the use of fossil fuels such as coal, oil and natural gas, thus leading to an equally considerable increase in greenhouse gas emissions in the atmosphere. The additional greenhouse gas emissions have in turn exacerbated the greenhouse effect, which appears to be the cause of the increase in the temperature of the Earth's surface and the lower layers of its atmosphere.

According to California Assembly Bill 32, "Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems."

The Legislature also found that Global warming "will have detrimental effects on some of California's largest industries, including agriculture, wine, tourism, skiing, recreational and

commercial fishing, and forestry. It will also increase the strain on electricity supplies necessary to meet the demand for summer air-conditioning in the hottest parts of the state."

What Are the Sources of Greenhouse Gases? In the U.S., our greenhouse gas emissions come mostly from energy use and fossil fuel combustion (automobiles). These are driven largely by automobile use, the current manner of economic growth, fuel used for electricity generation, and weather patterns affecting heating and cooling needs. Energy-related carbon dioxide emissions, resulting from petroleum and natural gas, represent 82 percent of total U.S. human-made greenhouse gas emissions. Transportation causes 38% of greenhouse gas emissions in California.

Land Use and Greenhouse Gas: Over the past 50 years, urban sprawl in the immediate vicinity of Cities has increased dramatically. Locally, urban development has occurred in an unstructured manner outside the Ukiah City limits.

These resulting areas are characterized by low-density; have increased distances between residential areas and workplaces, businesses and services; are ill suited to modes of transportation other than the automobile; have relatively less attractive central areas; and many have vacant lots and underused or abandoned buildings.

Increase in automobile trips: Sprawling low density urban development generates automobile trips that lead to substantial greenhouse gas emissions and, more specifically, carbon dioxide (CO₂) emissions. Indeed, the automobile is the preferred if not the only possible choice for transportation. As public transit choices, walking and cycling are often unavailable, uneconomical, or inaccessible. Moreover, in urban areas, an increase in the use of the automobile is accompanied by an increase in the number of vehicle trips and in the distances traveled.

Conclusion: In response to greenhouse gas emissions and global warming, as well as other basic planning principals, a Guiding Principle for future housing development is to promote green and sustainable building, water conservation, energy efficiency, pedestrian orientation, and careful infill development.

Implementing programs are included to fulfil this Guiding Principle.

Opportunities for Energy and Water Conservation

There are positive opportunities for fulfilling the Guiding Principle to increase energy and water conservation and efficiency in housing developments.

Energy Conservation: The City is currently operating a housing rehabilitation program with the use of HOME grant funds. This program requires recipients to focus on energy efficiency measures and to date nearly \$400,000 has been utilized to improve existing housing units. The City is poised to continue this program if successful in securing additional HOME grant funds in the future.

The City also owns its own electric utility and offers a number of energy conservation incentives and rebates for residential development. These include:

Energy Efficiency & Solar Program
 Energy Efficiency Air Conditioning and Heat Pump Rebate Program
 Weatherization Rebate Program
 Energy Efficiency Water Heater Rebate Program
 Energy Efficiency Appliance Rebate Program
 Residential Lighting Program

The programs include higher incentive rebate amounts for lower income households.

The City is committed to continuing these programs and not only encouraging energy conservation, but taking the steps to really making it happen.

Water Conservation: The City has been proactive in water conservation matters and offers both indoor and outdoor water conservation tips on its website. The Planning Commission has consistently raised water conservation issues when reviewing proposed development projects and routinely requires native drought tolerant plant species in landscaping plans.

The City is committed to continuing these approaches to water conservation.

Housing Goals

Table 25 -2009-2014 and 2014-2019 Housing Goals Comparison

2009 -14 Housing Goals	2014 - 2019 Housing Goals
Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.
Goal H-2: Provide housing for all economic segments of the community.	Goal H-2: Provide housing for all economic segments of the community.
Goal H-3: Expand affordable housing opportunities for persons with special housing needs such as the homeless, mentally ill, physically disabled, households with very low to moderate incomes, senior citizens, farm workers, female heads of households with children under 18 years old, and first time homebuyers.	Goal H-3: Expand affordable housing opportunities for persons with special housing needs such as the homeless, mentally ill, physically disabled, households with very <u>low and</u> low to moderate incomes, senior citizens, farm workers, female heads of households with children under 18 years old, and first time homebuyers <u>and the developmentally disabled</u> .
Goal H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.	Goal H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.

Goal H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.	Goal H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.
Goal H-6: Maintain a collaborative working relationship with all groups and organizations dedicated to providing affordable housing in the community, and ensure broad public participation in the development of housing goals and policies.	Goal H-6: Maintain a collaborative working relationship with all groups and organizations dedicated to providing affordable housing in the community, and ensure broad public participation in the development of housing goals and policies.

Housing Goals and Policies

What do we want to Happen?

Goal H-1
“We want to conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.”
Policies to Support Goal H-1 H-1.1: Promote and encourage the rehabilitation of existing residential units. H-1.2: Promote the use of sustainable and/or renewable materials and energy technologies (such as solar and wind) in rehabilitated housing when possible. H-1.3 Preserve at-risk housing units. H-1.4 Improve the safety for residents at high density apartment complexes.
Implementing Tasks <i>How Results Will be Achieved</i> H-1.a: By the end of 2016⁵, develop and implement a residential rehabilitation program with an emphasis on improving safety, comfort and energy efficiency. H-1.b: Work with the City Public Utility Department to potentially expand the City's Energy Efficiency Public Benefits Fund.

H-1.c:	Provide informational materials to the public regarding sustainable and green building materials.
H-1.d:	Consider measures that would preserve/conserve existing mobile home parks, such as a mobile home rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc.
H-1.e	___Develop an At-Risk Units Program: Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State, and local agencies to preserve the units.
H-1.f	___Work closely with the Ukiah Police Department and local apartment complex managers to keep housing safe. Consider funding mechanisms for increasing public safety.
H-1.g	___Refer all proposed General Plan amendments to the appropriate military offices for review and comment. Revise the planning permit application form to include this step of referral.

Tracking Progress ***How Success Will be Measured***

Measuring success is the key to knowing if the goal of Conserve, rehabilitate, and improve the existing housing stock is being pursued and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:

- What progress has been made to Conserve, rehabilitate, and improve the existing housing stock?
- What specific tasks are planned for the next year that will increase success?
 - Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why is this Goal important?

The 2008 Housing Conditions Survey revealed that 77% of the local housing stock was more 25 years old, and that 37% or 1,445 units needed moderate repairs, 0.9% need substantial repairs, or and (23.4%) minor repairs. Additionally, the survey found that 567 residential units needed window replacement or repair, and only 44% of the units showed evidence of window insulation. In 2014, this housing stock has aged further.

A decent place to live is basic to human dignity and helps define a community's quality of life. The current housing situation in Ukiah does not provide enough decent housing for extremely low income, very low income, low income, and persons in special need. It restricts opportunity for seniors and young adults to remain in the community. It limits the ability of teachers and

other public service employees, people who work in local businesses and people who provide child care and elder care to find housing so that they can live in the community where they work.

How do the Goal and Policies Relate to the Guiding Principles?

One of the Guiding Principles is to promote and support green and sustainable building, increase energy efficiency, and respond to climate change. This goal and associated policies correspond directly to this Guiding Principle.

Goal H-2
“We want to provide housing for all economic segments of the community.”
Policies to Support Goal H-2 H-2.1: Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need. H-2.2: Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts. H-2.3: Encourage new condominium development to provide housing for persons desiring to “scale-down” their housing circumstances and to provide broader opportunities for first-time home buyers and moderate income persons. H-2.4: Continue to consider and explore HOME grant, CDBG and other funding sources to facilitate housing affordable to extremely low, very low and low income households. H-2.5: Continue to support the Ukiah Homeless Service Planning Group and homeless support services in all ways feasible. H-2.6 Promote the construction of new market rate single-family units.
Implementing Tasks <i>How Results Will be Achieved</i> H-2.a: Provide copies of the inventory of vacant and underdeveloped land for public distribution.

H-2.b: Work with public transit providers and developers to encourage housing development located close to public transit facilities.

~~**H-2.c:** Provide reduced planning permit application fees for residential second dwelling units.~~

H-2.d: Review the zoning code and determine if any constraints to condominium developments and cooperative living projects exist, and if so, eliminate the constraints.

H-2.e: As Staff and resources allow, assist the Ukiah Homeless Services Planning Group in all ways possible.

H-2.f: The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the M Manufacturing ~~C-2 (Heavy Commercial)~~ zoning district. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for homeless facilities, pursuant to California Government Code Section 65583.

H-2.g: Do not permit the conversion of rental units to condominium units unless the City's amount of rental units is sufficiently adequate.

H-2.h: Do not permit the conversion of single family residential homes to professional offices unless the City's amount of residential units is sufficiently adequate.

H-2.i: Adopt an Inclusionary Housing Ordinance by 2017 that requires below-market rate housing to be included as part of residential projects as follows:

1. 20 percent of the units in a rental housing project of five or more units shall be affordable to very low and low-income households.
2. 20 percent of the units in a for-sale project of five or more units shall be affordable to very low to moderate-income households.
3. All housing projects involving 2 to 4 units shall pay a housing impact fee if established by the City.
4. Alternative methods of meeting the intent of the inclusionary requirements such as the payment of an in-lieu fee deposited in the Housing Fund, or providing land for the construction of affordable units may be permitted under certain circumstances.
5. Inclusionary units shall be constructed, rather than in-lieu fees being paid for larger housing developments. The threshold for this requirement shall be established in the Zoning Ordinance.
6. The amount of in-lieu fees shall be established by a resolution of the City Council and bear a relationship to the difference between the sales price between market-rate versus affordable housing units.
7. The allocation of inclusionary units among the income categories shall resemble the proportion of extremely low, very-low, low, and moderate income units identified in the Regional Housing Needs Determination to the maximum feasible extent.

H-2.j: Adopt the following minimum standards for inclusionary housing units:

1. The exterior appearance of inclusionary units shall not be different than for other units in the housing development of which they are a part; and
2. Inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development.

H-2.k: Prepare a Nexus Study by 2017 to determine if a nexus can be established requiring the developers of large residential and commercial projects to construct needed affordable housing units on site or in another appropriately zoned location near the place of employment and/or pay a housing impact fee. If a nexus can be established, adopt the affordable housing requirement or housing impact fee. The Nexus Study shall include an analysis of housing impacts on public safety and the possible development of a Public Safety Impact fee for certain types of development.

H-2.l: Identify and meet with nonprofit builders who specialize in building housing for extremely low-income households. This effort is designed to build a long-term partnership in development, gain access to specialized funding sources, identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.

H-2.m: Work in conjunction with other agencies to jointly develop and implement a program that is designed to address the needs of the extremely low income households in the City. At least annually and on an on-going basis contact agencies and developers to facilitate implementing the program. Actions to be considered for inclusion in the program include prioritizing City/RDA funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.

H-2.n: Amend the zoning ordinance to be consistent with Senate Bill 2. All transitional and supportive housing shall be considered a residential use and only those restrictions that apply to other residential uses of the same type (single family residential, duplex, multi-family, etc.) shall be imposed.

H-2.o: Post the sites inventory map and housing development in commercial zones information on the City's website and prepare hard-copy informational handout material for property owners and developers.

H-2.p: Within 1-year of adoption of the Housing Element, conduct a roundtable meeting with non-profit housing sponsors and developers to educate and share information about vacant and underutilized sites, the planned development tool, the lot consolidation process, and incentives offered by the City.

H-2.q: To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

The City has identified residential capacity within the mixed use zone to accommodate 284 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need of 284 units, the City will

develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall on land zones exclusively for residential multifamily use allowing at least 16 du/acre.

H-2.r: Facilitate the consolidation of smaller, multi-family parcels by 1) publicizing the underutilized sites inventory on the City's website, and 2) providing technical assistance to property owners and developers in support of lot consolidation. To encourage development of quality housing at prices lower income households can afford on smaller, multi-family parcels, the City will meet with non-profit sponsors and developers to promote strategies and the creation of lot consolidation incentives.

[H-2.s Pursue annexation of land that can accommodate single-family residential development.](#)

Tracking Progress

How Success Will be Measured

Measuring success is the key to knowing if the goal of providing housing for all economic segments of the community is being pursued and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:

- What progress has been made to housing for all economic segments of the community? What specific tasks have been accomplished?
- What specific tasks are planned for the next year that will increase success?
- Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

This Goal and its associated policies are important because they ensure an ongoing effort to provide clean and safe shelter to all citizens in need.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its associated policies relate directly to Guiding Principal number 1.

Goal H-3

“We want to expand affordable housing opportunities for persons with special housing needs such as the elderly, homeless, mentally ill, physically disabled, households with very low to moderate incomes, senior citizens, Female heads of households with children under 18 years old, and first time homebuyers.”

Policies to Support Goal H-3

H-3.1: Establish working relationships with local groups and organizations that provide special needs housing.

H-3.2: As Staff resources allow, be aggressive in pursuing State and Federal funding for very low, low and moderate income housing developments, particularly for those with special needs such as senior citizens.

H-3.3: Allow senior housing projects to be developed with parking requirements less stringent than those specified in the Zoning Ordinance, where found to be consistent with maintaining the character of the surrounding neighbourhood.

H-3.4: Provide density bonuses to projects that provide a required percentage of total units affordable to very-low and low-income households and for units meeting the special housing needs identified in this Element.

H-3.5: Identify and support programs that address the housing needs of special needs groups and work with local organizations that can address their housing needs.

H-3.6: Utilize the housing rehabilitation program to fund the construction of renovations and improvements that improve the accessibility to housing for seniors and persons with disabilities [and developmentally disabled](#) .

H-3.7: Encourage affordable housing for first time homebuyers, and young families.

Implementing Tasks

How Results Will be Achieved

H-3.a: Special Needs Rental Housing: Support applications to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing to provide shelter for very low-income families and special needs households.

H-3.b: Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas during the development review process.

H-3.c: Review the zoning code and consider eliminating regulatory constraints to special needs housing projects.

H-3.d: Continue to support and assist farmworker housing advocates by providing technical assistance with development applications; lower planning application fees for affordable housing projects, and identifying potential sites for farm worker housing.

H-3.e: Amend the zoning code to define and allow Single Room Occupancy (SRO) developments in the Medium Density (R-2) and High Density (R-3) zoning districts.

Tracking Progress

How Success Will be Measured

Measuring success is the key to knowing if the goal of expanding affordable housing opportunities for persons with special housing needs is being pursued and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:

- What progress has been made to expand affordable housing opportunities for persons with special housing needs? What specific tasks have been accomplished?
- What specific tasks are planned for the next year that will increase success?
- Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

This goal and its associated policies are important because one of the important identified housing needs in the City of Ukiah is clean and safe housing for citizens with special needs.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its associated policies relate directly to Guiding Principal number 1.

Goal H-4

“We want to promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.”

Policies to Support Goal H-4

H-4.1: Continue to promote non-discrimination in housing in Ukiah.

H-4.2: Work with local housing providers to understand local discrimination issues and what steps can be taken to resolve those issues.

Implementing Tasks <i>How Results Will be Achieved</i> H-4.a: Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD). H-4.b: Distribute develop and make available housing discrimination public information and make it available at the Ukiah Civic Center and on the City's website.
Tracking Progress <i>How Success Will be Measured</i> Measuring success is the key to knowing if the goal of promoting well planned and designed housing opportunities for all persons is being pursued and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions: • What progress has been made to expand affordable housing opportunities for persons with special housing needs? What specific tasks have been accomplished? • What specific tasks are planned for the next year that will increase success? • Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

This goal and its associated policies are important because in the City of Ukiah housing is a right not a privilege, and clean and decent housing must be available to all citizens.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its associated policies relate directly to Guiding Principal number 1.

Goal H-5 “We want to use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.”
Policies to Support Goal H-5 H-5.1: <u>Housing Design</u>: Assure that new housing is well-designed to enhance Ukiah's neighborhoods and the community as a whole.

H-5.2: Housing Design: Support and encourage affordable housing projects that use sustainable and green building design and techniques.

H-5.3: Innovative Site Design: Support and encourage compact infill development that provides extremely low, very low, low or moderate income level housing that is safe, liveable.

H-5.4: Mixed Use: Encourage the development of mixed residential and commercial uses in the commercial zoning districts where the viability of the commercial activities would not be adversely affected.

H-5.5: Live/Work Developments: Encourage live/work housing developments particularly in the Downtown. Live/work units provide local workforce affordable housing, generate additional economic activity in the community, and improve the jobs/housing balance. Encourage opportunities for live/work developments where housing can be provided for workers on-site or caretaker or other types of housing can be provided in appropriate locations.

H-5.6: Infill Development: Support careful well-designed infill housing development in areas currently served by City services.

H-5.7: Sustainable Development: Encourage and support sustainable site planning and development.

Implementing Tasks

How Results Will be Achieved

H-5.a: Apply the CEQA Infill Exemption when possible and perform expedited review for well designed, compact projects using green and sustainable design and building techniques.

H-5.c: Prepare and present a green building/sustainable development incentive tool(s) for consideration that could include expedited permit processing, density bonuses and relief from parking and other zoning requirements.

H-5.d: Green Building Codes: Consider Amending the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice requirements for new developments, remodels and retrofits. Topics to be included are: Green building materials and practices, Passive solar design and siting, Energy efficient heating and cooling technology, Alternative water storage, wastewater treatment and reclamation, and storm-water management systems

H-5.e: Continue to administer the solar and energy efficiency rebate programs.

H-5.f: Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.

H-5.g: Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs,

and information of onsite renewable energy generation technologies and financing options.

H-5.h: Promote stormwater management systems for multi-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.

H-5.i: Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family housing both prior to and during project review.

H-5.j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, safety, and connectivity to schools, neighborhoods, and commerce.

Tracking Progress

How Success Will be Measured

Measuring success is the key to determining if land is being used effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies, and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:

- What progress has been made to determining if land is being used effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies? What specific tasks have been accomplished?
- What specific tasks are planned for the next year that will increase success?
- Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

The goal and its associated policies are important because the City recognizes that the way in which housing is designed and constructed, and where it's constructed can adversely impact neighborhoods, the City, the region, the state, and ultimately the health of the planet. We want progressive, healthy, and safe housing for all residents.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its policies directly relate to Guiding Principle No. 4

Goal H-6 “We want to maintain a collaborative working relationship with all groups and organizations dedicated to providing affordable housing in the community, and ensure broad public participation in the development of housing goals and policies.”
Policies to Support Goal H-6 H-6.1: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies. H-6.2: Assume a Leadership Role in the development of all types of needed housing in the community.
Implementing Tasks <i>How Results Will be Achieved</i> H-6.b: Develop a Housing Resources webpage that may be used to facilitate the development and improvement of affordable housing. Included on the webpage could be items such as funding resources, affordable housing development agencies and developers, energy conservation and green-building resources and services. H-6.c: Conduct periodic meetings with developers, non-profit housing development agencies, the Ukiah Police Department and others to identify constraints to development of affordable housing and use the information gained to consider zoning code amendments.
Tracking Progress <i>How Success Will be Measured</i> Measuring success is the key to determining if a collaborative working relationship with all groups and organizations is being maintained and if broad public participation is occurring. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions: • What specific tasks are planned for the next year that will increase success? • Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

This goal and its associated policies are important because communication and relationship building in the community is essential to understanding and successfully addressing the true housing needs.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its policies are fundamental to all the Guiding Principles.

Five Year Quantified Objectives

	Extremely low	Very Low	Low	Moderate	Above Moderate
Construction	9	11	7	7	20
Rehabilitation	15	5	5	0	0
Conservation Preservation	15	15	15	0	0
TOTAL	39	31	27	7	20

Construction: Construction of housing and housing starts of all types has slumped dramatically over the past several years. However, the City is working with a number of local housing developers to potentially create new senior and student housing opportunities.

Rehabilitation: The City is currently administering a housing/sewer lateral testing and rehabilitation program using \$500,000 of HOME grant funds. The eligible recipients extremely low, very low and low income property owners. It is anticipated that the average sewer lateral rehabilitation project will utilized approximately \$20,000 in funds, so that the City expects to complete a total 25 projects with the currently available funding.

Conservation/Preservation: Implementation measures are included to preserve and conserve existing residential units. Measure H-1.d calls directs the City to consider steps to preserve and conserve the existing 462 affordable mobile home units that house a significant number of extremely low income seniors. Such steps could potentially include a specific rehabilitation program for mobile home units. The 462 mobile home units were surveyed in 2009 and it was discovered that the majority of the 135 survey responses received were from senior tenants in the extremely low and very low income category. These are the units that are targeted for preservation/conservation.

NOTE:

Extremely Low 1-person household: \$11,250

Very Low 1-person household: \$19,550

Low 1-person household: \$31,250

Moderate1-person household: \$39,050

Annual Reporting

California Government Code Section 65400 requires each city and planning agency to prepare an annual report on the status of the General Plan housing element and its progress with implementation. The annual reports are required to contain the following information:

1. A cover sheet with the name and mailing address of the reporting local government, the name, phone, fax and email numbers for the contact person, and the calendar year of the reporting period.

2. The following data for assessing progress in meeting the local government's regional housing needs allocation ("RHNA"):
3. Total allocation of housing units for the RHNA planning period and allocation by household income levels (i.e., very low, low, moderate, above moderate).
4. Number of permits for new residential units actually issued by the local government for each year of the RHNA planning period by household income level (i.e., very low, low, moderate, above moderate).
5. Total number of permitted units by household income level, total number of permitted units issued by year, the unfulfilled regional housing need allocation by household income level, and the total remaining unfulfilled RHNA.
6. For each housing development affordable to moderate- or lower-income households including mixed-income multifamily projects for which building permits were issued during the reporting period, the following information:
 - Identifying information for each project (e.g., address, intersection, or assessor's parcel number).
 - Unit category (i.e., single family, 2-4 units, 5 or more units, second-unit, mobilehome).
 - Tenure of the unit(s) (i.e., owner or renter), where apparent at time of project application.
 - Total number of units affordable to each of the following household income groups at initial occupancy: very low-income, low-income, moderate-income and above moderate-income when included as part of a mixed-income multifamily development.
 - Monetary/financing programs used to achieve affordability (e.g., state, federal, or local financial assistance, and including tax credits and bond financing).
 - Non-monetary programs used to achieve affordability and utilizing some form of deed restrictions or covenants running with the land (e.g., density bonus, inclusionary zoning).
 - Any other methods used to achieve affordability at initial occupancy and including an explanation of how the affordability of the units was determined. For units that are affordable to lower- or moderate-income households without direct governmental assistance, the report shall include the initial projected sales price or rent of the unit, and the maximum qualifying household income levels applicable at the time of initial sale or rent as determined pursuant to Health and Safety Code sections 50052.5(b) and 50053(b) and California Code of Regulations, Title 25, Division 1, Chapter 6.5, Sections 6918 and 6920

7. Report the total number of units affordable to above moderate-income households for which building permits were issued during the reporting period by unit category (i.e., single family, 2-4 units, 5 or more units, second-unit, and mobilehome).
8. For each program identified in the housing element pursuant to the requirement of subdivision (c) of Government Code 65583, the following information:
 - Name of the program.
 - Objective of the program as set forth in the housing element.
 - Deadline for achieving the objective as set forth in the housing element.
 - Status of program implementation as of the end of the annual reporting period listing dates of specific milestones or accomplishments, and quantified to the extent applicable and possible (e.g., 25 acres rezoned to R-4 on June 1st).
9. Notwithstanding the foregoing, for a city or county which has issued permits for 1,500 or more multifamily units in the reporting period, the following reporting requirements apply:
 - The city, county, or city and county is not required to report the information required by section (c) above on a project-by-project basis for projects of less than 25 units, but may report the information as summary data for the reporting period.

Information related to affordability on the units in projects of less than 25 units may be provided based on information other than building permit information. However, if the information is not based on building permits, the jurisdiction must provide an explanation as to how these units were determined to be assigned to the reporting period. Upon request by the Department, the city or city and county shall provide back-up documentation for the information provided.

The City will review its annual reports with the Planning Commission and City Council and will submit them to the State Department of Housing and Community Development.

Consistency with Other General Plan Elements

The Draft General Plan Housing Element Update has been guided by the Vision Statement and goals and policies of the existing General Plan. The General Plan Vision Statement includes the following:

We Envision.....development that provides a mix of housing types and process.”

The Draft updated Housing Element fulfills this vision.

Preliminary review of the goals and policies of other General Plan Elements reveals no inconsistencies and therefore no need to amend the General Plan. Specifically, no proposed

goal, policy, or implementing program requires a modification to General Plan land use classifications, street levels of service, infrastructure policies, open space goals, or natural resource protection policies.

As housing development projects are proposed and the City or Redevelopment Agency undertakes housing activities, the goals and policies of all General Plan Elements/Chapters are examined to ensure consistency. In the event that a proposed project or housing activity is inconsistent with the General Plan, the project applicant or City Staff could initiate an amendment to the Plan to accommodate the project or activity. This process involves internal staff review, CEQA compliance, a public hearing before the Planning Commission, and a public hearing before the City Council.



APPENDIX A

Housing Program Implementation: What, Who, How Much, and When?

Implementation Program	Responsibility	Potential Funding	Time Frame
H-1.a: Residential rehabilitation program	City Staff (Planning and Community Development and Economic Development)	HOME Grant CDBG Grant	2014-2019
H-1.b: Expand the City's Energy Efficiency Public Benefits Fund.	City Staff (Electric Utility)	Public Benefits Fund	2015
H-1.c: Provide informational materials to the public regarding sustainable and green building materials.	City Staff (Planning and Community Development)	General Fund	2014-2019
H-1.d: Consider measures that would reserve/conservate existing mobile home parks such as a mobile home rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc.	City Staff (Planning and Community Development)	General Fund	2015-2019
H-1.e: Develop an At-Risk Units Program: Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State, and local agencies to preserve the units.	City Staff (Planning and Community Development)	General Fund	2014-2019
H-1.f Work closely with the Ukiah Police Department and local apartment	City Staff (Planning and Community Development)	General Fund	2014-2019

complex managers to keep housing safe. Consider funding mechanisms for increasing public safety.			
H-1.g Refer all proposed General Plan amendments to the appropriate military offices for review and comment. Revise the planning permit application form to include this step of referral.	City Staff (Planning and Community Development)	General Fund	2014-2019
H-2.a: Provide copies of the inventory of vacant and underdeveloped land for public distribution.	City Staff (Planning and Community Development)	General Fund	2014-2019
H-2.b: Work with public transit providers and developers to encourage housing development located close to public transit facilities.	City Staff (Planning and Community Development and Public Works)	N/A	Ongoing
H-2.c: Provide reduced planning permit application fees for residential second dwelling units.	City Staff (Planning and Community Development)	N/A	2009-2014
H-2.d: Review the zoning code and consider eliminating constraints to condominium Developments and cooperative living projects exist, and if so, eliminate the constraints.	City Staff (Planning and Community Development)	General Fund	2016
H-2.e: As Staff and resources allow, assist the Ukiah Homeless Services Planning Group in all ways possible.	City Staff (Planning and Community Development, RDA, and Economic Development)	General Fund	Ongoing
H-2.f: The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the C-2 (Heavy Commercial) -M Manufacturing zoning district. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for	City Staff (Planning and Community Development)	General Fund	2016

homeless facilities, pursuant to California Government Code Section 65583.			
H-2.g: Do not permit the conversion of rental units to condominium units unless the City's amount of rental units is sufficiently adequate.	City Staff (Planning and Community Development)	General fund	Ongoing
H-2.h: Do not permit the conversion of single family residential homes to professional offices unless the City's amount of residential units is sufficiently adequate.	City Staff (Planning and Community Development)	General fund	Ongoing
H-2.i: Adopt an Inclusionary Housing Ordinance that requires below-market rate housing to be included as part of residential projects as follows: 1. 20 percent of the units in a rental housing project of five or more units shall be affordable to very low and low-income households. 2. 20 percent of the units in a for-sale project of five or more units shall be affordable to very low to moderate-income households. 3. All housing projects involving 2 to 4 units shall pay a housing impact fee if established by the City.	City Staff (Planning and Community Development)	General Fund	2017

4. Alternative methods of meeting the intent of the inclusionary requirements such as the payment of an in-lieu fee deposited in the Housing Fund, or providing land for the construction of affordable units may be permitted under certain circumstances. 5. Inclusionary units shall be constructed, rather than in-lieu fees being paid for larger housing developments. The threshold for this requirement shall be established in the Zoning Ordinance. 6. The amount of in-lieu fees shall be established by a resolution of the City Council and bear a relationship to the difference between the sales price between market-rate versus affordable housing units. 7. The allocation of inclusionary units among the income categories shall resemble the proportion of very-low, low, and moderate income units identified in the Regional			
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Housing Needs Determination to the maximum feasible extent.			
H-2.j: Adopt the following minimum standards for inclusionary housing units: 1. the exterior appearance of inclusionary units shall not be different than for other units in the housing development of which they are a part; and 2. Inclusionary units shall be dispersed or distributed rather than being concentrated in one portion of the development.	City Staff (Planning and Community Development)	General Fund	2017
H-2.k: Prepare a Nexus Study to determine if a nexus can be established requiring the developers of large residential and commercial projects to construct needed affordable housing units on site or in another appropriately zoned location near the place of employment and/or pay a housing impact fee. If a nexus can be established, adopt the affordable housing requirement or housing impact fee. The Nexus Study shall include an analysis of housing impacts on public safety and the possible development of a Public Safety Impact fee for certain types of development.	City Staff (Planning and Community Development)		2017

H-2.l: Identify and meet with nonprofit builders who specialize in building housing for extremely low-income households. This effort is designed to build a long-term partnership in development, gain access to specialized funding sources, identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.	City Staff (Planning and Community Development)	General Fund	2015
H-2.m: Work in conjunction with other agencies to jointly develop and implement a program that is designed to address the needs of the extremely low income households in the City. At least annually and on an on-going basis contact agencies and developers to facilitate implementing the program. Actions to be considered for inclusion in the program include prioritizing City/RDA funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.	City Staff (Planning and Community Development)	General Fund	2015
H-2.n: Amend the zoning ordinance to be consistent with Senate Bill 2. All transitional and supportive housing shall be considered a residential use and only those restrictions that apply to other residential uses of the same type (single family residential, duplex, multi-family, etc.) shall be imposed.	City Staff (Planning and Community Development)	General Fund	2015
H-2.o: Post the sites inventory map and information on the City's website and prepare hard-	City Staff (Planning and Community Development)	General Fund	2014

copy informational handout material for property owners and developers.			
H-2.p: Within 1-year of adoption of the Housing Element, conduct a roundtable meeting with non-profit housing sponsors and developers to educate and share information about vacant and underutilized sites, the planned development tool, the lot consolidation process, and incentives offered by the City.	City Staff (Planning and Community Development)	General Fund	Immediate and ongoing
H-2.q: To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City has identified residential capacity within the mixed use zone to accommodate 284 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need of 284	City Staff (Department of Public Works)	General Fund	2014 and ongoing

units, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall on land zones exclusively for residential multifamily use allowing at least 16 du/acre.			
H-2.r: Facilitate the consolidation of smaller, multi-family parcels by 1) publicizing the underutilized sites inventory on the City's website, and 2) providing technical assistance to property owners and developers in support of lot consolidation. To encourage development of quality housing at prices lower income households can afford on smaller, multi-family parcels, the City will meet with non-profit sponsors and developers to promote strategies and the creation of lot consolidation incentives.	City Staff (Planning and Community Development, RDA, and Economic Development)	General Fund	Ongoing
H-2.s: Identify a prime affordable housing infill site currently burdened by flood zone issues and pursue an engineering study and possible FEMA map correction to	City Staff (Planning and Community Development, RDA, and Economic Development)	General Fund	2012

eliminate this constraint.			
H-3.a: Special Needs Rental Housing: Support applications to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing to provide shelter for very low-income families and special needs households.	City Staff (Planning and Community Development, RDA, and Economic Development)	General Fund	Ongoing
H-3.b: Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas during the development review process.	City Staff (Planning and Community Development, RDA, and Economic Development)		Ongoing
H-3.c: Review the zoning code and determine if any regulatory constraints to special needs housing projects exist, and if so, eliminate them.	City Staff (Planning and Community Development)	General Fund	2015-2016
H-3.d: Continue to support and assist farm worker housing advocates by providing technical assistance with development applications; lower planning application fees for affordable housing projects, and identifying potential sites for farm worker housing.	City Staff (Planning and Community Development)	General Fund	Ongoing
H-3.e: Amend the zoning code to define and allow Single Room Occupancy (SRO) developments in the Medium Density (R-2) and High Density (R-3) zoning districts.	City Staff (Planning and Community Development)	General Fund	2016
H-4.a: During fiscal year 2014-2015 prepare non-discrimination in housing	City Staff (Planning and Community Development)	General Fund	2014-2015

public information			
H-4.b: Distribute housing discrimination public information and make it available at the Ukiah Civic Center and on the City's website. Develop and make available housing discrimination public information and make it available at the Ukiah Civic Center and on the City's website.	City Staff (Planning and Community Development, RDA, and Economic Development)	General Fund	2014-2015
H-5.a: Apply the CEQA Infill Exemption and perform expedited review for well designed, compact projects using green and sustainable design and building techniques.	City Staff (Planning and Community Development)	N/A	Ongoing
H-5.b: Prepare and present a downtown core small lot subdivision ordinance or similar tool for consideration.	City Staff (Planning and Community Development and Public Works)	General Fund	2011-2012
H-5.c: Prepare and present a green building/sustainable development incentive tool(s) for consideration that could include density bonuses and relief from parking and other zoning requirements.	City Staff (Planning and Community Development)	General Fund	2015-2016
H-5.d: Green Building Codes: Consider Amending the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice requirements for new developments, remodels and retrofits. Topics to be	City Staff (Planning and Community Development)	General Fund	2015-2016

included are: Green building materials and practices, Passive solar design and siting, Energy efficient heating and cooling technology, Alternative water storage, wastewater treatment and reclamation, and storm-water management systems.			
H-5.e: Continue to administer the solar and energy efficiency rebate programs.	City Staff (Public utilities)	Utilities Public Benefit Fund	Ongoing
H-5.f: Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.	City Staff (Planning and Community Development)	General Fund	2014-2019 and Ongoing
H-5.g: Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, and information of onsite renewable energy generation technologies.	City Staff (Public utilities, Public Works, Planning, Building)	Public Utilities	2014-2019 and Ongoing
H-5.h: Promote stormwater management systems for multi-family housing developments that have multiple benefits such as bio-swales to reduce	City Staff (Public Works, Planning, Building)		2014-2019 and Ongoing

downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.			
H-5.i: Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family housing both prior to and during project review.	City Staff (Public utilities, Economic Development, RDA and Planning, Building)	Public Utilities	Ongoing
H-5.j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, and connectivity to schools, neighborhoods, and commerce.	City Staff (Planning, RDA, Economic Development)	General Fund	Ongoing
H-6.k: Prepare written and electronic public information about what the City is doing to promote and create affordable housing, and invite public participation and suggestions.	City Staff (Planning and Community Development and Economic Development)	General Fund	2012015
H-6.l: Conduct periodic meetings with developers, and non-profit housing development agencies, the Ukiah Police Department and others to identify constraints to development of affordable housing and use the information gained to consider zoning code	City Staff (Planning, Building)	General Fund	Ongoing

amendments.			
<u>H-6.J No Net Loss The City will monitor project approvals and comply with the <i>no net loss</i> requirements of <i>Government Code §65863</i>. No zoning amendment or project approval shall reduce the residential density or allow development of any parcel at a lower residential density than assumed in the Housing Element land inventory unless the City makes written findings in accordance with §65863(b).</u>	<u>City Staff (Planning Building)</u>	<u>General Fund</u>	<u>Ensure compliance with <i>no net loss</i> requirements throughout the planning period</u>



APPENDIX B

2014 Vacant and Underutilized Land

Vacant Parcels

APN	Owner	Location	Existing Use	GP and Zoning	Acres	Potential Units	Constraints (see note below)
00130606	Henrie, P.	250 W. Gobbi Street	Vacant	MDR R2	.9259	10	Traffic
00313038	Ritdet, Y.	1006 S. State Street	Vacant	C C2	.6520	15	Traffic
00306125	Calvary Baptist Church	1030 Helen Avenue	Vacant	LDR R1	.6015	2	Access
00311083	Hiatt, M.	1080 Helen Avenue	Vacant	LDR R1	3.192	6	Hillside, Access, Drainage

00308310	Phillips, S. TTEE	1405 S. State Street	Vacant	C C2	.7607	12	Traffic, B1 Airport Zone
00308302	Cardenas, J.	1045 S. State Street	Vacant	C C2	.5395	3	Traffic, B1 Airport Zone
00211414	Zbitnoff, I	744 N. State Street	Vacant	C C1	1.184	20	Traffic
00216010	Hillside Community Hospital	E. Hamilton Drive	Vacant	C C2	1.453	30	Traffic
00216013	Hillside Community Hospital	W. Hamilton Drive	Vacant	C C2	2.419	50	Traffic
00219344	Northwestern Pacific Railroad	Railroad off Mason Street	Vacant	C C2	2.409	30	B2 Airport Zone, Traffic, Drainage
00120108	Hill, T.	110 Highland Avenue	Vacant	LDH R1H	.4123	2	Hillside Slopes
00228110	Moretta, G.	190 Cleveland Lane	Vacant	C C2	.1913	5	Drainage
00120331	Wildberger, J. TTEE	Highland Avenue & Clay Street	Vacant	LDR R1	1.458	7	Drainage
00230125	Sanchez, F.	211 W. Mill Street	Vacant	C C1	.2339	2	Traffic
00314001	Thomas, C.	190 Rupe	Vacant	C C2	2.035	10	Traffic, B1 Airport Zone
00347206	Nevill, G.	Off Wabash Avenue	Vacant	C C2	.6662	4	Traffic, B1 Airport Zone
00316057	Mountanos, M. TTEE	582 Talmage Road	Vacant	MDR R2	2.417	35	Access, Noise, Traffic
00228218	Northwestern Pacific Railroad	200 E. Clay Street	Vacant	C C2	1.812	25	Traffic, B1 Airport Zone, Drainage
00228219	Northwestern Pacific Railroad	200 E. Clay Street	Vacant	C C2	1.511	25	Traffic, B1 Airport Zone, Drainage
00234044	Patel, R. TTEE	560 S. Orchard Avenue	Vacant	C C1	.8338	12	Traffic, Drainage
00315040	City of Ukiah	410 Talmage Road	Vacant	C C2	.2611	2	Traffic
00214615	Vargas, R.	502 N.	Vacant	C	.1211	1	Traffic

		State Street		C1			
00326053	Cashada, D.	1381 Laurel Avenue	Vacant	LDR R1	.2027	1	Traffic
18007003	Vanranken, F.	1117 Commerce Drive	Vacant	MPA PD	2.264	0	Airport B1 Zone
00230111	Foucault, J.	737 S. Oak Street	Vacant	HDR R3	.1493	4	Traffic
18008028	Redwood Business Park of Ukiah	1701 Airport Road	Vacant	MPA PD	4.683	29	Airport B1 Zone
18008029	Redwood Business Park of Ukiah	1701 Airport Road	Vacant	MPA PD	4.710	29	Airport B1 Zone
18008030	Redwood Business Park	1701 Airport Road	Vacant	MPA PD	7.839	56	Airport B1 Zone
18008025	Redwood Business Park of Ukiah	1240 Airport Park Blvd.	Vacant	MPA PD	3.596	25	None
00203006	Moreno & Co.	N. Orchard Avenue	Vacant	C C1	4.736	58	Traffic
00203005	Moreno & Co.	595 Brush Street	Vacant	C C1	1.142	15	Traffic
00304078	Shapiro, M.	210 E. Gobbi Street	Vacant	MDR R2	.5852	8	Traffic, B1 Airport Zone, Drainage
00304077	Shapiro, M.	210 E. Gobbi Street	Vacant	C C1	.8738	25	Traffic, B1 Airport Zone, Drainage
Total					53.275	533 Units	

Underutilized Parcels

APN	Owner	Location	Existing Use	Percent (%) Dev	GP and Zoning	Acres	Potential Units and Dev Reduction Factor	Constraints (see note below)
00211418	Titen, H.	720 N. State Street	Pizza parlor	77%	C C1	.9198	20	Traffic

00211420	Baarsch, B. TTEE	682 N. State Street	Single Family Residence	55%	C C1	.5066	3	Traffic, Creek
00211429	Barrington, R.	660 N. State Street	Dentist office	64%	C C1	1.390	15	Creek, Traffic
00111328	Crook, B.	650 N. Bush	Single Family Residence	87%	LDR R1	.7703	5	Drainage, Traffic
00118114	Goodwin, C. TTEE	400 Park Blvd.	Single Family Residence	62%	LDR R1	2.273	15	Flood Zone
00118115	Vargas, R.	1028 W. Standley Street	Multi Family Residences	53%	LDR R1	1.441	10	Flood Zone, Traffic
00225701	Liu, G. TTEE	390 W. Clay Street	Medical Office	39%	C C1	.4187	5	Mature Trees
00130403	Davis, J.	700 S. Oak Street	Single Family Residence	69%	MDR R2	.1423	1	Yard Setbacks
00303109	American Savings & Loan	S. State Street	Bank	66%	C C1	1.832	15	Traffic, Drainage
00305065	Obergin, D.	751 S. State Street	Affordable Housing	33%	C C1	2.179	40	Traffic, access, Drainage
00313008	Siderakis, S.	1090 S. State St	Small Strip Mall	54%	C C2	.7669	10	Flood Zone, traffic
00354023	Evans, A. TTEE	196 Wabash	Single Family Residence	62%	LDR R1	1.625	6	Drainage
00210112	Orchard Village	715 Sidnie Court	Affordable Housing	55%	MPA PD	1.604	10	Traffic
00210108	Orchard Village	568 Ford Street	Affordable Housing	71%	MPA PD	1.882	10	Traffic
00213804	Orchard Manor	610 N. Orchard Avenue	Affordable Housing	72%	HDR R3	3.988	15	Traffic
00309008	Wiles, G.	23 Betty Street	Single Family Residence	63%	MDR R2	.2597	2	Traffic
00309010	Grivette, H.	19 Betty Street	Single Family Residence	71%	MDR R2	.2612	2	Traffic

00309011	Ferrer, P.	17 Betty Street	Single Family Residence	49%	MDR R2	.2740	2	Traffic
00309012	Salisbury, J.	15 Betty Street	Single Family Residence	68%	MDR R2	.2500	1	Traffic
002232-12,	Northwestern Pacific Railroad	309 E. Perkins Street	Vacant	0%	C C1	6.31 acres	100	Airport B2 Zone, Drainage, Traffic
002232-13	Northwestern Pacific Railroad	309 E. Perkins Street	Railroad Depot	5%	C C-1	4.31 acres	50	Airport B2 Zone, Drainage, Traffic
002282-18	Northwestern Pacific Railroad	309 E. Perkins Street	Vacant	0%	C C-2	2.29 acres	35	Airport B2 Zone, Drainage, Traffic
002282-19	Northwestern Pacific Railroad	309 E. Perkins Street	Vacant	0%	C C-2	1.83 acres	15	Airport B2 Zone, Drainage, Traffic
00224706	Shami Enter	225 N. Orchard Avenue	Shopping Center	41%	C C1	2.123	25	Railroad, Drainage, Traffic
00224707	Shami Enter	275 N. Orchard Avenue	Shopping Center	36%	C C1	1.388	16	Traffic
00204018	Hunt, D.	902 Mazzoni	Single Family Residence	43%	C C2	.5673	1	Traffic
00301049	Wooldridge, J.	302 Banker Blvd.	Single Family Residence	67%	LDR R1	.3553	1	Infill
00114240	Snyder, M. TTEE	179 Park Place	Single Family Residence	86%	LDR R1	.5883	1	Infill
00214601	Penland, N. TTEE	589 N. School Street	Single Family Residence	38%	LDR R1	.72954	1	Infill
00218401	Keiffer, C.	493 N. School Street	Single Family Residence	52%	LDR R1	.1953	1	Infill
00210102	Porzio, F.	725 Orr Street	Single Family Residence	14%	MPA PD	.4878	1	Traffic
00209325	Seminack Most Reverend	190 Orr Street	Church	43%	C C2	3.254	14	Traffic

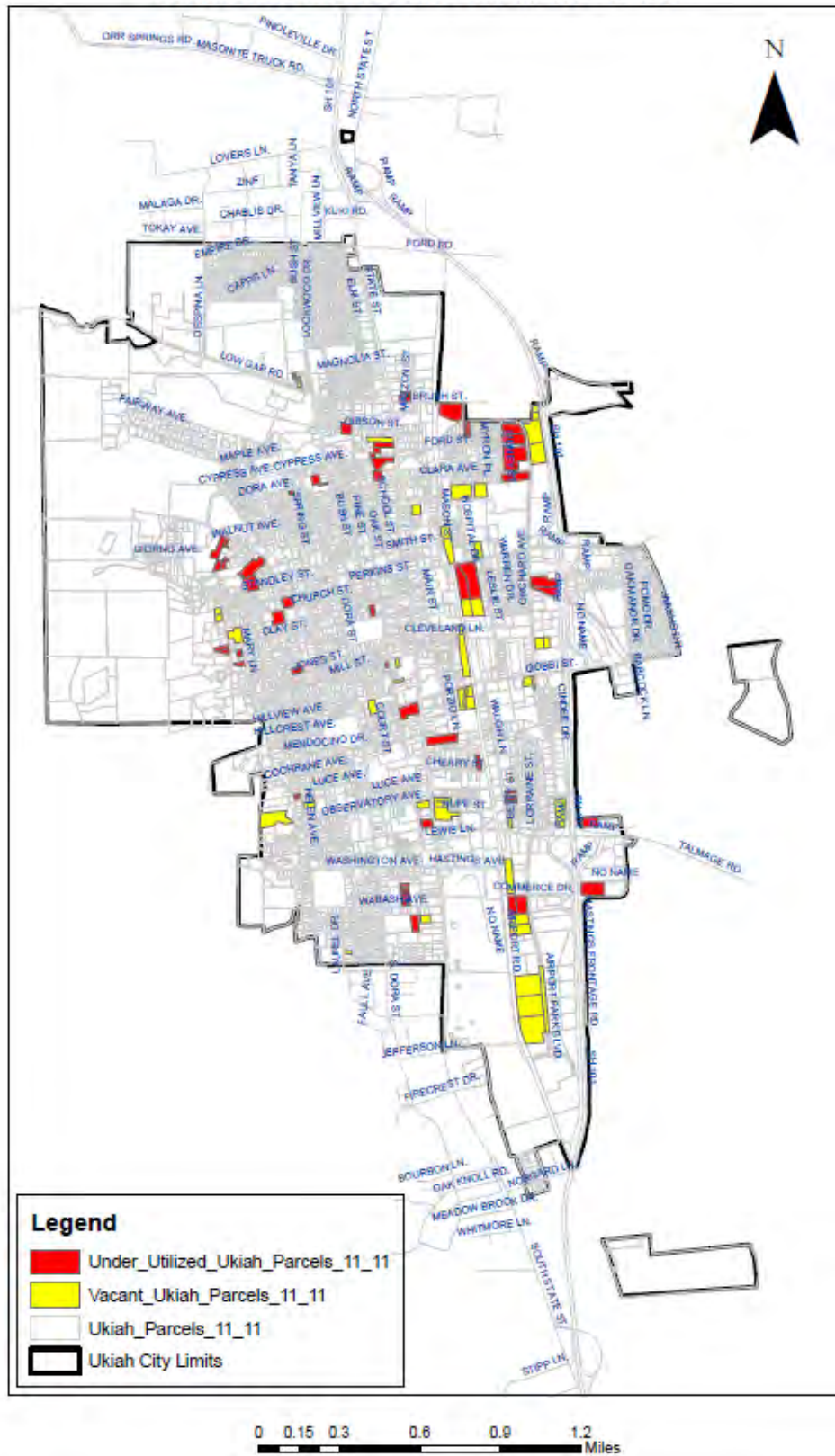
	Richard							
00125245	Nazarene Church Dist. Advisory	604 Jones Street	Church	69%	LDR R1	.3788	1	Infill
00124220	Hammond, V. TTEE	606 Mary Lane	Single Family Residence	74%	LDR R1	.2432	1	Infill

APN	Owner	Location	Existing Use	Percent (%) Dev	GP and Zoning	Acres	Potential Units and Dev Reduction Factor	Constraints (see note below)
18007018	Action Rents JMP Enter	1400 Hastings Road	Equip Rental and Retail	37%	C C1	2.493	35	Drainage
18004008	Franks, J. TTEE	640 Talmage Road	Single Family Residence	74%	C C2	1.289	9	Drainage
00124217	Allen, M.	624 Mary Lane	Single Family Residence	77%	LDR R1	.5018	1	Infill
00121501	Cariveau, T. Administrator	915 W. Perkins Street	Multi Family residential	89%	LDR R1	.88595	1	Infill
00207231	Brody, T. TTEE	1000 N. Oak Street	Single Family Residence	79%	LDR R1	.8704	1	Infill
00347241	Gerhart, K.	1330 S. State Street	Commercial	66%	C C2	1.0151	10	Drainage, Traffic
0113010	McKinney, N.	506 Park Blvd.	Single Family Residence	50%	LDR R-1	1.1072	7	Odd narrow configuration
0114201	Delgrosso, B.	500 Park Blvd.	Single Family Residence	47%	LDR R1	.2586	2	Narrow configuration
00305087	Davis, M. TTEE	272 Cherry Street	Single Family Residence	49%	MDR R2	.2222	1	Traffic, Airport B1 Zone
00305088	Davis, M. TTEE	272 Cherry Street	Vacant	0%	MDR R2	.3219	1	Traffic, Airport B1 Zone
Total						50.786	346	

	2004	2009	2014
Total Vacant /Underutilized Potential Units	1129	904	879
Total Potential Hillside Units	66	63	63
Total Redevelopable Site Units	N/A	114	114
Total Potential Units	1195	1081	1056
Total Probable Units	733	659	634

1. The probable number of units takes into consideration property ownership, known long range plans of the property owner, location, market forces, and other constraints to development.
2. The traffic and access constraints are subjective and based on empirical observations and knowledge of the area surrounding each parcel. The potential number of units takes these observations into account and reflects a best guess or estimate of total probable units.
3. The drainage, creek, and flood zone constraints are listed because the sites are either located adjacent to or in close proximity to a creek or they are located in a 100-500 year flood area as mapped by FEMA. The potential number of units takes these observations into account and reflects a best guess or estimate of total probable units.
4. The Infill constraint merely recognizes that the sites are identified infill parcels that typically experience infill "issues" when proposed for development or redevelopment. These issues include neighborhood compatibility, noise, congestion, etc. Each site was evaluated independently with these "issues" in mind and the probable number of units were estimated accordingly.
5. The Airport B1 Zone limits the number of people on a site at any given time, and precludes multi-family residential development if the density standard cannot be met and other alternatives sites exist. The B2 Airport Compatibility Zone (Infill) allows a higher density than the B1, so that typical multi-family residential development (28 units per acre) can be achieved.
6. The same percentage reduction factor (36%) used in 2004 to arrive at the "Probable" units was used in 2009.
7. The 2009 land survey utilized GIS technology and more detailed field work than the 2004 land survey. As a result, additional vacant and underutilized parcels were discovered, and exact acreages were determined. In most cases, the size of the 2004 parcels were reduced somewhat with the more exact GIS technology for determining their sizes.
8. In regard to the Underutilized Land, Staff made assumptions regarding potential additional units based on such factors as where existing buildings were located on the parcels, the presence of mature trees, creeks and other natural "constraints", etc.
9. As indicated 3 of the 4 Northwest Pacific Railroad parcels are vacant. They are included in the list of underutilized parcels because they represent a prime lot consolidation opportunity with the 1 partially developed parcel.
10. The Orchard Village/Manor parcels are listed as underutilized because the development on these parcels includes large expansive lawn/turf areas that could be utilized for additional affordable housing units.
11. The residential development potential in the C-1 and C-2 zones is high. The maximum density allowed is 28 units per acre. Recently constructed housing developments in commercial zoning districts (non-mixed use) include a 6 unit apartment complex on North Main Street and a 12 unit apartment complex on South Main Street.
12. The maximum density allowed in the high density and commercial zoning districts is 28 units per acre.
13. There is a need for 234 extremely low, very low, and low income units. There is opportunity for 280 units on residentially zoned land (vacant, underutilized and redevelopable parcels).
14. It should be noted that as of March, 2011, the railroad depot site owned by the North Coast Railroad Authority was being considered by the State of California for the new Courthouse location.

CITY OF UKIAH
VACANT & UNDERUTILIZED LAND 2014-2019
GENERAL PLAN HOUSING ELEMENT UPDATE



APN	OWNER	SITUS_3	Status	MapID	Area (in Acres)
00204018	HUNT DENNIS L & MARY LYNN	902 MAZZONI ST	Underutilized	1	0.57
00209325	SEMINACK MOST REVEREND RICHARD	190 ORR ST	Underutilized	2	3.25
00203005	MORENO & COMPANY	595 BRUSH ST	Vacant	3	1.14
00207231	BRODY JOELE B TTEE	1000 NO OAK ST	Underutilized	4	0.87
00210102	PORZIO FRANK & KATHLEEN J TTEE	725 ORR ST	Underutilized	5	0.49
00210103	PORZIO FRANK & KATHLEEN J TTEE	725b ORR ST	Underutilized	6	0.42
00210112	ORCHARD VILLAGE	715 SIDNIE CT	Underutilized	7	1.60
00210108	ORCHARD VILLAGE	568 FORD ST	Underutilized	8	1.88
00213804	ORCHARD MANOR	610 NO ORCHARD AVE	Underutilized	9	3.99
00203006	MORENO & COMPANY	NO ORCHARD AVE	Vacant	10	4.74
00211414	ZBITNOFF IGOR 1/4	744 NO STATE ST	Vacant	11	1.18
00211418	TITEN HAROLD	720 NO STATE ST	Underutilized	12	0.92
00211420	BAARSCH BEATRICE J TTEE 1/2	682 NO STATE ST	Underutilized	13	0.51
00211429	BARRINGTON ROBERT W & JULIE A	660 NO STATE ST	Underutilized	14	1.39
00111126	PRIOR FAMILY TRUST	DORA @ SPRING ST	Underutilized	15	0.15
00111328	CROOK BRUCE D JR & CYNTHIA M	650 NO BUSH ST	Underutilized	16	0.77
00214601	PENLAND NORMAN H TTEE /	589 NO SCHOOL ST	Underutilized	17	0.73
00237026	PEAR ORCHARD ASSOCIATES		Underutilized	18	0.49
00237027	PEAR ORCHARD ASSOCIATES		Underutilized	19	1.03
00216013	HILLSIDE COMMUNITY HOSPITAL OF	WE HAMILTON DR	Vacant	20	2.42
00216010	HILLSIDE COMMUNITY HOSPITAL OF	EA HAMILTON DR	Vacant	21	1.45
00214615	VARGAS RODRIGO R & JOSEPHINE M	502 NO STATE ST	Vacant	22	0.12
00218401	KEIFFER CHRISTOPHER & BETTY M	493 NO SCHOOL ST	Underutilized	23	0.20
00215330	DOYLE BRENT A & HEIDI O TTEES	345 NO MAIN ST	Vacant	24	0.72
00215322	LEEPIN ALLEN	242 MASON ST	Underutilized	25	0.43
00217506	FIRST BAPTIST CHURCH OF UKIAH	460 NO OAK ST	Underutilized	26	0.22
00113010	MCKINNEY NORAH K	506 PARK BLVD	Underutilized	27	1.11
00114201	DELGROSSO BEVERLY A	500 PARK BLVD	Underutilized	28	0.26
00114240	SNYDER MARY E TTEE	179 PARK PL	Underutilized	29	0.59
00114239	SNYDER MARY E TTEE	179 PARK PL	Underutilized	30	0.43
00118114	GOODWIN EDITH M TTEE	400 PARK BLVD	Underutilized	31	2.27
00118115	VARGAS RODRIGO R & JOSEPHINE M	1028 WE STANDLEY ST	Underutilized	32	1.44
00219344	NORTHWESTERN PACIFIC RAILROAD	RR OFF MASON	Vacant	33	2.41
00219314	GRQ ENTERPRISES	326 EA PERKINS ST	Vacant	34	0.18
00223213	NORTH COAST RAILROAD AUTHORITY	309 EA PERKINS ST	Underutilized	35	2.54
00223212	NORTHWESTERN PACIFIC RAILROAD	309 EA PERKINS ST	Underutilized	36	3.93

00224706	UKIAH ORCHARD LLC	225 SO ORCHARD AVE	Underutilized	37	2.12
00224707	UKIAH ORCHARD LLC	275 SO ORCHARD AVE	Underutilized	38	1.39
00228218	NORTHWESTERN PACIFIC RAILROAD	200 EA CLAY ST	Vacant	39	1.81
00228219	NORTH COAST RAILROAD AUTHORITY	200 EA CLAY ST	Vacant	40	1.51
00225701	LIU GRACE C TTEE	390 WE CLAY ST	Underutilized	41	0.42
00121501	CARIVEAU TOM ADMINISTRATOR 1/4	915 WE PERKINS ST	Underutilized	42	0.89
00121409	TRINITY YOUTH SERVICES	200 SO BARNES ST	Underutilized	43	1.25
00120108	HILL THOMAS P	110 HIGHLAND AVE	Vacant	44	0.41
00120331	WILDBERGER JOSEPH A TTEE 1/2	HIGHLAND AND CLAY	Vacant	45	1.46
00228110	MORETTA GINO & MARY 1/3	190 CLEVELAND LN	Vacant	46	0.19
00234044	PATEL RAMAN M TTEE 1/3	560 SO ORCHARD AVE	Vacant	47	0.83
00124220	HAMMOND VIRGINIA TTEE	606 MARY LN	Underutilized	48	0.24
00124217	ALLEN MARY E	624 MARY LN	Underutilized	49	0.50
00125245	NAZARENE CHURCH DIST ADVISORY	604 JONES ST	Underutilized	50	0.38
00130403	DAVIS JAN L	700 SO OAK ST	Underutilized	51	0.14
00230125	SANCHEZ FRANCIS & MARGIE K	211 WE MILL ST	Vacant	52	0.23
00230111	FOUCAULT JOHN W	737 SO OAK ST	Vacant	53	0.15
00130606	HENRIE PATRICK	250 WE GOBBI ST	Vacant	54	0.93
00303109	AMERICAN SAVINGS & LOAN ASSOCI	SO STATE ST	Underutilized	55	1.83
00304077	SHAPIRO MICHAEL L & SHARON MK	210 EA GOBBI ST	Vacant	56	0.87
00304078	SHAPIRO MICHAEL L & SHARON K T	210 EA GOBBI ST	Vacant	57	0.59
00305065	OBERGIN DANIEL	751 SO STATE ST	Underutilized	58	2.18
00305088	DAVIS MARK E & DONNA TTEES 1/2	272 CHERRY ST	Underutilized	59	0.32
00305087	DAVIS MARK E & DONNA TTEES 1/2	272 CHERRY ST	Underutilized	60	0.22
00301049	WOOLDRIDGE JASON & MOHENI	302 BANKER BLVD	Underutilized	61	0.36
00311083	HIATT MARY D	1080 HELEN AVE	Vacant	62	3.19
00306125	CALVARY BAPTIST CHURCH	1030 HELEN AVE	Vacant	63	0.60
00313038	RITDET YAOWAPHA /	1006 SO STATE ST	Vacant	64	0.65
00308310	PHILLIPS SANDRA TTEE 1/2	1405 SO STATE ST	Vacant	65	0.76
00308302	CARDENAS JAIME & MARIA G 1/4	1045 SO STATE ST	Vacant	66	0.54
00314001	THOMAS CATHERINE 1/2	190 RUPE ST	Vacant	67	2.03
00313008	SIDERAKIS SID STEVE 1/2	1090 SO STATE ST	Underutilized	68	0.77
00309008	WILES GLENN M & ROSE	23 BETTY ST	Underutilized	69	0.26
00309010	GRIVETTE HUBERT E & ANITA M	19 BETTY ST	Underutilized	70	0.26
00309011	FERRER PAZ C	17 BETTY ST	Underutilized	71	0.27
00309012	SALISBURY JERRY G & MARY LOU H	15 BETTY ST	Underutilized	72	0.25
00315040	CITY OF UKIAH	410 TALMAGE RD	Vacant	73	0.26

00316057	MOUNTANOS MARK P TTEE	582	TALMAGE RD	Vacant	74	2.42
18004008	FRANKS JACK D TTEE 1/3	640	TALMAGE RD	Underutilized	75	1.29
18007003	VANVRANKEN FRANK A	1117	COMMERCE DR	Vacant	76	2.26
00354023	EVANS ALICE V TTEE	196	WABASH AVE	Underutilized	77	1.63
18007018	THURSTON AUTO GROUP INC	1400	HASTINGS RD	Underutilized	78	2.49
00347241	GERHART KATHERINE E	1330	SO STATE ST	Underutilized	79	1.02
00347206	NEVILL GARY L & JEANNE M		OFF WABASH	Vacant	80	0.67
18008025	REDWOOD BUSINESS PARK OF UKIAH	1230	AIRPORT PARK BLVD	Vacant	81	3.60
00326053	CASHADA DONALD L & MARJORIE M	1381	LAUREL AVE	Vacant	82	0.20
18008028	REDWOOD BUSINESS PARK OF UKIAH	1701	AIRPORT RD	Vacant	83	4.68
18008029	REDWOOD BUSINESS PARK OF UKIAH	1701	AIRPORT RD	Vacant	84	4.71
18008030	REDWOOD BUSINESS PARK OF UKIAH	1701	AIRPORT RD	Vacant	85	7.84



APPENDIX C

Review of 2009-2014 Housing Element

Implementation Accomplishments

The City of Ukiah is committed to continually improving programs in the Housing Element to ensure that the housing needs of the community are met. Reviewing past accomplishments is an important step in developing housing strategies that are effective and address identified community needs. State law requires the City to report on progress made in meeting the goals, policies, and objectives set forth in the prior Housing Element. This includes reviewing progress made in implementing programs included in the adopted element, and evaluating their effectiveness and continued appropriateness for the City.

The last Housing Element was adopted in 2011 and covered the RHNA period from 2009 to 2014. Even with the loss of the Redevelopment Agency and a lack of staff and financial resources, moderate to good progress was made implementing the 2009-2014 tasks.

Program	Objective	Timeframe in Housing Element	Progress/Appropriateness
H-1.a: By the end of 2010, develop and implement A residential rehabilitation Program with an emphasis on Improving safety, comfort and Energy Efficiency.	Rehabilitate residential units	2010	Progress: CDBG funds secured for rehab projects. Mendocino County Community Development Commission managed program for the City. Two rehab projects completed. Additional funds being sought. Appropriateness: In theory, this program has a big bang for the buck, but the qualification requirements were challenging for many residents. Looking for additional funds with less stringent qualification requirements.
H-1.b: Work with the City Public Utility Department to potentially expand the City's Energy Efficiency Public Benefits Fund.	Energy Efficiency Improvements	Ongoing	Progress: Discussion in 2011. GHG Inventory and Climate Action Plan underway in 2012 -2013 – Expansion of the City's Energy Efficiency Public Benefits Fund may become a program in CAP. Appropriateness: This

			program is still appropriate and may be fulfilled with the adoption of the City Climate Action Plan – slated for 2014.
H-1.c: Provide informational materials to the public regarding sustainable and green building materials.	Education	Ongoing	Progress: Completed. Green Building Resource Center created in the Ukiah Civic Center. Appropriateness: This program provides valuable information to residents, contractors, architects, etc.
H-1.d: Consider measures That would preserve/conservate existing mobile home parks, such as a mobile home rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc.	Preservation of Mobile Home Parks	Ongoing	Progress: Completed. Rent stabilization ordinance adopted in 2011. Appropriateness: While a major part of this program was completed, it remains appropriate and is included in the updated element.
H-1.e Develop an At-Risk Units Program: Maintain an Inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State, and local agencies to preserve the units.	Maintain stock of affordable housing.	Ongoing	Progress: Inventory completed in 2011. Appropriateness: While a major part of this program was completed, it remains appropriate and is included in the updated element.
H-2.a: Provide copies of the inventory of vacant and underdeveloped land for public distribution.	Education	Ongoing	Progress: Completed in 2011. Appropriateness: The program is appropriate and on-going, and remains in the updated element.
H-2.b: Work with public transit providers and developers to encourage housing development located close to public transit facilities.	Education	Ongoing	Progress: Development project referral to the Mendocino Transit Authority routine procedure. Appropriateness: The program is appropriate and on-going, and remains in the updated element.

H-2.c: Provide reduced planning permit application fees for residential second dwelling units.	Encourage and increase second dwelling units	Ongoing	Progress: Reduced fees adopted if units are affordable. Appropriateness: Completed and no longer included in the updated element.
H-2.d: Review the zoning code and determine if any constraints to condominium developments and cooperative living projects exist, and if so, eliminate the constraints.	Encourage condo and cooperative living projects.	Ongoing	Progress: Preliminary review completed in 2011. Appropriateness: This program has not been completed and is still appropriate. It remains in the updated element.
H-2.e: As Staff and resources allow, assist the Staff of the Buddy Eller Homeless Shelter facility to resolve any neighborhood compatibility issues that arise.	Eliminate incompatibility	Ongoing	Progress: No complaints received. Ongoing discussions and monitoring. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.f: The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the C-2 (Heavy Commercial) <u>M Manufacturing</u> zoning district. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for homeless facilities, pursuant to California Government Code Section 65583.	Increase homeless shelters	Ongoing	Progress: Low priority because no capacity issues at the existing shelter. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.g: Do not permit the conversion of rental units to condominium units unless the City's amount of rental units is sufficiently adequate.	Retain rental housing stock	Ongoing	Progress: No conversions proposed in 2011-2013. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.h: Do not permit the conversion of single family	Retain housing stock	Ongoing	Progress: No conversions proposed in 2011-2013.

residential homes to professional offices unless the City's amount of residential units is sufficiently adequate.			Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.i: Adopt an Inclusionary Housing Ordinance by 2013 that requires below-market rate housing to be included as part of residential projects	Increase affordable housing	Ongoing	Progress: Preliminary work completed. Minimal housing starts in the City. Inclusionary housing ordinance low priority. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.j: Adopt the following minimum standards for inclusionary housing units: 3. The exterior appearance of inclusionary units shall not be different than for other units in the housing development of which they are a part; and • 4. Inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development.	Increase affordable housing	Ongoing	Progress: Preliminary work completed. Minimal housing starts in the City. Inclusionary housing ordinance low priority. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.k: Prepare a Nexus Study by 2014 to determine if a nexus can be established requiring the developers of large residential and commercial projects to construct needed affordable housing units on site or in another appropriately zoned location near the place of employment and/or pay a housing impact fee. If a nexus can be established, adopt the affordable housing requirement or housing impact fee.	Generate affordable housing funds	Ongoing	Progress: No work completed. Reduced staff and a lack of funds to prepare Study. Loss of Ukiah RDA stalled effort. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.l: Identify and meet with nonprofit builders who	Develop partnerships with affordable housing	Ongoing	Progress: Met and worked closely with an out-of-town

specialize in building housing for extremely low-income households. This effort is designed to build a long-term partnership in development, gain access to specialized funding sources, identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.	developers.		affordable housing developer about the old Trinity School site. Effort stalled due to the elimination of the Ukiah RDA. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.m: Work in conjunction with other agencies to jointly develop and implement a program that is designed to address the needs of the extremely low income households in the City. At least annually and on an on-going basis contact agencies and developers to facilitate implementing the program. Actions to be considered for inclusion in the program include prioritizing City/RDA funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.	Create more affordable housing	Ongoing	Progress: Some progress made. Loss of staff and the elimination of the Ukiah RDA has stalled efforts. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.n: Amend the zoning ordinance to be consistent with Senate Bill 2. All transitional and supportive housing shall be considered a residential use and only those restrictions that apply to other residential uses of the same type (single family residential, duplex, multi-family, etc.) shall be imposed.	Streamline transitional housing projects.	Ongoing	Progress: Preliminary work completed in 2011. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.o: Post the sites inventory map and housing development in commercial zones information on the City's website and prepare hard-copy informational	Education	Ongoing	Progress: Completed in 2011 Appropriateness: This program is on-going and still appropriate. It remains in the

handout material for property owners and developers.			updated element.
H-2.p: Within 1-year of adoption of the Housing Element, conduct a roundtable meeting with non-profit housing sponsors and developers to educate and share information about vacant and underutilized sites, the planned development tool, the lot consolidation process, and incentives offered by the City.	Create more affordable housing	Ongoing	Progress: Loss of staff and the elimination of the Ukiah RDA have stalled efforts. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.q: To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City has identified residential capacity within the mixed use zone to accommodate 284 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need of 284 units, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient	Education	Ongoing	Progress: Completed. Inventory updated in 2014 Appropriateness: This program is on-going and still appropriate. It remains in the updated element.

sites to accommodate the shortfall on land zones exclusively for residential multifamily use allowing at least 16 du/acre.			
H-2.r: Facilitate the consolidation of smaller, multi-family parcels by 1) publicizing the underutilized sites inventory on the City's website, and 2) providing technical assistance to property owners and developers in support of lot consolidation. To encourage development of quality housing at prices lower income households can afford on smaller, multi-family parcels, the City will meet with non-profit sponsors and developers to promote strategies and the creation of lot consolidation incentives.	Create more affordable housing	Ongoing	Progress: Initial steps completed in 2012. Ongoing efforts slowed by reduced staff and the elimination of the Ukiah RDA. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.s: Identify a prime affordable housing infill site currently burdened by flood zone issues and pursue an engineering study and possible FEMA map correction to eliminate this constraint.	Increase potential affordable housing sites	Ongoing	Progress: Completed in 2011. ("Garden Café" site – South State Street). Appropriateness: Completed and therefore not included in updated element.
H-3.a: Special Needs Rental Housing: Support applications to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing to provide shelter for very low-income families and special needs households.	Increase very low and special needs housing units	Ongoing	Progress: Reduced staff and the elimination of the Ukiah RDA have stalled implementation. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-3.b: Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas during the development review process.	Increase housing opportunities for persons with disabilities	Ongoing	Progress: Routine procedure with the review of development projects. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-3.c: Review the zoning code and consider eliminating regulatory constraints to special needs housing projects.	Eliminate constraints	Ongoing	Progress: Preliminary work competed in 2011. Appropriateness: This

			program is on-going and still appropriate. It remains in the updated element.
H-3.d: Continue to support and assist farmworker housing advocates by providing technical assistance with development applications; lower planning application fees for affordable housing projects, and identifying potential sites for farm worker housing.	Increase farmworker housing	Ongoing	Progress: Lower fees adopted. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-3.e: Amend the zoning code to define and allow Single Room Occupancy (SRO) developments in the Medium Density (R-2) and High Density (R-3) zoning districts.	Increase tools to encourage affordable housing.	Ongoing	Progress: Downtown Zoning Code adopted in 2012 – includes opportunities for SRO development. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-4.a: Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).	Education	Ongoing	Progress: No complaints received. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-4.b: Distribute housing discrimination public information and make it available at the Ukiah Civic Center and on the City's website. Develop and make available housing discrimination public information and make it available at the Ukiah Civic Center and on the City's website.	Education	Ongoing	Progress: Completed. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.a: Apply the CEQA Infill Exemption when possible and perform expedited review for well designed, compact projects using green and sustainable design and building techniques.	Education	Ongoing	Progress: Implemented with Planning Commission approval in 2012 of the Richard Ruff project on North State Street. Appropriateness: This

			program is on-going and still appropriate. It remains in the updated element.
H-5.b: Prepare and present a downtown core small lot subdivision ordinance or similar tool for consideration.	Education	Ongoing	Progress: Completed with adoption of the Downtown Zoning Code in 2012. Appropriateness: Completed and not included in updated element.
H-5.c: Prepare and present a green building/sustainable development incentive tool(s) for consideration that could include expedited permit processing, density bonuses and relief from parking and other zoning requirements.	Education	Ongoing	Progress: Project programed for 2013. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.d: Green Building Codes: Consider Amending the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice requirements for new developments, remodels and retrofits. Topics to be included are: Green building materials and practices, Passive solar design and siting, Energy efficient heating and cooling technology, Alternative water storage, wastewater treatment and reclamation, and storm-water management systems.	Education	Ongoing	Progress: Project programed for 2013 Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.e: Continue to administer the solar and energy efficiency rebate programs.	Education	Ongoing	Progress: The program continues and is under evaluation for possible expansion. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.

H-5.f: Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.	Education	Ongoing	Progress: Green Building Information Center completed in the Ukiah Civic Center. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.g: Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, and information of onsite renewable energy generation technologies and financing options.	Education	Ongoing	Progress: Green Building Information Center completed in the Ukiah Civic center. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.h: Promote stormwater management systems for mutli-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.	Education	Ongoing	Progress: Routine practice of Public Works Staff. New storm-water ordinance adopted in 2010. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.i: Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family housing both prior to and during project review.	Education	Ongoing	Progress: Routine practice during project review. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-	Education	Ongoing	Progress: No opportunities have surfaced. Poised to implement.

scale services and facilities, safety, and connectivity to schools, neighborhoods, and commerce.			Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.k: Adopt a form based zoning code for the downtown that would promote and provide opportunity for compact, pedestrian friendly, infill mixed use development including a variety of housing types.	Education	Ongoing	Progress: Downtown form-based code adopted in 2012. Appropriateness: Completed and not included in the updated element.
H-6.a: Redesign and reinvigorate the RDA low and moderate income housing program.	Increase affordable housing	Ongoing	Progress: RDA eliminated by the State of California. Appropriateness: RDA eliminated and this program is not included in the updated element.
H-6.b: Develop a Housing Resources webpage that may be used to facilitate the development and improvement of affordable housing. Included on the webpage could be items such as funding resources, affordable housing development agencies and developers, energy conservation and green-building resources and services.	Education	Ongoing	Progress: New City website under construction 2012-2014. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-6.c: Conduct periodic meetings with developers and non-profit housing development agencies to identify constraints to development of affordable housing and use the information gained to consider zoning code amendments.	Education	Ongoing	Progress: Reduced staff and the elimination of the Ukiah RDA have stalled efforts. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.



APPENDIX D

Zoning Matrix



CITY OF UKIAH
Department of Planning & Community Development, 300 Seminary Avenue, Ukiah, CA 95482
planning@cityofukiah.com (707) 463-6200 www.cityofukiah.com



BASE ZONING DISTRICTS – LAND USE MATRIX

This matrix provides a generalized reference for identifying uses by zoning district. The matrix is not adopted and does not amend or substitute for regulations adopted by the City. Consult the Ukiah Municipal Code (Division 9, Chapter 2, Zoning) for definitions, regulations, standards and exceptions. Other regulations may apply. Some base and combining zoning districts are not shown. The Ukiah Municipal Code is online at: <http://66.113.195.234/CA/Ukiah/index.htm>

BASE ZONING DISTRICTS – GENERALIZED LAND USE MATRIX (A = Allowed use by right, UP = Use permit required)

USE	R-1	R-2	R-3	C-N	C-1	C-2	M	PF
RESIDENTIAL								
Condominiums	UP	A	A		A			
Duplexes		A	A		UP			
Dwelling groups		UP	UP					
Multiple-family residential units, apartment houses		A	A		UP	UP		
Mobile home parks			UP		UP	UP	UP	
Manufactured homes	A	A	A					
Single-family dwellings	A	A	A	A	UP			
Single-family dwelling - 3,000 square foot lot		UP						
Second dwelling units	A	A	A	A	A			
Farm labor camps								
Resident manager/security personnel housing						UP	UP	
RESIDENTIAL/COMMERCIAL								
Mixed residential with compatible commercial land uses					UP	UP		
Mixed rental dwelling units with allowed or permitted use(s)				UP				
Boarding or rooming houses		A	A					
Bed and breakfast establishments	UP	UP	UP	UP	A	UP		
Hotels, motels			UP		A	UP	UP	
PUBLIC, QUASI-PUBLIC, COMMUNITY								
Public buildings, structures and uses			UP			UP		A

BASE ZONING DISTRICTS – GENERALIZED LAND USE MATRIX
(A = Allowed use by right, UP = Use permit required)

USE	R-1	R-2	R-3	C-N	C-1	C-2	M	PF
Public buildings and places of temporary public assembly	UP	UP						
Quasi-public buildings, structures and uses						UP		UP
Public or private schools	UP	UP		UP	A			A
Churches, chapels, religious assembly and instruction	UP	UP	UP	UP	A			
Small family child daycare home - 6 maximum		A						
Small family child daycare home - 8 maximum, including children under the age of ten (10) years who reside at the home	A		A	UP	A			
Large family child daycare home - 7 - 14 including children under the age of 10 who reside at the home	UP	UP	UP	UP	UP			
Community care facility - 6 maximum	A	A	A		A			
Community care facility - 7 - 12	UP	UP	UP		UP			
Small homeless facilities - 7 - 12 (see section 9171)	UP	UP	UP	A	A	UP	UP	UP
Large homeless facilities - more than 12 (see section 9171)	UP	UP	UP	UP	UP	UP	UP	UP
Rest homes, convalescent services, residential medical facilities		UP	UP	UP				
Hospitals and pharmacies			UP	UP				
Conservation and natural resource conservation areas								A
Airports and aviation-related functions and uses								A
Corporation yards								UP
Public cemeteries and similar uses								UP
Public transportation facilities								UP
Public utility facilities and uses								A
Recycling facility						A		
Refuse disposal/recycling areas, refuse transfer stations								UP
Minor food services unrelated to primary use								A
Historical sites and monuments								A
Parks, community gardens, playgrounds	UP	UP	UP			UP		A
Fairgrounds								A
Community concerts, farmers markets, craft bazaar, flea markets								UP
COMMERCIAL								
Bar, dance hall, live entertainment establishment, nightclub					UP			
Billiard parlor, amusement arcade, bowling alley					UP			
Theater					UP			
Adult entertainment businesses (see section 9176)							UP	UP
Social halls and lodges		UP			UP			
Circuses, carnivals, amusement parks, open air theaters, similar	UP*	UP*	UP*	UP*	UP*	UP	UP*	UP

BASE ZONING DISTRICTS – GENERALIZED LAND USE MATRIX
(A = Allowed use by right, UP = Use permit required)

USE	R-1	R-2	R-3	C-N	C-1	C-2	M	PF
temporary establishments involving large assemblages of people								
Home occupations	A	A	A	A				
Outdoor sales establishments (see section 9184)	UP	UP		UP	UP	UP	UP	
Professional offices generally			UP	A	A	UP	UP	
Professional office - converted from a single-family residence		UP						
Medical offices				A				
Banks					A			
Business services						A		
Personal service establishments				UP	A		UP	
Barbershops, beauty shops			UP	A				
Coin operated laundromat			UP			A		
Laundry service						A		
Drugstores				A				
Florist			UP	A				
Video rentals/sales			UP					
Tailor shop				UP				
Bookstore				UP				
'Mom and pop' convenience grocery stores, delicatessens			UP	A				
Bakeries			UP	UP				
Coffee shops			UP	UP				
Restaurants, cafes (no drive-through)				UP				
Restaurants (includes drive-through)					A	UP		
Retail stores					A	UP	UP	
Retail – except large commercial retail stores (such as department stores, supermarkets, chain drugstores, discount clothing stores)				UP				
Wholesale stores						A		
Kennel, pet shop, and pet services						A		
Veterinarian					UP			
HEAVY COMMERCIAL OR INDUSTRIAL								
Auto sales – new or used					A	A		
Auto – repair, body and painting, car wash, service (gas) station					A	A	A	
Equipment repair shop						A	A	
Auto wrecking, junk yards							A	
Public or private parking lots for automobiles to accommodate primary use, or when next to C-N, C-1 or C-2 (see section 9176)	UP	UP	A					

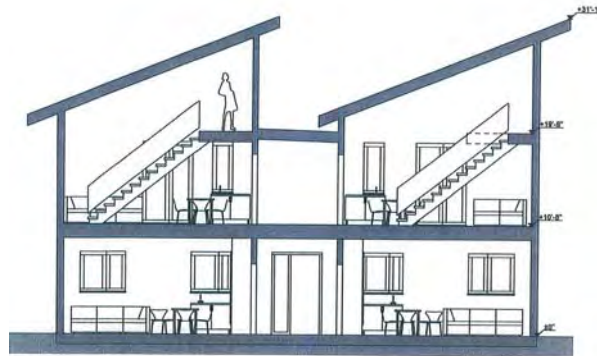
BASE ZONING DISTRICTS – GENERALIZED LAND USE MATRIX
(A = Allowed use by right, UP = Use permit required)

USE	R-1	R-2	R-3	C-N	C-1	C-2	M	PF
Parking lots					UP			
Transportation services						A		
Blacksmith shops							A	
Building materials yards, lumber yards							A	
Construction sales and service						A	A	
Farm equipment sales and feed stores						A	A	
Cabinet shop					UP	A	A	
Machine shop					UP	A	A	
Planing mills							A	
Sign shop						A	A	
Safety services						A		
Mini/convenience storage					UP	A	A	
Storage facilities and bulk fuel storage							A	UP
Warehousing and distribution (limited)						A	A	
Warehousing and distribution (general)							UP	
Wholesale and storage establishments							A	
Light manufacturing and industrial uses						UP	A	UP
Industrial, manufacturing, or storage uses objectionable due to smoke, dust, noise, radioactivity, vibration, bright light, etc.							UP	
Heavy industrial and manufacturing uses without appreciable offensive or objectionable noise, odor, dust or nuisance factors							A	
Removal of minerals, earth, other natural materials (see section 9176)	UP	UP	UP	UP	UP	UP	UP	UP
Temporary uses meeting purpose and intent of district, not to exceed 6 months (see section 9176)	UP	UP	UP	UP	UP	UP	UP	UP
Fences - 6' or less	A	A	A	A	A	A	A	A
Fences - exceeding 6 feet (see section 9178)	UP	UP	UP	UP	UP	UP	UP	UP
Accessory uses and buildings	A	A	A	A	A	A	A	A

Source: City of Ukiah - Planning and Community Development Department, 6/2007



2014-2019
General Plan Housing Element Update
DRAFT
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**Prepared by the
Department of Planning and Community Development**

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Housing Element

2014-2019 Ukiah General Plan Housing Element Update

Background

Every California city and county is required to include a housing strategy in its general plan that establishes housing goals, policies, and programs that respond to the community's housing conditions and needs. The City of Ukiah adopted its last updated Housing Element in 2011. The California Department of Housing and Community Development found the Element to be in substantial conformance with State law later that same year. This Housing Element updates that document, discusses who we are as a community, what the City has accomplished in the past in regard to housing, what the key issues are for the next five years, and how the City intends to respond to those issues and address the housing needs of the community.

The primary housing challenge for the City of Ukiah over the next five years is how to meet local housing needs with a slumping economy, municipal structural deficit and the loss of the City Redevelopment Agency that has provided millions of dollars in funding over the past 20 years.

The City updated its General Plan Housing Element in 2011 (2009-2014) and it was certified by the State Department of Housing and Community Development. The City, with limited staff resources and funding has had success implementing the programs contained in the Element. The 2014-2019 updated Housing Element builds on this success and focuses on what can realistically be achieved in the coming years given anticipated limited Staff and financial resources.

What is Required?

The Housing Element responds to Ukiah's housing needs by identifying policies and implementing actions for meeting those needs. State law defines the general topics that Ukiah's Housing Element must cover. Specifically, the element must: (1) document housing related conditions and trends; (2) provide an assessment of housing needs; (3) identify resources, opportunities and constraints to meeting those needs; and (4) establish policies, programs and quantified objectives to address housing needs.

Overview of State Law Requirements

State law establishes requirements for all portions of the General Plan. However, for the Housing Element, the State requirements tend to be more specific and extensive than for other elements. The purpose of a Housing Element is described in Government Code §65583.

“The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

While jurisdictions must review and revise all elements of their General Plan on a regular basis to ensure that they remain up to date, State law requires that Housing Elements be reviewed and updated at least every five years. The process of updating Housing Elements is to be initiated by the State through the regional housing needs process, as described later in this document. The regional housing needs process was recently conducted in 2008.

State law is also quite specific in terms of what the Housing Element must contain:

1. “An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs . . .”
2. “A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing . . .”
3. “A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory incentives, and the utilization of appropriate federal and state financing and subsidy programs when available . . .”
4. The Housing Element must: (1) identify adequate sites with appropriate zoning densities and infrastructure to meet the community’s need for housing (including its need for very low, low and moderate income households); and (2) address, and where appropriate and legally possible, remove governmental constraints to housing development.
5. An assessment of homeless needs and the opportunity for the creation of emergency shelters and transitional/supportive housing. The opportunity must encourage these facilities while providing flexibility for existing local strategies and cooperative efforts.
6. An evaluation of Military Compatibility and whether or not the City of Ukiah meets one of the three criteria that require measures to ensure compatibility.

This updated General Plan Housing Element contains these required ingredients, but begins with who we are as a community, what we’ve accomplished in terms of housing, and what our guiding principles are.

Who Are We?

Ukiah is a diverse community with a variety of cultural influences. There is a significant senior population and a growing Hispanic population. There is also a significant homeless population with an increase in homeless persons unwilling to utilize the local shelter facility and other services. Even so, the local Plowshares Peace and Justice Center dining hall served 60,678 meals to those in need in 2012.

There is also a dedicated number of people working in the public and social service fields who are committed to creating opportunity for and developing affordable shelter. While local, State and Federal funding has decreased for affordable housing projects, the City of Ukiah has explored new ways to provide assistance. The City has also modified its zoning code to provide more opportunity for affordable housing, and purposefully maintained low fees for planning permits for affordable housing projects.

Interestingly, according to the State Department of Finance Demographic Unit, the City's population declined between 2004 and 2008. Overall, the population has decreased 187 people since the 2004 Housing Element was adopted and certified.

Table 1 – Population 2004-2015

Year	Population	Population Growth
2009	15,711	
2010	16,075	364
2011	15,926	Minus 149
2012	16,030	104
2013	16,065	35
2014	16,072	7
2015	16,073	1

Source: State Department of Finance 2015 (www.dof.ca.gov)

Table 2 – Community Characteristics

City Area Size	4.2 square miles
Vacant / Underutilized Land	105 acres
Vacant Residential Units (%)	1.5%
Occupied Housing Units	94.9%
Persons Per Household	2.49 (2015)
Median Age	36.3
Sex Percentages	Females = 51.9% (8,336) Males = 48.1% (7,739)
Median Income	\$58,900 (2015) \$37,772 (2015) \$42,125 (2015)
Senior Citizens (over age 65)	2,331 (14) (2013)

Children Under 5 Years Old	1173 (7.3%) (2010)
Median Age	36.3 Years
Individuals Below Poverty Level	17.8% (2012) (18.3% in 2011)
Total Housing Units	6,523 (2015)
Owner-Occupied Housing Units	2,650 (43%)
Renter-Occupied Housing Units	3,510 (57%)
Median Single Family Home Rental	\$1,114 (2015) \$921 (2013) \$976 (2011)
Median Home Sales Price	\$306,800,000 (Dec, 2014)
Extremely Low Income Households	941 - Approximately 17% (year 2011) (20% in 2000)
Mobile Homes	439
Mobile Home Tenants	Significant number of single women over the age of 65 with an average annual income of less than \$12,000.
Homeless Shelter Daily Average	Approximately 127 people
Homeless Shelter Statics (2015-2016)	An average daily bed count of 127 between Nov –Feb 2015-2016. A total of 8 children stayed at the shelter between Nov –Feb 2015-2016. 8 people achieved permanent housing during the same time frame.
Free Meals Served at Plowshares and Meals on Wheels	63,000 (1,500 children) in 2015
People who Speak a Language Other Than English at Home	2,699 (19.2%)
Average Household Size	2.48 people in 2015 (2.47 in 2009)
Those in the Labor Force	6,522 in 2015 (7,124 in 2009)
Largest Employers	Ukiah Valley Medical Center, MC Social Services
Female Heads of Household	15.8% (as a percentage of total population) (14.3% in 2004)
Unemployment Rate	Since 2005 the unemployment rate in Ukiah has ranged from 4.1% in October 2006 to 12.6% in March 2010, to 9.3% in 2012. The current unemployment rate for Ukiah is 7.4% in June 2013. Mendocino County: 7.9% (July, 2013) California: 9.3% (July, 2013)
Ethnic Percentages	White = 62.9% Hispanic = 27.7% Indian = 2.7% Asian = 2.5% Black = 1.0%

Source: State Dept of Finance; MC Economic/Demographic Profile, CED Chico; MC WIB Economic Scorecard; www.city-data.com 2015

***NOTE:** A person with disabilities is someone who has a physical or mental impairment that limits a major life activity; has a record of such impairment; or is regarded as having such an impairment. People in recovery for substance abuse are also protected by fair housing laws; however, current users of illegal controlled substances are not protected by fair housing laws unless they have a separate disability (Federal Fair Housing Amendments Act, 1988).

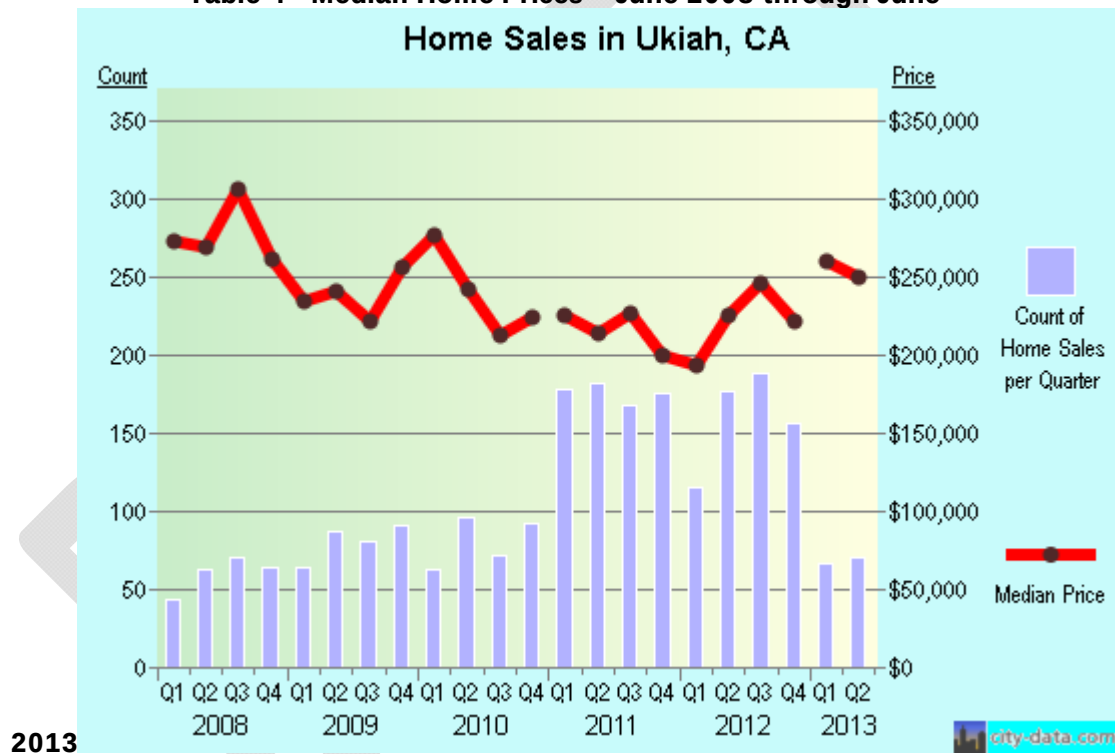
Table 3 – Average Rental Costs

Housing Type	2004	2009	2013	2015
3/2 Single Family Home	\$1,280	\$1,370	\$1,163	\$1,431
Studio Apartment	\$630	\$700	\$700	\$800
2-Bedroom Apartment	\$730	\$810	\$815	\$1,114
2-Bedroom Townhouse	\$840	\$910	\$900	\$1,114

Source: Ukiah Daily Journal, Craig's List 2015

Rental costs for single family homes have decreased and rental costs for and studio apartments, 2-bedroom apartments and 2-bedroom townhomes have remained the same since 2009.

Table 4 –Median Home Prices – June 2008 through June



(Source: www.city-data.com 2013)

The median home price is have increased slightly from approximately \$240,000 to \$250,000 since 2011. In June of 2009, there were 148 foreclosure homes for sale on the Ukiah market. In September of 2013, there were between 36 and 53 foreclosure homes in the City limits.

Overpayment: U.S. Census data reveals that 1,909 of 6,523 (29) lower income households used more than 30% of their income for housing costs. This reflects the slow growth and

development in the City and region in terms of new housing stock, and the relatively high monthly cost for rental units.

Table 4 Ukiah Households Overpayment by Tenure

	Renters		Owners		Totals	
	Number	Percentage	Number	Percentage	Total Households	Percentage
Extremely Low	769	91%	172	69%	641	87%
Very-Low	287	37%	287	37%	638	55%
Low Income	618	67%	515	41%	630	55%
Moderate	647	29%	440	63%	472	43%

*U.S. Census Data 2010

Implementing Tasks are included in this Housing Element to address the overpayment issue. These include limiting the conversion of rental units to condominiums, limiting the conversion of single family homes to professional offices, pursuit of the consideration of an inclusionary housing ordinance, supporting applications for affordable rental housing financing, amending the zoning code to allow single room occupancy developments by right, permitting small lot subdivisions, and working closer with affordable housing advocates and developers to facilitate affordable rental housing.

What Have we Accomplished in the Past?

Since 1990, 169 single family residential units and 349 multiple family units have been constructed in the City for a total of 518 residential housing units. The relatively low numbers over the past five years are a result of the lack of vacant land, a lack of unconstrained land, increased land prices, and a slumping economy.

The majority of new residential units over the past ten years have been affordable and market rate apartments, sweat-equity affordable units, and special needs housing. Even still, shortages remain for these types of housing.

The major affordable housing accomplishments the City has achieved include:

- The contribution of over 4-million dollars of Redevelopment Agency Housing funds to affordable housing projects since 1991.
- Established and maintained lower planning permit fees for affordable housing projects.
- Modified the commercial zoning district regulations to permit affordable and high density housing in all commercial zones.

- Modified the Planned Development zoning regulations to provide a tool for affordable housing projects to achieve maximum densities and receive relief from development standards.
- Modified the zoning code to establish density bonuses for affordable housing projects.
- Modified the zoning code to establish reasonable accommodation requirement for persons with disabilities.
- Encouraged the maximum possible densities in affordable housing projects and granting density bonuses.
- Sponsored HOME grants for affordable housing projects.
- Utilized CDBG funds for a variety of affordable housing related projects.
- Ongoing Staffing of the RDA Low and Moderate Income Housing Advisory Committee.
- Completed a Housing Conditions Survey in 2008 and secured a HOME grant for residential rehabilitation projects in 2009/2010.
- Approved and helped fund the permanent Buddy Eller Homeless Shelter Facility.
- Approved and help fund an important transitional housing project on the Buddy Eller Homeless Shelter site.
- Purchased properties on Cleveland Lane and Main Street for low and moderate income housing opportunities.
- Entered into an agreement with senior affordable housing developers to conduct due diligence regarding a senior affordable housing development on Cleveland Lane.
- Maintained a positive working relationship with affordable housing advocates.
- Secured an \$800,000 HOME grant in 2008 for housing rehabilitation and first time home buyer assistance. Completed six (6) first time home buyers loans during 2008-2010.
- Promoted and approved a number of infill high density affordable (extremely low, very low, and low income) housing projects, including the Summer Creek Village Apartments, Clara Court Apartments, Mulberry Street sweat equity single family homes, Cleveland Lane sweat equity single family homes, Main Street Village mixed use project, and others.

The Summer Creek Village affordable Apartments were financed in part with a City sponsored \$1 million HOME grant. The facility has 64 units with a large number of three and four-bedroom family units. It has a swimming pool, barbeque and picnic areas, basketball court, computer room, exercise facility, lounge, and spacious grounds. 11 of the units are reserved for extremely low income residents. The remaining units are reserved for very low and low income residents.

The Clara Court affordable apartment project was financed in part with City Redevelopment 20% set-a-side funds and is comprised of 32 units available to extremely low, very low, and low income residents. It is ideally situated on a major transportation corridor and bus route in close proximity to retail shopping, the Ukiah Valley Medical Center, and other services. Ground breaking is expected in 2010.

In October, 2010, the City deferred the \$413,284 water, wastewater, and electrical connection fees when it issued the building permit for the Clara Court project. These fees are now required prior to the final inspection and grant of occupancy.

- Completed a survey of mobile home park tenants to determine demographics, issues, and needs.
- Adopted a Mobile Home Park Rent Stabilization Ordinance – October 2010
- Secured a \$50,000 HOME grant to assist four participants in the first time homebuyer program.
- Secured a \$1 million dollar CDBG grant for 1) low income residents to participate in the City's sewer lateral testing and repair program; and 2) Major repairs and upgrades for an existing RCHDC affordable housing project.
- Entered into a negotiation agreement with a senior affordable housing developer to facilitate an affordable senior housing apartment complex on City-owned property.
- Completed administering a HOME grant for first time home buyer assistance program. Four participants secured loan funding that enabled them to become home buyers in the community. The four loans/grants totaled \$302,300.
- 2009-2014 Housing Production: Housing production in the City and surrounding Ukiah Valley has been sluggish for many years. Due to the significant economic decline beginning in 2008, the lack of housing production has slowed even further and new units within the City limits were essentially non-existent.
- o 2015 the City donated a 1.4 acre site for the construction of 42 low and very including 5 extremely low-income senior units. The City also deferred over \$500,000 in sewer, water and other fees to assist the project.

Table 6 Housing Production

Income Level	2009	2010	2011	2012	2013	2014	2015	Total
Very Low	0	22	0	0	0	0	21	43
Low	0	0	0	0	0	0	21	21
Moderate	0	0	0	0	0	0	0	0

Above Moderate	0	0	0	0	0	0	28	28
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Note: Units serving extremely low-income households are included in the “very low” category

What are we currently working on?

Even with reduced Staff and limited resources, the City is currently engaged in a number of affordable housing projects.

HOME Grant: In 2013, the City, with the assistance of the Community Development Commission of Mendocino County, completed administering a CDBG grant for first time home buyer assistance program. Four participants secured loan funding that enabled them to become home buyers in the community. The four loans/grants totaled \$302,300. The City is currently seeking an additional grant to continue the program in 2014.

Downtown Zoning Code: The City adopted and is implementing a new Downtown Zoning Code (Form Based Code), which provides new opportunities for medium and high density residential development in and near the historic downtown. Incentives are being discussed for projects involving affordable housing that may include density bonuses, relaxation of parking requirements, and fast-track permit processing.

City-Owned Property: The City is working with an affordable housing developer on an affordable senior housing project to be located on City-owned property (to be sold to developers) near the urban core of the City near medical services, shopping, transit, etc.

The City is also in preliminary discussions with another interested housing partner regarding a second City-owned property in close proximity to the historic downtown core.

CDBG Grant: The City recently secured a \$1 million dollar CDBG grant for 1) low income residents to participate in the City’s residential sewer lateral testing and repair program; and 2) Major repairs and upgrades for an existing RCHDC affordable housing project.

Local Housing Development: The City Staff have been working with a local developer on a number of housing projects ranging from a new duplex in the downtown to a 30+ unit apartment complex adjacent to major shopping, offices and the local transit system. Further the City donated 1.4 acres of infill parcels to PEP Housing for the construction of 42 low income senior units.

In 2015, the City approved a 28-unit multi-family infill market rate project. Also in 2015 the City approved a 2-unit duplex located on an infill parcel.

New Approaches: The City is developing new approaches to affordable housing facilitation due to the loss of the Ukiah Redevelopment Agency.

What are our Guiding Principles for Housing?

The foundations for our guiding principles for housing are to provide housing for all in need and to do so in a way that responds to climate change.

1. Supply affordable housing to the full range of our workforce and all economic segments of our diverse community.
2. Protect the surrounding agricultural lands and avoid urban sprawl.
3. Carefully focus new housing development on vacant, underutilized, and redevelopment infill sites taking care to ensure compatibility and neighbourhood preservation.
4. Increase energy efficiency in our homes and promote green, sustainable building and careful infill development to reduce greenhouse gas emissions and the City's carbon footprint. These steps will decrease our contribution to global warming and will reduce energy costs to renters and owners.

Do We Have a New Housing Strategy?

There were mixed results with implementing the 2009-2014 Housing Element. A lack of resources, the loss of the Ukiah Redevelopment Agency, and competing community driven priorities precluded full implementation success. These constraints and limiting factors are expected to remain to some degree so the updated Housing Element takes these factors into account. It is acknowledged that the regional fair share of housing units was dramatically reduced for Mendocino County and consequently for the City of Ukiah to account for the slumped economy, lack of population growth and historically low housing production numbers. This more realistic approach to defining the regional need creates a better chance for success. The strategy involves creating more opportunity for small infill housing in the urban core areas near transportation and other services, and where infrastructure is available to serve the units. The primary program to implement this strategy is to further reduce regulatory constraints for this type of development. The types of housing to be encouraged and targeted will be primarily for extremely low, very low, and low income households with an emphasis on rental units, smaller for-sale housing units, special needs housing, affordable student housing, and affordable senior housing. Above moderate income housing, while not the primary need, is still recognized as a need in the community. There will be continued assistance to homeless service providers as resources allow, and a zoning code amendment to allow homeless shelters in the C-2 (Heavy Commercial) zoning district. The strategy also calls for the same inclusionary housing ordinance called for in the adopted 2009 Housing Element, possible housing impact fees, and zoning code modifications to provide opportunities for farm worker housing.

The overall strategy also involves developing or increasing existing incentives for energy efficient, and green and sustainable housing projects. Also to preserve existing housing, promote more rental housing, and develop a housing rehabilitation program for extremely low, very low, and low income property owners that would be focused on improving energy efficiency in existing homes. Finally, the new strategy includes working with the Ukiah Police Department and local apartment housing managers to develop strategies for increasing safety in their facilities through improved and consistent management practices. Copies of the Housing

Element were provided to the sewer and water providers in accordance with Government Code section 65589.7.

Implementing programs are included to fulfil this overall strategy.

Community Participation

The elimination of the Ukiah Redevelopment Agency dissolved the RDA Low and Moderate Income Housing Advisory Committee, whose charge was to seek applications and distribute the RDA 20% set-a-side funds. The Committee had broad representation and participated in the General Plan Housing Element update process over the years. The loss of this Committee, coupled with the struggling economy, reduction of available outside funding, non-profit lay-offs, etc., has negatively impacted the energy and enthusiasm for participating in the 2014-2019 Housing Element update process.

The public outreach campaign for the 2014-2019 Housing Element update project consisted of a two public workshops conducted at City Hall, one with Northern California Legal Services, direct phone calls to and interviews with community stakeholders, letters to interested parties, public notice of the project sent to the local newspaper and broadcast via fax to all local media sources, and the posting of flyers in key locations throughout the City. The City also conducted three public hearings in the process of adopting the Housing Element. On March 17, 2016 the Mendocino County Airport Landuse Commission conducted a public hearing and found the Housing Element consistent with the Airport Landuse Plan.

Table 7 Public Outreach

Primary Suggestions from the Public Outreach Program	Response
<i>Discuss how the loss of the Redevelopment Agency has affected the ability for the community to construct affordable housing</i>	The draft document includes such a discussion
<i>Add a discussion of public safety in regard to high density apartment complexes and the need to focus on strong management</i>	The draft document includes such a discussion
<i>Consider suggesting that a public safety impact fee on commercial and large scale residential development be established.</i>	Added to the list of programs

<i>Update the discussion/analysis of the homeless population. Include the rising number of mentally ill homeless individuals that do not want housing.</i>	The discussion of the homeless population has been updated
<i>Update the data base of vacant, underutilized, and "re-developable" properties</i>	The data base and map have been updated
<i>Document the lack of housing starts in the area over the past several years and the need to provide incentives to jumpstart the housing construction industry</i>	The draft document includes such a discussion
<i>Continue to emphasize the rising senior citizen population and the need for very low priced housing</i>	The draft document includes such a discussion
<i>Continue to suggest that a program be included calling for an affordable housing impact fee.</i>	The draft document continues to include such a program
<i>Continue to emphasize the need for community stakeholders to routinely communicate and work together.</i>	The draft document continues to include such a program

The community stakeholders included affordable housing developers, real estate professionals, architects and engineers, social service providers, leadership groups representing minority populations, health industry professionals, and local government officials. The responses are summarized below:

Who Needs Housing in Ukiah?

Discussions with affordable housing providers and social service organizations, as well as the review of statistical data reveals that the primary housing needs in the City of Ukiah are unchanged from those identified in the 2009-2014 Housing Element:

- **Lower Income Households.** Extremely low, very low, low and moderate income households are in need of housing in the City of Ukiah. There is an overcrowding problem and an increase in makeshift unsafe and unhealthy housing accommodations.
- **Young Adults.** Rental housing for students and both rental and first-time home buying opportunities for young adults.
- **Persons with Special Needs.** People living with disabilities who require specific design or service considerations, such as full wheelchair-accessible apartments; people in group homes with semi-independent living; the homeless; people in need of mental

health care; farm workers; and people with severe illnesses. All of these groups are represented in the City of Ukiah.

- **Local Service Workers.** The increase in service oriented jobs and the increase in housing prices and rental costs have led to an increased need for housing affordable to local service workers.
- **The Senior Population.** Seniors with extremely low, very low and low incomes, and others who may desire to scale down and sell their homes for smaller housing units closer to services.
- **Female Heads of Households.** Single women with children who head their households.
- **Upper Income Households.** Higher level wage earners seeking upper end detached single family residences.

What services are provided to the homeless and what are their special needs?

In 2007 Mendocino County prepared a *Continuum of Care Plan* that found that local homeless individuals and families had a wide range of needs, including emergency shelter, transitional housing, and permanent supportive housing. Emergency shelters provide immediate short-term housing typically limited to less than six months. Transitional housing provides housing between six months and two years, and typically includes specialized treatment for alcohol and drug abuse, intensive case management, mental health treatment, life skills and employment training, etc. Permanent supportive housing offers a stable residential environment with mental health counseling, job training, among other services.

Homeless populations are often transient rendering city/county jurisdiction lines meaningless. According to the *Continuum of Care Plan*, there are approximately 1,400 homeless people in Mendocino County at any given time. In 2009, another count was taken by the Mendocino County Social Services Department, which revealed a total homeless population of 1,206 persons. While it is impossible to determine how many homeless people are in the City of Ukiah at any given time because the population is very transient. However, it is safe to assume that the number is significant because the majority of services for the homeless population are located within City limits.

An updated homeless people survey was conducted by the Mendocino County Department of Social Services in 2011 and found the following:

- The highest percentage of homeless persons are Caucasian men between the ages of 31 and 50.
- The number of homeless military veterans has increased by approximately 2% since 2009.

- The number of homeless persons with physical and mental illnesses has increased 15% (physical) and 8% (mental) since 2009.
- The number of homeless persons experiencing chronic health issues has increased 11% since 2009.
- The majority of homeless persons continue to live outdoors.
- Long-term homelessness (6 months to 10 years) has increased since 2009.
- The main reasons for homelessness are no job/no money, can't pay the rent, no transportation, and alcohol/drug addiction.

The Ford Street Center – Transitional Homeless Housing Facility

The Ford Street provides a transitional homeless housing facility with a capacity of 18 individuals, and 3-4 families. The program provides a home like environment that is child friendly. Those admitted into the program are expected to be clean and sober.

In the winter of 2015-2016, with funding provided by the City of Ukiah, County of Mendocino and private donations, MCAVHN (a local non-profit) operated a temporary winter shelter providing shelter for 46 homeless individuals. The local Homeless Services Planning Group is meeting regularly to develop a plan for moving forward.

The Ford Street Project Transitional Housing Facilities

Transitional housing, as defined by H.U.D., is from six months to two years, and it is meant to be a housing bridge between shelter and permanent housing. During one's stay in transitional housing, tenants are case managed and provided services designed to increase tenant skills toward the self-sufficiency required for successful independent living. The Ford Street Project provides transitional housing for homeless single adults and to homeless families with children. Some of these units are in "scattered sites" in Ukiah:

- **748 Waugh Lane** - Six two-bedroom units for homeless individuals and families. This housing cluster has been successfully housing the homeless since 1988. Since these units are "off site," a residential manager occupies one of the apartments. Services and case management are provided.
- **"Progress House" at 200 Ford Street** - This facility is located across the street from Ford Street's main campus and houses homeless single males who have completed an aftercare program. Abstinence from alcohol and drugs is the goal for all these houses and apartment units.
- **"Unity Village" at 133 and 135 Ford Street** - This facility is located behind Ford Street Project and provides transitional housing for Ford Street program clients.

- **"T.O.T.I.L." (Transitional Opportunity Towards Independent Living)** – The site is located adjacent to the Buddy Eller permanent homeless shelter has been approved for construction.

The Ford Street Project Supportive Housing Program

Since 1996, the Ford Street Project has received funding from HUD's Supportive Housing Program (SHP) through the department of Health and Human Services of Mendocino County to provide housing and services for homeless families and homeless individuals with disabilities in Mendocino County. This funding is used in a variety of ways. Currently it is used to fund transitional housing units. In addition, SHP funds are utilized to provide case management and drug/alcohol counseling to homeless clients. The SHP has been instrumental in Ford Street's work with the homeless, not only in creating more housing and service options for this population but in promoting intensive collaboration on behalf of the homeless among a number of concerned agencies throughout the county.

The Ford Street Project Garden Court Apartments

A 10-unit apartment complex (formerly "The Garden Court Motel") for homeless, low-income adults, generally with psychiatric disabilities. Housing is "permanent", meaning that there is no target date for residents to move out to other housing. A resident manager is on the premises. There are 6 one-bedroom apartments and 3 two-bedroom apartments. Rents are based on criteria established by the State HOME Program and are pegged to resident income as determined at intake. Applications are available at the Manager's Unit at 1175 South State Street, Ford Street Project's Main Office at 139 Ford Street or through the Department of Mental Health Housing Coordinator.

Needs of the Homeless

The homeless population and homeless services providers need continued support from the City of Ukiah to address issues and problems. The City should support the local Homeless Services Planning Group and its members, and other active groups and organizations when practical to assist in their efforts to provide shelter, clothing, food, counselling, and life's essentials to the homeless population.

According to homeless population support advocates, the primary needs of the homeless population are:

- A well-defined and clearer path from shelter to permanent housing, with clear goals and client attainments for each housing stage.
- An effective day shelter program which can actually train homeless persons and prepare them for full independent living, including job training that emphasizes specific skills for various kinds of jobs, how to be an effective tenant, developing parenting skills, learning to take instructions from authorities, developing communication skills, etc.
- Additional homeless facilities given the fact that the majority of the Mendocino County homeless population congregates in the Ukiah area to utilize available services, and the existing permanent shelter only has 64 beds.

Some have argued that the current permanent shelter has too many rules for a number of the chronically homeless who can't stop drinking, using drugs, etc., but operating and managing an "open" facility with no rules that would allow for virtually any sort of behavior may not be practical or reasonable. However, because of the high number of homeless persons and the low number of available homeless facility beds, opportunity for an additional facility or facilities has been identified as a local need that must be addressed in the next planning period.

Where can homeless facilities be located?

The Ukiah Zoning Code currently permits Homeless facilities to be proposed and approved in the following zoning districts with Planning Commission approval of a Use Permit: CN (Neighborhood Commercial); C-1 (General Commercial); C-2 (Heavy Commercial/Light Industrial); PF (Public Facilities); M (Manufacturing); R-1 (Single-Family Residential); R-2 (Medium Density Residential) and R-3 (High Density Residential).

There is no location in the City where a homeless facility can locate without the approval of a Use Permit. However, an Implementation Task/Program is included in this Housing Element to allow homeless create a homeless shelter overlay zone that will allow homeless facilities by right. The homeless shelter overlay zone comprises 12 acres in the northern section of Ukiah. The Planning Commission conducted recommended the northern part of Ukiah as the location for a homeless shelter overlay zone. On September 2, 2015 the City Council adopted a homeless shelter overlay zone, in accordance with the provisions of Senate Bill 2 (SB2) (Cedillo 2008),

The need for an additional homeless shelter has not been identified as a high priority in the community. Moreover, the cost and lack of available resources are overwhelming. Regardless, the task of amending the zoning code to allow homeless shelters in the Homeless Shelter overlay zone without a Use Permit has been completed. .

What can the City do to assist the homeless over the next five years?

There are two primary ways the City can assist the homeless over the next five years. First, it can continue to provide support and possible funding to homeless services providers with a focus on helping to define the path from shelter to permanent housing, and helping to establish an effective life-skill building day shelter program. Second, the City shall examine its zoning districts and consider making homeless facilities an allowed use rather than requiring discretionary review.

Is farm worker housing needed in the City of Ukiah?

Ukiah is located in the most urbanized portion of Mendocino County paralleling the Highway 101 corridor. There are no working farms within the City limits, but there are working orchards and vineyards adjacent to the City, particularly to the east along the Russian River.

The Assessment of the Demand for Farm Worker Housing and Transportation in Mendocino County prepared in 2008 by the California Institute for Rural Studies found that in 2006, there were 4,163 farm workers in Mendocino County. Of those, 1,416 worked in Mendocino County for seven months or more, 673 worked in Mendocino County for 3 to 6 months, and 2,074 worked in Mendocino County for less than 3 months. The Assessment found that the majority of farm workers Countywide live in single family residences, rent individual rooms in single family residences, live in labor camps, apartments or trailers.

The Assessment found that 47% of the farm workers or approximately 1,957 live in the Ukiah Valley. Based on the findings in the Assessment, it is concluded that the majority of farm workers who live within the City limits live in single family homes, apartments, or mobile homes/trailers.

State Public Health and Safety Code Section 17021.5 requires employee housing with accommodations six or fewer employees to be allowed by right and treated as a single family residence rather than a dormitory, boarding house, hotel or other similar term implying that the employee housing is a business run for profit.

The City zoning ordinance allows single family residences by right in the R-1 (Single Family Residential) zoning district. It also does not limit the number of persons living in a residence, or preclude a group of employees, students, or other non-related persons from occupying the residence.

In both the R-2 (Medium Density Residential) and R-3 (High Density Residential) zoning districts, single family dwellings, duplexes, condominiums, apartment houses, and room and board residences are allowed by right without the requirement for a use permit.

The City zoning ordinance also contains an *Agriculture Exclusive* (A-E) zoning district. While no land within the City is zoned A-E, the regulations allow by-right “one family dwellings, trailers and accessory buildings, and farm buildings of all kinds, including labor camps when located upon farms and occupied or used by the owner, farm tenant, or other persons employed thereon or the non-paying guests thereof.” Nothing in the statutes limits the number of dwelling units or how many persons can occupy the units.

It is concluded that the current zoning standards comply with the requirements of State Public Health and Safety Code Section 17021.5, and no new program involving code amendments is required.

Is transitional and supportive housing needed?

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City regulates supportive housing as a residential use, provided supportive services are subordinate to the residential use.

There are a number of existing transitional and supportive housing facilities in the City of Ukiah, some of which are described above. The City zoning ordinance defines these types of facilities

as “Community Care Facilities,” and allows them for up to six persons in all residential zoning districts and in the C-1 (Community Commercial) zoning district without a use permit. Larger facilities housing between 7 and 12 persons are permitted in these zoning districts with a use permit. “Community Care Facility” is defined in the zoning ordinance as being “consistent with the definition contained in Section 1502(a) of the State Public Health and Safety Code.” Section 1502(a) of the PHSC includes 12 different types of community care facilities including “transitional shelter care facility” and “transitional housing placement facility.”

Currently, if a transitional or supportive housing use does not involve medical treatment or other formal services, and it is simply a residential living use, it is treated as a single family dwelling, duplex, or apartment complex identical to other single family dwellings, duplexes, or apartment complexes. However, this may not be completely consistent with Senate Bill 2, which states that all transitional and supportive housing constitutes residential uses. Accordingly, a program has been added to amend the zoning code to be consistent with Senate Bill 2.

Is there a high number of female heads of households in Ukiah?

The 2010 census revealed that there were 866 female heads of households in the City, down from 944 in 2000. Of the 866, 63% or 547 were living under the poverty level.

Table 8 - Female Heads of Household

Community	Female Heads of Household / percentage of total population
Mendocino County (unincorporated)	2268 (3.8%)
Ukiah	866 (5.4%)
Willits	309 (6.3%)
Fort Bragg	437 (6.0%)

Many female heads of household have children under the age of 18. These households generally require affordable housing, since their incomes are often less compared to two-parent households. Housing for female heads of household is a high priority for the City of Ukiah.

Is there a high number of extremely low income households in Ukiah?

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in the City is \$58,900 for a family of 4. . For extremely low income households, this results in an income of \$24,250 or less for a four-person household. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households. At the same time, a minimum wage worker could be considered an extremely low-

income household with an annual income of approximately \$17,000 or less. The service worker who makes your sandwich at the local deli and your server at a local coffee shop could be earning \$8.00 per hour. These people have jobs that could qualify them as extremely low income households.

Existing Extremely Low Income Needs: In 2014, 819 extremely low-income households resided in the City, representing 13% of the total households. This was down from 2010 when there were 819 extremely low income households or 20% of the total households. Most extremely low-income households are renters (769) and experience a high incidence of housing problems. For example, many of extremely low-income households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and most were in overpayment situations.

Projected Extremely Low Income (ELI) Needs: The Comprehensive Housing Affordability (CHAS) data indicates that there are 172-owner and 769-renter ELI households in the City of Ukiah. Of the ELI households, 70 percent of owners and 82 percent of renters pay greater than 30 percent of their income on housing costs.

To calculate the projected ELI housing needs, the City assumed 50 percent of its 2012 low-income regional housing needs are extremely low-income households. As a result, from the low income need of 11 units, the City has a projected need of 6 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could be with mental or other disabilities and special needs. To address the range of needs, the City will employ a detailed housing strategy including promoting a variety of housing types, such as single-room occupancy (SRO) units and small lot subdivisions.

To address the housing needs of extremely low-income households, the City will undertake two programs during the planning period:

1. Identity and meet with nonprofit builders who specialize in building housing for extremely low-income households. This effort is designed to build a long-term partnership in development, gain access to specialized funding sources, identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.

Work in conjunction with other agencies to address the needs of the extremely low income households in the City. At least annually and on an on-going basis contact agencies and developers to facilitate implementing the program. Actions to be considered for inclusion in the program include prioritizing City funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.

Is there overcrowding in Ukiah?

A common method of measuring overcrowding is to compare the number of persons to the number of rooms in the unit. The Census defines an overcrowded household as one that has more than 1.01 persons per room (not including kitchens and bathrooms), while units with more than 1.5 persons per room are considered severely overcrowded. In Ukiah, the data collected from the 2011 American Communities Survey shows that four percent of all occupied units were overcrowded.

Table 9 Overcrowding by Tenure

Overcrowding by Tenure				
Occupants Per Room	Owner Occupied		Renter Occupied	
1.00 or less	2,548	41%	4,346	70%
1.01-1.50	102	1.6%	102	1.6%
1.51 or more	0	0	62	1%
Total	102	1.6%	164	2.6

*American Communities Survey 2011

Are there other types of special needs housing?

Persons with disabilities in Ukiah face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities need affordable, conveniently-located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments.

The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. Many disabled individuals live on a small fixed income which severely limits their ability to pay for housing. The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the United States lives in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. For most, their only source of income is a small fixed pension afforded by Social Security Disability Insurance (SDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which will not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

Description of Need

A disability is a physical or mental impairment that substantially limits one or more major life activities. According to the 2000 Census, an estimated 25% of Ukiah residents (3,494 persons) have one or more disabilities. The most pervasive disabilities for the general population are physical and mental disabilities.

Physical Disabilities: While there are a number of well-managed affordable housing facilities that are accessible to persons with a physical disability, there is a need for additional accessible units. In 1990 only one percent of the City's housing units were accessible. In order to accommodate the City's population with physical disabilities, there is a need to adapt houses or apartments for wheelchairs and other special requirements. Both federal and State housing laws require certain features of adaptive design for physical accessibility in all multifamily residential buildings with four or more units built for first occupancy starting March 13, 1991. However, numerous dwelling units built before that date are not subject to these accessibility requirements. This, however, does not assist individuals – particularly seniors – who choose to remain in their homes rather than move to assisted living facilities and/or other newly constructed units.

Mental Disability: According to 2000 Census data, there are a number of persons with a severe mental disability in Ukiah. This includes a large proportion of the homeless which are often thought to have mental disabilities. Persons with mental disabilities are a critically under-served population with respect to housing. Approximately 20-50 percent of these are capable of living semi-independently in their own supported housing units with assistance in maintaining their apartment, the provision of meals and obtaining transportation, as do other persons with disabilities.

While there is a number of well-managed permanent living and day treatment facilities and programs to serve persons with mental disabilities, there remains a need for additional facilities.

The 2000 Census recorded the disability status of the civilian non-institutional population of City residents. Approximately 21 percent of residents in the City reported as having a disability. The disability breakdown can be seen in the table below. The largest percentage (26 %) of the disabled population has a physical disability. The second largest populated group is that of employment disability of 22 percent.

Table 10 Persons with Disabilities

Persons with Disabilities by Type		
	Number	Percentage
Sensory disability	801	13%
Physical disability	1,619	26.4%
Mental disability	1,171	19%

Self-care disability	654	10.6%
Go-outside-home disability	509	8.3%
Employment disability	1,364	22%
Total Persons with disabilities	6,118	100%

Elderly Population

An analysis of the needs of elderly or senior households or persons is important for four reasons: 1) many elderly have fixed, limited incomes; 2) many elderly persons are “over-housed” (living alone or with two people in a three or four bedroom house); 3) some elderly have mobility and health problems that can create special housing needs; and 4) recent projections indicate an increase in the elderly population in the planning period, both those currently living in the area City of Ukiah.

According to the 2010 Census, there are a total of 1,375 owner-occupied housing units and 665 renter-occupied housing units of which 2,040 are senior households. Table 3-16 represents householders by tenure and age in the City of Ukiah.

Table 11 Senior Households

Senior Households						
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Total 65 and older	876	14%	514	8	1,390	22
Total 64 and under	499	8%	151	2	650	10
TOTAL	1,375	22%	665	10%	2,040	32%

American Communities Survey 2011

Large Households

Large families can have special housing needs if they cannot find affordable, large housing units then and living conditions may become overcrowded. The Table below shows the total occupied housing units by the number of persons living within each unit. This information is shown for owner-occupied and rental housing.

For owner-occupied units, the highest percentage is for a two-person unit (59%). Approximately twelve percent of the owner-occupied households are occupied by five or more persons. For renter-occupied units, the highest percentage is a two-four-person household

(60%). Less than two percent of the renter-occupied units are occupied by five or more persons.

Table 12 Large Family Households

Large Family Households				
	Rental	Percent	Owner-occupied	Percent
2- 4 person household	1,662	60%	1,552	59%
5+ person household	431	2%	322	12%

American Communities Survey 2011

Strategies and Programmatic Responses to Meet Projected Needs

Appropriate housing for persons with mental or physical disabilities include very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of 5 units under construction after September 15, 1985, would conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the U.S. Fair Housing Amendment Act, also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the Act. Unfortunately, the actual increase in the number of handicapped-accessible units available on the current rental market has been small.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to intrude into the standard setbacks required under zoning, and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance.

The City also makes rehabilitation funds available to income qualified households for accessibility improvements. The Housing Rehabilitation Program, funded with a HOME grant has been designed in part to address these needs by providing affordable loans to assist disabled tenants to improve their rental units to meet their physical needs.

The housing needs of several other categories of disabled persons, including developmentally disabled persons and the mentally ill are typically not addressed by Title 24 Regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range

from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group- living quarters; others are capable of living independently if affordable units are available.

Group-home living quarters for a variety of specific disabled clientele groups have traditionally been found intermixed within Ukiah's residential neighborhoods. Consistent with State law, group homes with six or fewer residents per facility are allowed by right in all residential zones. Care facilities with seven or more persons are also permitted in all residential districts and several commercial districts, subject to a conditional use permit.

What types of housing are needed?

- **Rental Units.** Rental units for larger families, particularly for extremely low, very low and low income households. Small rental and for sale units, such as single room occupancy studios, particularly for seniors, students, low wage earners, female heads of household, and farm workers.
- **Smaller For-Sale Housing.** Smaller attached and detached for-sale units affordable to low and moderate income households, and first-time homebuyers. Also, small lot subdivisions. In addition, the preservation of mobile home parks as a contributor to the local affordable housing stock has become significantly important.
- **Special Needs Housing.** Special needs housing and housing with service components. This includes housing for persons with physical and mental impairments, and/or other special needs, as well as farm worker housing that may be seasonal.
- **Student Housing.** Rental housing for Mendocino College students has been a priority for the College and is a priority for the City. This could include dormitory style housing with living units and a communal kitchen/dining facility.
- **Senior Housing.** Affordable housing demand for the Senior citizen population has increased and is expected to continue growing in the future. In particular, housing units for those seniors in the *Extremely Low* income category.
- **Above Moderate Income Units.** Detached for-sale units, rental apartments, and for-sale and rental condominiums available to higher income households.

What types of housing does Ukiah have?

Table 13 provides a breakdown of the total housing units by type of structure for 2000 and 2008. In 2013, it was estimated that there were 6,523 housing units in the City. As indicated, the majority of the units (55%) in Ukiah are single-family units. The variety of housing types in Ukiah fairly diverse.

Table 13 Housing Units by Type

Housing Units by Type*		
	Number	Percent
Single Family Detached	3,596	55%
Single Family Attached	412	6%
Two to Four Attached	839	13%
Five plus Attached	1,237	19%
Mobile Home	439	7%
TOTAL:	6,523	100%

*California Department of Finance 2010

What is the vacancy rate by tenure?

The Department of Finance reported 330 vacant units, which is five percent of the total housing units in the City.

Table 14 Housing Vacancy

*Housing Stock by type of Vacancy		
	Number	Percent
For Rent	136	2
Rented not occupied	7	.01
For sale only	73	1.1
Sold not occupied	13	.1
Seasonal Use Only	25	.3
All other vacant	76	1.1
TOTAL:	330	5.0

*California Department of Finance 2010

How much housing is needed?

- MCOG Regional Housing Needs.** Under California law, every city and county has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. For Ukiah and other Mendocino County jurisdictions, the regional housing need is determined by the Mendocino Council of Governments, based upon an overall regional need number established by the State. The fair share numbers establish goals to guide local planning and development decision making.

In 2013, the MCOG in partnership with representatives from local City and County jurisdictions met and agreed upon the local fair share housing needs.

Table 15 – 2013 Mendocino Council of Governments Regional Housing Needs for Ukiah

Years	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
2009-2014	65	134	65	120	75	459
2014-2019	9 (50% of VL and L)	11	7	7	20	46

Limited Population Growth. As noted in Table 1, there has been very little population growth over the past five years. However, housing needs remain, particularly for extremely low, very low and above moderate income households. This interesting need statistic reflects the lack of overall housing starts in the community due to the slumping economy and the loss of the City's Redevelopment Agency.

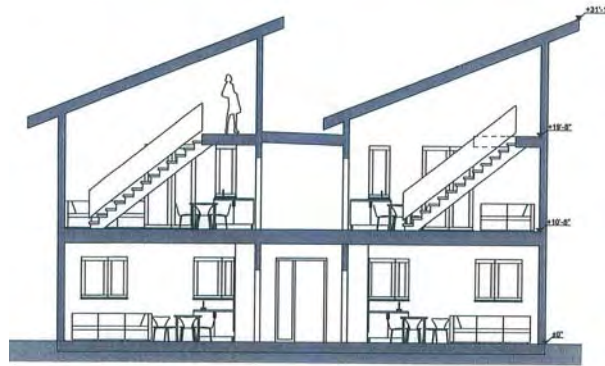
Housing Production since 2009: Even with a reduction of regulatory constraints and continued City support, housing production since 2009 has dropped dramatically. Four single family residential units were constructed in since 2009, and the Clara Court 34 unit affordable housing project was constructed and opened in 2010.

Table 16 – 2015 Housing Production

Year	Extremely Low	Very Low	Low	Moderate
2009	0	0	0	3
2010	22 (Transitional)	34	0	1
2011	0	0	0	0
2012	0	0	0	4
2013	0	0	0	0
2014	0	0	0	0
2015	21	21	0	28
TOTAL	22	34	2	4

Additionally, a number of housing projects were approved by the City Planning Commission in the past couple of years, but not yet constructed. These include:

- 28 unit market rate project at 351 S. Oak
- 42-unit affordable senior housing project, including 5 extremely low income units.
- A two unit market rate duplex on South Main Street.



Efficiency Single Room Occupancy Units Approved by the Planning Commission

Where can new housing be located?

The 2009 Vacant and Underutilized Land Map was updated in January 2014 (Appendix 3). Over the past 4-5 years there has been a very minor reduction in vacant and underutilized land available for housing development (3 acres).

Table 17 – Vacant and Underutilized Land

Year	Total Vacant and Underutilized Land
2009	108 acres
2014	105 acres

The vacant and underutilized land continues to be spread out in the City with a very limited amount of large vacant parcels. Of the last remaining larger properties, most can be developed with residential land uses, but because of location (prime commercial) it is not probable. However, the enabling zoning and regulatory framework for the development of these parcels will continue to permit residential development.

The primary opportunity sites for very low, low and moderate priced rental and ownership housing are vacant infill parcels, underutilized land, and parcels ripe for redevelopment. To successfully develop these sites, traffic, design compatibility, infrastructure, neighbourhood compatibility, and other issues must be analysed.

- **Infill Parcels.** The Vacant and Underutilized Land Map updated in 2014 shows a number of important infill opportunity sites within the City Limits. These parcels are close to existing infrastructure and situated along transportation corridors, and are close to the downtown, retail opportunities, medical services, and professional offices. Development of these parcels will promote increased pedestrian activities and will lower the City's overall carbon footprint.
- **Underutilized Land.** There is underutilized land throughout the City which provides opportunity for all types of needed housing.
- **Redevelopment Sites.** There are a number of key developed properties in and around the downtown and along important transportation corridors that are poised for redevelopment. The sites listed in the following table represent sites with the greatest potential for redevelopment within the planning period.
- **Site Consolidation.** There are a number of key sites that are contiguous to one another with the potential to be combined to accommodate larger projects.

Table 18 – Redevelopment Sites

Property Owner	Address	APN	Parcel Size (sq ft)	Percent (%) Developed	Current Use	Potential Units (see note below)	GP & Zoning	Constraints?
Somers Geraldine SUCCTEE	290 Seminary Ave	0226304	23,814	73%	Retail/Program Services	13 total 8 probable	C C-1	No
Mendocino Savings Bank	294 W. Smith Street	0218304	13,417	64%	Commercial – Bank	8 total 6 probable	C C-1	No
Heller Richard V. & Eileen E. TTEES	304 Pine Street	0217410	8,389	73%	Residential Single Family Dwelling	1	LDR R-1	No
Trinity Youth Services	915 W. Church	0121708	28,742	72%	Vacant	5	LDR R-1	No
Trinity Youth Services	225 S. Hope Street	0126101	27,749	67%	Vacant	5	LDR R-1	No
Trinity Youth Services	915 W. Church	0121603	43,151	91%	Vacant	7	LDR R-1	No
Trinity Youth Services	200 S. Barnes Street	0121404	16,873		Vacant	2	LDR R-1	No
Trinity Youth Services	200 S. Barnes Street	0121409	54,360	55%	Church and School	9	LDR R-1	No
Trinity Youth Services	W. Church & Thompson	0121401	33,611	0%	Vacant	5	LDR R-1	No
Taaning Jessica L.	E. Clay Street	0228105	13,674	0%	Vacant	2	C C-2	2-Story Maximum

H & L Schmidbauer	273 E. Clay	0228104	22,424	65%	Commercial – Warehouse	4	C C-2	2-Story Maximum
Hoskins Roy H. Jr. & Gail TTEES	276 E. Clay	0223124	58,999	43%	Retail Sales	10	C C-2	2-Story Maximum
H & L Schmidbauer Properties LLC	265 E. Clay	0228103	29,007	61%	Retail Sales	5	C C-2	2-Story Maximum
Peabody Robert L.	291 E. Clay	0228106	8,756	81%	Residential Single Family Dwelling	1	C C-2	2-Story Maximum
Mountanos Linda M TTEE	334 N. Main Street	0218602	4,442	0%	Vacant	1 total 1 probable	C C-1	2-Story Maximum
Ceja Celso	479 S. State Street	0218601	5,494	56%	Retail Sales	4 total 2 probable	C C-1	2-Story Maximum
Rocha Antonio Moreno	519 S. State Street	0227328	7,858	39%	Retail Sales	5 total 3 probable	C C-1	2-Story Maximum
Wang Quingnan	521 S. State Street	0227329	3,882	17%	Residential – Single Family Dwelling	2 total 2 probable	C C-1	2-Story Maximum
Wang Quingnan	523 S. State Street	0227322	3,655	40%	Retail Sales	2 total 1 probable	C C-1	2-Story Maximum
Chang James TTEE	527 A & B S. State Street	0227325	7,947	48%	Office	5 total 3 probable	C C-1	2-Story Maximum
Lorenzi Marlyn	533 A S. State Street	0227324	9,040	30%	Retail Sales	6 total 5 probable	C C-1	2-Story Maximum
Hoskins Roy H Fr. & Gail L.	307/311 S. Main Street	0223125	16,520	60%	Office	11 total 8 prob	C C-1	2-Story Maximum
City of Ukiah	Cleveland Lane	002-281-15	10,200	0%	Vacant	7 total 7 probable	P P-F	2-Story Maximum
City of Ukiah	Cleveland Lane	002-281-18	10,500	0%	Vacant	7 total 7 probable	C C-2	2-Story Maximum
City of Ukiah	Cleveland Lane	002-281-28	1 acre	0%	Vacant	28 total 28 probable	C C-1	2-Story Maximum
City of Ukiah	Cleveland Lane	002-281-24	½ acre	25%	Office	14 total 1 probable	C C-1	2-Story Maximum
Bertha Burnham	817 Waugh Ln.	003-574-07	1.7 acres	10%	Single- family	47 total 38 probable	R3	2-Story Maximum
TOTAL POTENTIAL UNITS						222 total 170probable		

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NOTES:

1. The potential number of units was determined by factoring in the number of units allowed by zoning, the applicable development standards, the size of the parcels, the shape and configuration of the parcels, the percentage of existing development, surrounding land uses, on-site field work, and in some cases, subjective, yet professional opinions. Additionally, the existing development on all of the identified sites is aged and in some cases dilapidated, which increases the opportunities for redevelopment and infill affordable housing.

The Ukiah General Plan and Zoning Code permits high density residential development in the C-1 (Community Commercial) zoning district. While full high density residential development is possible, the potential number of units assumes a mix of residential and commercial (25% to 50% residential). This assumption is based on the mix of recently constructed mixed-use projects, and discussions with local and regional developers concerning how mixed-use projects must “pencil-out” to be financial successful.

2. The maximum density allowed in the high density and commercial zoning districts is 28 units per acre.
3. There is a need for 18 extremely low, very low, and low income units. There is opportunity for 280 units on residentially zoned land (vacant, underutilized and redevelopable parcels).
4. It should be noted that not all commercial zoned sites are anticipated to be developed residentially. However, as noted above, there are more than enough opportunity sites to meet the local need.
5. The Ukiah Airport Master Plan limits some parcels to two-stories which is considered a constraint because it could disallow maximum density under the zoning. The Airport compatibility zone maximum density in these areas is 90 people per acre, which does not represent a constraint because it far exceeds the maximum density under the zoning (28 units per acre).
6. No other land use controls significantly constrain the parcels. The City zoning code does not contain a floor area ratio standard, and the height limit, yard setback, and lot coverage standards in the C-1 zoning district are generous, which encourages infill affordable housing development.
7. The Medium Density Residential (R2) and High Density Residential (R3) zoning districts allow owner occupied and rental multifamily residential land uses by-right without a use permit.
8. The maximum density allowed in the high density and commercial zoning districts is 28 units per acre.

There is a need for 18 extremely low, very low, and low income units. There is opportunity for 280 units on residentially zoned land (vacant, underutilized and redevelopable parcels)

9. The Cleveland Street parcels were donated to PEP Housing for the construction of 42 senior affordable units. These parcels have been combined.

The regulatory incentives that provide increased opportunity for these sites to redevelop include the availability of the Planned Development (PD) zoning tool, no floor area ratio standard, a generous height limit, limited yard setbacks in the commercial zones, (grants) for façade and infrastructure improvements.

The sites were chosen because of existing worn or dilapidated structures, near-by successful revitalization efforts, reasonably foreseeable near-by future projects, and other factors. As indicated in footnote number 1, on-site field work was performed on each parcel to determine if and how much affordable housing could be added to the sites given the location and type of existing development, parcel configuration, and other factors.

Additionally, it should be noted that the City has been successful in attracting housing projects in the C-1 (Community Commercial) zoning district. Approved and constructed projects with full residential development on commercially zoned parcels include a 6-unit apartment complex on North Main Street and a 12 unit apartment complex on South Main Street. Both of these

projects are situated in the downtown area and in close proximity to commercial services, medical services, bus routes, and governmental services.

Standard practice of the City of Ukiah Planners is to promote residential development on the commercially zoned property identified as prime for affordable housing development. Programs has been added to post the suitable sites map and associated information on the City's website and to prepare hard-copy hand-out material for property owners and developers.

Is there enough suitable land available to meet the housing need?

The City's share of the regional housing need is 46 units and there is plenty of appropriately zoned, unconstrained land to accommodate this desired number of units. The total probable units for the vacant, underutilized and redevelopable land within the City is 738 units. The primary reason for this is because the City permits medium and high density residential development in its commercial zoning districts. Another reason is that there are a substantial number of underutilized older commercial properties where residential units could be added. The zoning code permits mixed commercial/residential land uses in all commercial zoning districts. Additionally, the City's Planned Development zoning tool provides for creative, well planned residential development and the flexing of typical development standards and densities.

The Housing Element strongly encourages carefully infill medium and high density residential development because of the close proximity to existing infrastructure, transportation corridors, social services, commercial uses, and medical facilities, and to prohibit impacts on surrounding agricultural lands that results from urban sprawl.

Are there constraints to housing development in Ukiah?

The City has regulatory constraints (fees/exactions and zoning standards), as well as environmental constraints just like every other community in California. The environmental constraints include traffic, drainage/flood zones, mature trees, and airport compatibility. All of these constraints affect future development to varying degrees, and each site listed in the Vacant and Underutilized Land Survey (Appendix 3), was examined not only for the presence of constraints, but to what degree the constraints would impact the future development of housing units.

The following table provides a listing and details of constraints to housing development.

Table 19 - Constraints

Constraint	Detail
Fees and Exactions	A new fee schedule was adopted in 2007. Reduced planning permit fees are charged for affordable housing and

	special needs housing projects.
Wastewater (Sewer) Treatment	The wastewater treatment plan upgrade and expansion project has been completed and sufficient capacity is available to serve the identified vacant, underutilized and redevelopable parcels.
Water Storage and Capacity	A water storage project has been completed, which added nearly 2 million gallons of storage to the City's water storage system, and an upgrade to the water treatment plant has been completed. Sufficient water exists to serve the identified vacant, underutilized and redevelopable parcels.
Zoning and Land Use Controls (see below)	The amendments called for in the 2004 Housing Element were completed in 2008. Additionally, the City adopted a Downtown Zoning Code project that provides more opportunity and certainty for housing development in the downtown. Medium and high density housing is now permitted in all commercial zoning districts, and the Planned Development tool has been used to facilitate unconventional housing and alternative development standards. Zoning is no longer considered a constraint. The City has lot coverage, yard setback, height and other regulatory constraints to development. While these zoning standards are typical, the City also does not have a Floor Area Ratio (FAR) standard, which limits development in other communities. The City also has a Planned Development overlay zoning classification, which provides flexibility for development projects. Additionally, in 2008, the City adopted new zoning regulations establishing reasonable accommodations for persons with disabilities (see procedure below).
Airport	There are density limitations and 3-story buildings (other than for public facilities) are disallowed in the B2 Infill area north of the airport. However, many of the identified vacant, underutilized and redevelopable parcels are not located in the B1 or B2 infill area north of the airport.
Drainage	The City adopted new <i>Low Impact Development</i> drainage requirements which could result in higher costs for housing projects.
Traffic	The City adopted a City-Wide traffic study in 2007 and if traffic impact fees are considered in the future, reduced fees for affordable housing projects may be adopted. Additionally, the City has an adopted Capital Improvement Program that includes a number of significant street and intersection improvements that will reduce traffic related constraints for the identified parcels.
Parking	The Ukiah City Code requires 1 parking space for 1-bedroom apartment units and 2 spaces for 2-bedroom apartment units. However, the Planned Development zoning tool can be used to relax this standard if a proposed development such as senior housing can demonstrate that less parking would be needed.
Flood Zones	100-year flood zones and flood-ways exist in the City, but ample suitable land is available to meet the housing need. Most of the identified vacant, underutilized and redevelopable parcels are not situated in a 100-year flood zone.

Permit Processing Procedures	Permit processing for all permits is generally faster and less costly than surrounding jurisdictions. Priority processing is provided for affordable and special needs housing projects.
Housing for Persons with Disabilities	The zoning code was amended in 2008 to include provisions for reasonable accommodation (procedure listed below). Additionally, planning permit fees for special needs housing projects are even less than those charged for affordable housing projects.
Building Codes	The City has adopted the 2007 California Building Codes. These codes have not presented a hardship to affordable housing developers. The State of California and the City of Ukiah will adopt the new 2010 California Codes on January 1, 2011. All building permit applications which are submitted after January 1, 2011 will be required to comply with these new regulations. One of the most significant changes that is anticipated in the new codes is that all new residential occupancies will be required to have fire suppression systems (fire sprinklers). This will add addition costs to affordable housing projects. The City is examining the possibility of using Redevelopment Housing 20% set-a-side funds to offer grants or low interest loans to assist affordable housing developers to comply with this anticipated new requirement. The City of Ukiah code enforcement activities have become complaint driven ever since the loss of the Code Compliance Coordinator position due to budget cuts. However, City staff due initial code compliance cases when they are observed during routine inspection and field observations.
Cost of Land and Financing	Currently, the cost of land is lower than it has been in many years. This is primarily due to the economic downturn. Similarly, the availability of land is higher than it has been with a larger than average number of properties on the market. While financing is tight, there is local optimism that lending institutions are relaxing recent restrictions and the financing market is opening up. Additionally, interest rates are remaining low, and the City's first time home buyer program has been very active over the past year.
Cost of Construction	According to PEP Housing, a local affordable housing builder, the cost of construction in Ukiah is comparable to that of neighbouring counties of Sonoma and Lake. Typical construction costs are between \$190 and \$215 dollars per square foot.
High Density Housing Management	The Ukiah Police Department have expressed concern about the development of new affordable housing projects that do not have requirements for updated and consistent management practices that support safety. The Police have found that the key to safe affordable housing is strong management. A new policies and implementing task have been added to address this concern.

Housing for Persons with Disabilities Procedure:

Request: A request for reasonable accommodation may be made by any person with a disability as defined under the federal fair housing act and California fair employment and housing act, or his/her representative or any entity, when the application of a regulation under this chapter acts as a barrier to fair housing opportunities. In general, a person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. A request for reasonable accommodation may include modifications or exceptions to the regulations, standards, policies and practices for the siting, placement, construction, development or use of housing or housing related buildings, structures and facilities that would eliminate regulatory barriers and provide persons with a disability equal opportunity to housing of their choice.

Application Submittal: A request for reasonable accommodation shall be submitted on an application form provided by the director of the department of planning and community development including documentation of the disability and any other information required to make the determinations required by this section.

Review Of Application: Applications for reasonable accommodation shall be reviewed by the director of the department of planning and community development or designee, or may be referred to the authority taking action on a concurrent application.

In granting an application for reasonable accommodation, the director may impose any conditions of approval relating to the findings above as deemed practical and necessary including, but not limited to, restoration of the property to its former condition and recording in the office of the county recorder notice thereof.

Can certain constraints be overcome or resolved to provide more opportunity for housing?

Since adoption and certification of the last General Plan Housing Element in 2011, progress has been made to resolve constraints. These efforts include the adoption of the new Downtown Zoning Code which encourages more housing in and around the downtown, street improvements (East Perkins Street), drainage infrastructure improvements (East Perkins Street), etc.

The wastewater treatment plant and water treatment plant were recently upgraded and have the capacity to serve future housing development on the identified vacant, underutilized, and redevelopable parcels.

Additionally, the City has secured a CDBG grant to help fund sewer lateral inspections and repairs for extremely low, very low and low income residents.

The HOME grant First Time Home Buyers program has enabled very low and low income residents to purchase homes in the community.

Airport Compatibility:

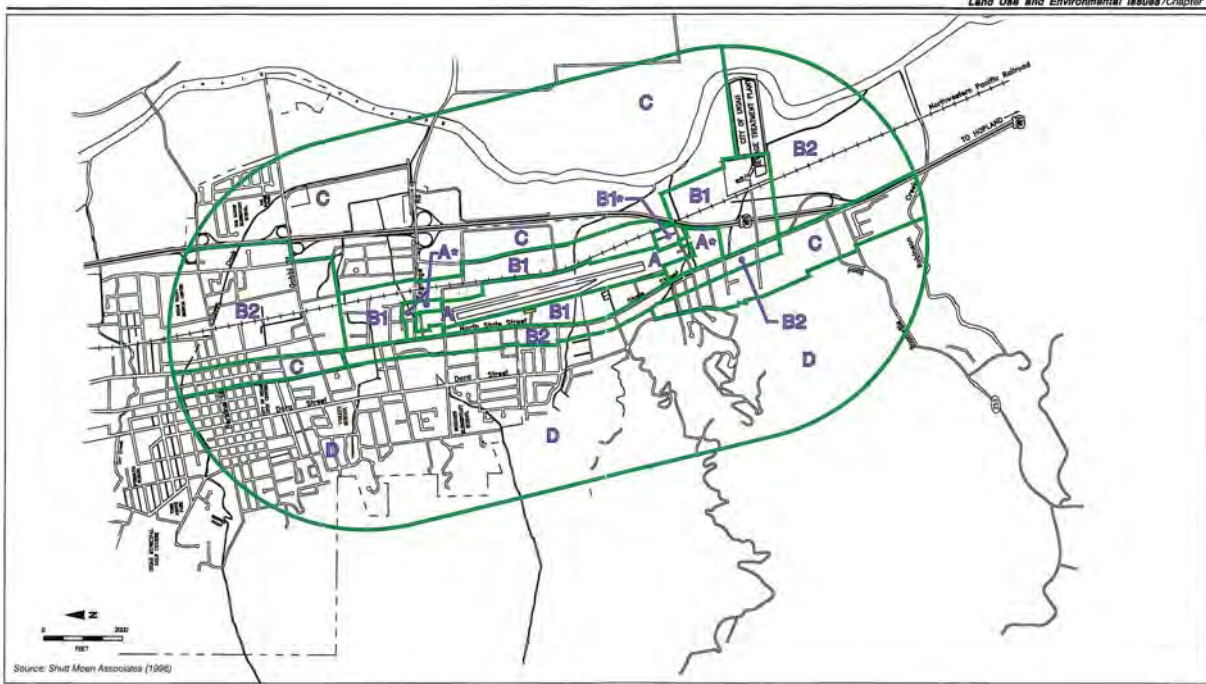


Figure 7J

Land Use Compatibility Map
Ukiah Municipal Airport

The Airport Land Use Compatibility Zone Map

The “A”, “B1” (Infill) and “B2” (Infill) compatibility zones have the following standards for development:

Table 20 – Airport Master Plan Requirements

Zone	Max Density	Parcel Size for New Subdivisions	Open Space	Height
A Zone: Runway Protection Zone	10 people per acre	0	All	7 to 1 slide slope from runway center line
B1 Zone – Infill Area North of Airport: Approach and Departure Zone	60 people per acre	10 Acres	30%	7 to 1 slide slope from runway center line
B2 Zone - Infill Area North of Airport: Extended Approach and Departure Zone	60 people per acre	2 acres	30%	7 to 1 slide slope from runway center line

* If development projects in these zones can meet these requirements, they can proceed without an Airport Comprehensive Land Use Plan consistency determination from the Mendocino County Airport Land Use Commission (ALUC). However, if any project involves a General Plan amendment, rezoning, or specific plan, it is required to be submitted to the ALUC for a CLUP consistency determination.

As noted in the Table, the Ukiah Airport Master Plan indicates that residential subdivisions and multi-family residences are not normally acceptable in the B1 and B2 airport compatibility zones. However, the Plan also indicates that “These uses typically do not meet the density and other

development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative exists.”

There have been a number of multi-family residential projects proposed in the B1 and B2 Infill compatibility zones north of the airport over the past several years. The most notable of these is the 64-unit Summer Creek Village affordable housing project and the PEP Housing 42-unit affordable senior project. While this project served the major community objective of providing much needed affordable housing, it also complied with the density and other requirements of the B2 infill compatibility zone. Based on the long-standing procedural agreement with Mendocino County, the project did not need a formal consistency review from the Mendocino County Airport Land Use Commission because both City and County Staff determined that it was clearly consistent with all the requirements for the B2 infill area.

The Summer Creek Village project was located on a large enough parcel to meet the 60 people per acre density standard. The primary vacant and underutilized sites identified in the 2009 survey that are in the B1 or B2 airport compatibility zones are as large or larger than the Summer Creek Village parcel, therefore it is confidently assumed that multi-family residential projects could be developed on these parcels.

These constraints result in less opportunity for housing development. However, the City highly values the airport as an integral component of its economic development strategy. Accordingly, the City seeks to balance the affordable housing and economic development goals of the City.

It should be noted that none of the identified vacant, underutilized or redevelopable parcels are located in the “A” compatibility zone.

It should be further noted that most of the identified vacant, underutilized or redevelopable parcels are not significantly burdened with airport compatibility zone constraints.

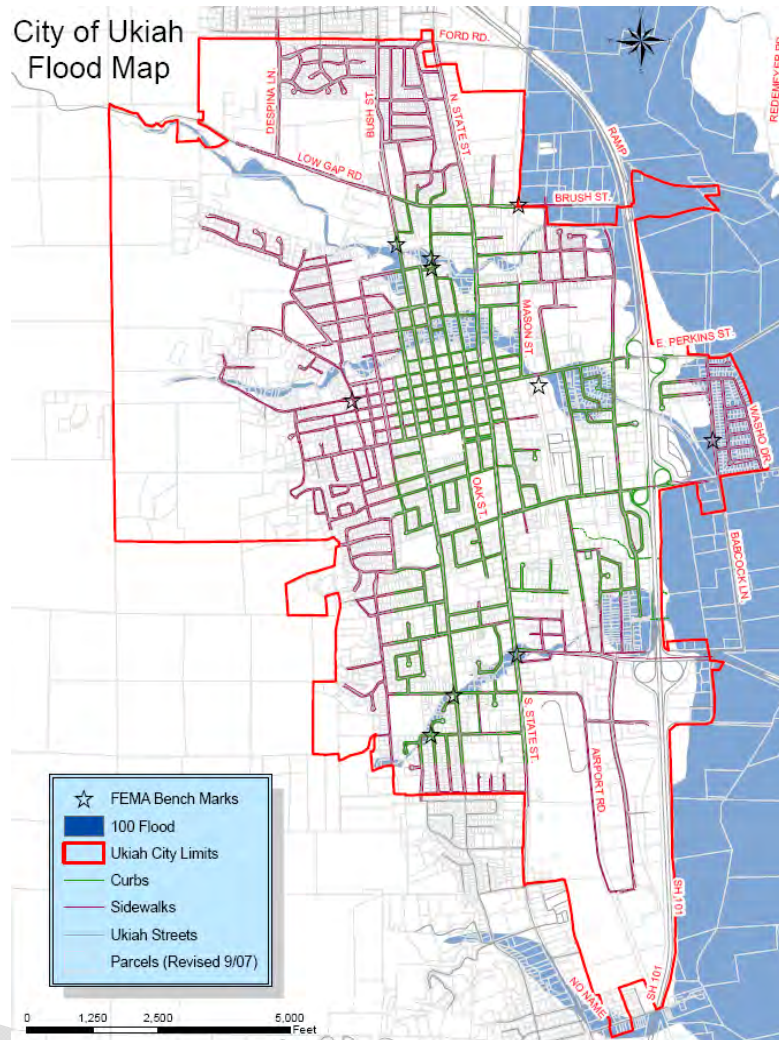
In the event, a housing developer proposes to build on land within the airport B1 infill compatibility area, here is a summary of the required steps and process:

1. An affordable housing developer applies to construct 28 units on a one-acre parcel in the airport B1 infill compatibility zone area which allows a maximum density of 60 people per acre. Using the 1.92 people per unit factor, City staff determines that the project would result in 54 people per acre, and that it would be in compliance with the B1 zone.
2. The developer decides to seek a density bonus of 25% (7 units).
3. Staff determines that this would add 13 people to the site for a total of 67 people, which would exceed the density standard of 60 people per acre. The Ukiah Regional Airport Master Plan indicates that projects exceeding the density standard (or other standards) should “only be allowed if a major community objective is served by the project in the proposed location and no feasible alternative location exists.”
4. Staff refers the project to the Mendocino Airport Land Use Commission for a “consistency determination”, making the argument that the project serves the major community objective of providing affordable infill housing, and that no feasible alternative location exists.

5. If the Land Use Commission finds that even though the project exceeds the allowable density in the B1 zone, it serves a major community objective, and that no feasible alternative sites exists, and then approves the project, it would advance to the City Zoning Administrator or Planning Commission for final action.
6. If the Land Use Commission finds that the project does not meet an important community objective and/or other alternatives sites exist, and says “no” to the proposal, City staff could schedule the matter for a final determination by the City Council, who on a 4/5 votes could override the Mendocino County Airport Land Use Commission.

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Flood Zones:



The City of Ukiah Flood Zone Map

A number of vacant and/or underutilized parcels are situated within the 100-year Flood Zone, which requires structures and roads to be elevated and potentially other measures to protect life and property in the event of a 100-year flood event. This represents potential increased cost associated with the future development of these parcels. The City is currently examining the Flood Zone Maps (1985) to determine if any of the zones warrant a *Map Correction* application to the Federal Emergency Management Association. This exercise could result in a reduction in the flood zone constraints.

An implementation program has been added to identify a prime affordable housing infill site currently burdened by flood zone issues and pursue an engineering study and possible FEMA map correction to eliminate this constraint.

Traffic: Traffic congestion, particularly along the City's major street corridors can affect the developability of some parcels. However, the City's adopted 2010-2011 Capital Improvement Program (CIP) identifies street and intersection improvement projects and funding sources to remedy many traffic congestion problems.

Future development projects may require the preparation of traffic studies to determine potential impacts and reasonable mitigation measures for projects outside the area covered by identified CIP projects.

What are the current land use controls for housing development?

Table 21 – 2015 Zoning Standards

ZONING DISTRICT	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	MAXIMUM HEIGHT	MAXIMUM LOT COVERAGE	REQUIRED SITE AREA	MAX DENSITY	PARKING REQ
R-1 Single Family Residential	20' 30' for garages	10' 5' for accessory buildings	20' 5' for accessory buildings	30' 20' for accessory buildings*	N/A	6,000 sq ft 7000 sq ft. for corner lot	7+ units per acre	2 on-site
R-2 Medium Density Residential	15' 25' for garages	10'	15'	30' 20' for accessory buildings*	N/A	6,000 sq ft 7000 sq ft for corner lot	14 units per acre	2 Per duplex unit; 1 per bedroom for MFR
R-3 High Density Residential	15' 25' for garages	5'	10'	40' 30' when abutting R-1 or R-2	N/A	6,000 sq ft 7000 sq ft for corner lot	28 units per acre	2 Per duplex unit; 1 per bedroom for MFR
C-N Neighbor Comm	10' 15' for second story	5' 10' for second story	10'	30' 20' for accessory buildings	40%	7000 sq ft	28 units per acre	2 Per duplex unit; 1 per bedroom for MFR
C-1 Community Commercial	10' 15' for second story	0' unless abutting an R-1, R-2, or R-3 parcel**	0' unless abutting an R-1, R-2, or R-3 parcel	50'	40%	6000 sq ft 7000 sq ft corner lot	28 units per acre	2 Per duplex unit; 1 per bedroom for MFR
C-2 Heavy Commercial	10' 15' for second story	0' unless abutting an R-1, R-2, or R-3 parcel	0' unless abutting an R-1, R-2, or R-3 parcel	40' 20' for accessory buildings	40%	6000 sq ft 7000 sq ft corner lot	28 units per acre	2 Per duplex unit; 1 per bedroom for

								MFR
P-D Planned Develop	To be determined in the review process	To be determined in the review process	To be determined in the review process	To be determined in the review process	To be determined in the review process	½ acre unless located in the downtown and fulfills other criteria	28 or more units per acre	Flexible

NOTES:

1. * 20' or the maximum height of the main building whichever is less
2. ** If abutting an R-1, R-2, or R-3 parcel, then the setback for that residential district applies
3. The B1 and B2 Airport Compatibility Zones list multiple story offices as "normally not acceptable." The B2 *Infill Policy* north of the airport limits buildings to 2-stories.
4. Various residential housing types are allowed or permitted in all of the above zoning districts
5. Parking requirements vary, but are generally less than nearby jurisdictions in an effort to reduce the size of parking lots and to discourage automobile use.
6. Deviation from lot coverage standards are possible with discretionary review.

Zoning and Housing Types: The City's current zoning code allows for a variety of housing types throughout the City. For example, multiple family residential apartment units are permitted in all commercial zoning districts, and second residential units (granny units) are allowed in the Single Family Residential (R-1) zoning district without the need for a use permit.

Small family day care (6 or fewer children) and community care facilities are allowed in all residential zones and in the Community Commercial zoning district without a Use Permit. Large family day care (7 or more) and community care facilities are permitted in these districts with the securing of a Use Permit. The City code does not include any spacing or concentration restrictions.

The Planned Development (PD) zoning tool contained in the City Code allows for creative, well planned housing projects, and provides for the possible relaxation of typical development standards, as well as permitting unconventional housing types such as cooperative housing and school dormitories. This tool was used successfully during the past planning period to approve a compact, nicely designed infill low to moderate income housing development. The tool allowed for the reduction in parking, street and driveway widths, density, and yard setbacks. This Planned Development zoning remains an important tool in the City's toolbox for affordable housing projects.

The PD tool is an overlay zoning district that technically is a rezoning. For example, an affordable senior housing project applicant may propose to lay the PD zone over an existing R-3 (High Density Residential) zoning district to reduce parking requirements, relax yard setbacks, and reduce access roadway widths. The application requires review and a public hearing by the Planning Commission and a final review and action by the City Council. Affordable housing projects that successfully used this tool include the Cleveland Lane sweat equity project, Mulberry Street sweat equity project, and the Cottage Lane project.

Fees and Development Review Process: The City requires payment of different fees as a condition of development approval. These fees are lower than comparable market-rate fees for

technical plan review tasks and for fees charged by other nearby jurisdictions. Discounted fees are levied for affordable housing projects.

Table 22 – 2015 Planning Permit Fees

Planning Permit Fees	Regular	Affordable Housing
Site Development Permit- - Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Site Development – Minor	\$450	Same
Use Permit Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Use Permit Minor	\$450	Same
Variance Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Variance Minor	\$225	Same
Subdivision Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Subdivision Minor	\$900	Affordable Housing: \$720 Special Needs Housing: \$540
Subdivision Exception	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Boundary Line Adjustment	\$450	Affordable Housing: \$360; Special Needs Housing: \$270
General Plan Amendment	100% cost recovery	Same
Annexation	100% cost recovery	Same
Rezoning	100% cost recovery	Same
Rezoning Planned Unit Development	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Environmental Impact Report (EIR)	Consultant cost plus 15% administration	Same

Specific Plan/Master Plan Review	\$1,800	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Development Impact Fees	None, except for a specific traffic impact fee associated with the development of the Airport Business Park mixed use shopping center. Residential sewer hook-up fees vary depending upon how many bedrooms are proposed. The fee for a one bedroom home is \$9,820; two bedroom \$10,911; and a three bedroom is \$12,002. For each bedroom beyond 3, and for a bedroom addition to an existing home, the fee is \$1,091.	Developers of affordable housing projects may be eligible funds to help finance infrastructure improvements.

Example Project: The 32-unit Clara Court affordable apartment project, which received approximately \$350,000 in grants and low interest loans from the Ukiah Redevelopment Agency for property acquisition and pre-development funds, paid approximately \$450,000 in total fees (planning permit, building permit, water, sewer, public works, electrical, planning, and fire protection). This amounts to approximately \$14,000 per unit (does not include school district fees collected by the district). This amount appears reasonable when compared to other jurisdictions. For example, in unincorporated Mendocino County, the cost is approximately \$17,500 per unit (pages 3-20 and 3-21, 2010 Mendocino County General Plan Housing Element).

Fee Percentage of Development Cost: According to the issued building permit(s) for the Clara Court project, the total value/development costs for the project are \$2,917,944. The total City collected fees of \$450,000 equate to only 15.4 percent of the development costs for the project.

The City is also deferring the electrical, water, and sewer connection fees (\$413,284 of the \$450,000) until final inspection and the grant of occupancy. This will significantly contribute to project feasibility and achievement of affordable targets because it helps to meet construction loan underwriting requirements and reduces financing costs.

Additionally, in December, 2010, the City RDA provided an additional \$450,000 to the project to assist in clean-up of unanticipated contaminated soil.

Development Review Process:

Table 23 – 2015 Development Review Process

Project Type	Approving Body	Timeline	Comment
Individual single family house	Staff	2 to 4 weeks	Plan check prior to issuance of building permit
Minor Subdivision	City Engineer	1 to 2 months	Parcel Map 1 to 3 months Final Map 1 to 2 months
Major Subdivision	Planning Commission and City Council	3 to 5 months	Subdivision Map 2 to 3 months Final Map 1 to 2 months
Duplex or triplex in a R-3 District	Staff	2 to 4 weeks	Staff review of site development plan
Multifamily housing with no subdivision	Planning Commission	2 to 3 months	Site Development Permit
Multifamily housing with major subdivision	Planning Commission	3 to 4 months	Site Development Permit and Subdivision Map
Mixed Residential Commercial Use (CUP)	Planning Commission	3 to 4 months	Project with no land division requires a Use Permit and Site Development Permit Review by the PC.
Planned Development Rezoning	Planning Commission and City Council	3 to 4 months	Requires a concept plan and a precise development plan.
CEQA Negative Declaration	Planning Commission	Varies	Processed jointly with project
CEQA EIR	Planning Commission	up to 12 months	Processed jointly with project.

Site Development Permit (SDP): The review of a Site Development Permit focuses on architecture, landscaping, parking, and other site design elements. The landscaping and parking standards are clear and concise and the Planning Commission has the authority and flexibility to reduce the requirement on a case-by-case basis. The architectural design findings are similarly concise and routinely shared with project applicants early in the pre-application discussions. The finding is not burdensome and allows for flexibility in the design of housing structures:

“There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.”

The Side Development Permit Review Process: Processing a typical Side Development Permit takes approximately 6-8 weeks and includes the following steps:

Step 1 - Filing an Application

Applications are submitted to the City at the Planning and Community Development public information counter at the Ukiah Civic Center – 300 Seminary Avenue, Ukiah. While pre-application review (at no cost) is encouraged, it is not required.

Step 2 – Project Review Committee

The project planner will schedule the project for a roundtable discussion between the applicants and various City Staff members to flush out issues and problems, and to provide the applicants with a preliminary determination regarding possible conditions that may be imposed on the project.

Step 3 – Application Completeness

Within approximately 2 weeks after application submittal, the project planner will determine if enough information has been submitted to fully understand the proposed project. If enough information has been submitted, the application will be deemed “complete” for processing. If not, the project planner will send a detailed letter to the applicant indicating exactly what information is needed to fully understand the proposal.

Step 4 - Environmental Review

Some Site Development Permit applications need a preliminary environmental review (Initial Study) by the project planner. The purpose of this review is to find out if the project will cause any adverse environmental impacts. You may be required to give us more information about traffic, noise, etc. After reviewing all the information, the City Environmental Coordinator will make an environmental determination.

Step 5 - Public Notice

Once the project planner has completed an analysis of the proposal, and all issues have been resolved, a public notice is published in the local newspaper describing the proposal and when the required public hearing will be conducted. A public notice is also sent to all property owners within 300-feet of the project site, and the project planner will physically post/stake a notice on the subject parcel.

Step 6 – Public Hearing and Action

The City Zoning Administrator or Planning Commission will conduct a public hearing, make findings, and take action on the project. If the project is approved, the Zoning Administrator or Planning Commission may impose conditions on the project. For information regarding the required findings that have to be made to approve the Site Development Permit project or the conditions of approval that may be placed on the project, contact the City Planning Staff at the number listed below.

Use Permit: The primary finding required to approve a Use Permit is that the housing project would not have a detrimental effect on the health, safety, and general welfare of the public. The Use Permit review process is the same as the Site Development Permit Review process.

Planned Development Rezoning: The Planned Development Rezoning tool has been the most successful tool for creating affordable housing in the City. As indicated, it provides flexibility with development standards such as lot sizes, yard setbacks, driveway widths, etc. Hundreds of affordable housing units have been constructed as a result of this tool, including two large “sweat-equity” home ownership projects.

While the process is discretionary and involves public hearings before the Planning Commission and City Council, it is clear and provides certainty to the community and developers. The certainty is provided to the community because this rezoning proposal/application includes an actual development plan rather than just changing the zoning classification. Certainty is provided to the developer because the pre-application review is intimate with staff and staff is readily available through-out the process. It is not uncommon for staff to meet with the developer of a Planned Development project many times during the course of review to discuss and resolve issues.

Moreover, the process is not time consuming and the cost is not restrictive given the City's fee reduction for affordable housing projects. This is why the tool has been so successful in the City of Ukiah.

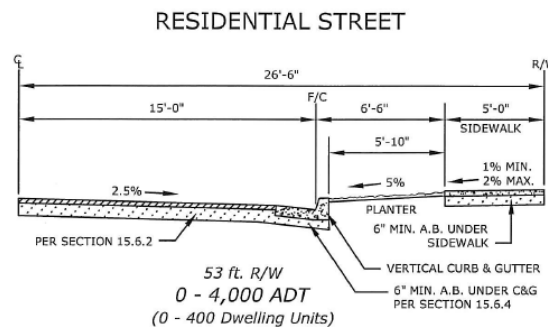
Planned Development Rezoning Review Steps: The review process for Planned Development projects takes approximately 3-4 months to complete.

1. Pre-application review. This is an optional step in the process that is free of charge, and provides the developer with an opportunity to meet with staff to discuss the proposal, identify issues, sound-board solutions, located infrastructure, and confirm the steps in the review process.
2. Application filing. The applicant meets with staff and files the application. If it is an affordable housing projects, the applicant pays reduced fees.
3. Application routing. The application is routed to various departments and agencies for review and comment.
4. Application completeness. Within approximately 2-weeks, staff determines if enough information has been submitted to fully understand the project.
5. Environmental Review. Within 30 days from determining the application to be complete for processing, staff makes a determination regarding compliance with the California Environmental Quality Act.
6. Planning Commission public hearing. Once environmental review is completed, the project is scheduled for a public hearing before the Planning Commission.
7. City Council public hearing. The City Council conducts a public hearing to consider the recommendation from the Planning Commission and to take final action on the project.

On and Off-Site Improvement Requirements: The City requires streets, curb, gutter and sidewalks, water and sewer connections, electrical connections and landscaping for all new construction, including affordable housing projects.

Street Standards: The City Department of Public Works maintains a *Standard Plans* document that provides housing developers with details and specifications for street, sidewalk, curb, gutter, wheel chair ramps, sewer, water, drains and street tree improvements. All the details and specifications are typical of a small rural city, and present no hardship or unreasonable requirement for housing developers.

The specification for a typical residential street, curbs and gutters, and sidewalks are typical of a small rural city, and have not resulted in a significant barrier to affordable housing projects:



NOTES

1. Typical street section to be used in new residential subdivisions.
2. ADT is Average Daily Traffic.
3. Rolled curb and gutter may be constructed at street elbows and cul-de-sacs if approved.
4. The planter width may only be reduced or the planter removed to meet residential housing densities or to conform to existing street right-of-way if approved.
5. The street section may be modified for infill development.

Water service connection fees are typical of a small rural City and have not resulted in a barrier to affordable housing projects. The City owns its own electrical utility and its electrical service connection fees are not only considered reasonable, but are in fact are less than those charged by the Pacific, Gas and Electric Company (PG&E), which provides electrical service outside the City limits.

The sewer connection fees charged by the City are identical to those charged by the Ukiah Valley Sanitation District which provides wastewater service to the unincorporated areas outside the City limits. The fees are considerably less than those charged by cities to the south in Sonoma County.

Landscaping: Affordable housing projects are required to landscape 20% of the project site, and this has not presented a significant barrier to past projects. The zoning code does allow a reduction to the amount of landscaping depending upon the size, scale, intensity, and location of the project.

Traffic Level of Service: Depending upon the number of units and location of a proposed project, including affordable housing proposals, a traffic study may be required. As part of the 2010 General Plan Housing Element update, the City amended its General Plan Circulation Element to relax the roadway level of service from a “C” to a “D” as an interim measure until the City completed a citywide traffic model and further revisions to its Circulation Element. This has removed a barrier to affordable housing development.

It is concluded that the City’s required on and off-site improvements do not present a significant barrier to the development of affordable housing projects. This is evident because of the recent project approvals for the Clara Court and Summercreek Village affordable housing projects, where on and off-site improvements were not issues and did not present barriers.

What Affordable Housing Developers Can Expect: Affordable housing developers can expect professionalism, cooperation, and a team approach from City Staff on issues such as property identification, constraints and opportunities analysis, potential funding assistance, reduced development processing fees, and expedited time frames for permit processing.

To assist developers, the City has produced a document entitled “What You Need to Know About Construction and Development.” It is provided free upon request and is posted on the City’s website.

The goal and mission of City Staff is to help shape an approvable project, and to provide certainty to the developer in terms of fees, standards, findings, and the entirety of the permit review process.

Military compatibility

There are no Military bases in or near the City of Ukiah or Mendocino County. However, the City is within an SUA (Special Use Airspace) more specifically termed a Military Operations Area (MOA). An MOA is an area of airspace designated for military training activities and requires the City to notify the appropriate military office when it proposes to amend or adopt a new General Plan or when large development projects are proposed. A program has been added requiring these tasks to be accomplished.

Crime prevention and environmental design (CPTED)

CPTED is defined as “the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life.” There are ten key principals and associated strategies communities should consider when applying the CPTED framework to the design, development, redevelopment, and maintenance of buildings and community spaces:

1. **Natural Surveillance**— *the design and placement of physical features to maximize visibility and surveillance.* Keeping intruders easily observable by maximizing visibility.

Key strategies include the design, placement, and lighting of doors, windows, walkways, gathering areas, roadways, and structures. The objectives are to eliminate hiding places and increase the perception of human presence or supervision.

2. **Natural Access Management**— *the physical guidance of people and vehicles.* Designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes and discouraging access to private areas.

Key strategies include the use of real or perceived barriers such as fencing or plantings, and other way finding elements such as lighting, signage, and artwork. The objectives are to provide orientation and a pedestrian-friendly environment and to discourage would-be offenders by making noncompliance obvious.

3. **Territorial Reinforcement**— *the use of physical attributes to delineate space and express a positive sense of ownership.* Increased definition of private space to create a greater sense of ownership and territorial control of an area.

Key strategies include the use of art, signs, landscaping, and boundary treatments as well as the orientation and strategic placement of buildings. The objectives are to define borders, express ownership, and communicate a space is cared for and protected.

4. **Physical Maintenance**—*the repair, replacement, and general upkeep of a space, building, or area.*

Key strategies include the use of low-maintenance landscaping and architectural materials, trash collection and removal, and other programs to maintain a clean and orderly environment. The objective is to allow for the continued use of a space for its intended purpose.

5. **Order Maintenance**—*the attention to minor violations and reduction of opportunities for inappropriate behavior.*

Key strategies include posting rules and expectations, using graffiti- and vandalism-resistant materials, and imposing quick, fair, and consistent consequences for violations. The objectives are to foster safe, orderly, and predictable behaviors.

6. **Activity Support**—*the planning and placement of safe activities.*

Key strategies include sidewalk and street level activities, such as markets, fairs, and festivals, in key community areas. The objective is to increase the number of people using a space, thereby enhancing visibility, social comfort and control.

7. **Social Capital**—*the social trust, norms, and networks people draw upon to solve common problems, foster civic engagement, and discourage inappropriate behaviors.*

Key strategies include designated gathering areas, social events, community programs, and communication protocols or equipment. The objective is to encourage communication, trust, and collaboration among stakeholders and also with the governmental agencies that serve them.

8. **Land Use and Community Design**—*the distribution, location, and amount of land for various uses; their density and intensity; and the design elements, strategies, and overall character of a planning area.*

Key strategies include team training for professionals involved in planning and development activities, solicitation of community public safety concerns and collaboration in problem solving, and incorporation of CPTED principles into planning processes. The objectives are to create, or recreate, and manage built environments in a manner that includes considerations for public safety.

9. **Target Hardening**— *the making of potential targets resistant to criminal attack.* Using features such as window locks and dead bolts that prohibit entry or access. The City could naturally reduce crime by encouraging development projects to use these CPTED tools. Educating City staff on how CPTED principles can reduce crime and offering incentives to residential and commercial builders who incorporate CPTED principles into their project design could reduce crime and the overall need for policing in the City.

Key strategies include the reinforcement of entry and exit features, law enforcement or security presence, and security devices such as locks, alarms, and cameras. The objectives are to increase the efforts that offenders must expend and the risk of their being identified or apprehended in committing an offense.

10. **Natural Imperatives**—*ensuring access to necessary goods and services including natural light, clean air and water, healthy foods, physical activity, employment, and housing.*

Key strategies include pedestrian amenities, public parks, accessible transit systems, quality food sources, and education and employment opportunities. The objective is to promote healthy behaviors and reduce mental fatigue and associated risky behaviors by meeting the biological, social, and economic needs of the population.

A program has been added to require the use of CPTED when reviewing housing development projects.

Safety and high density housing management

The Ukiah Police Department has participated in a program that brings law enforcement together with the owners and managers of high density housing complexes to devise strategies for keeping the facilities safe. While funding for the program remains uncertain, the Police leadership believe it represents the best approach to increasing safety and reducing police calls to high density apartment complexes.

Are there affordable housing units in the community that are at-risk of being converted to market rate units?

There are affordable housing units throughout California which were built 30 years ago with federal low-interest mortgages from the U. S. Department of Housing and Urban Development with an agreement that the rents of these units be kept at a level affordable to low income

households. State Government Code §65863.10 requires owners of such projects to provide at least nine months notice of contract termination or prepayment of federal assistance to tenants and public agencies. State law requires an analysis cover a ten-year period, and be divided into two periods, coinciding with updates of the Housing Element. There are three general cases that can result in the conversion of publicly assisted units:

1. Prepayment of HUD Mortgages: Section 221(d)(3). Section 202 and Section 236: A Section 221(d)(3) is a privately owned project where the U. S. Department of Housing and Urban Development (HUD) provides either below market rate loans or a subsidy to the tenants. With Section 226 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low income tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.
2. Opt-outs and expirations of project based Section 8 contracts: Section 8 is a federally funded program that provides subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed contract rents.
3. Other: Expiration of the low income use period of various financing sources, such as the Low-Income Housing Tax Credit (LIHTC), Bond financing, density bonuses, California Housing Finance Agency (CFHA), Community Development Block Grants (CDBG) and HOME funds and redevelopment funds. Generally, bond-financing properties expire according to a qualified project period or when the bonds mature. Former properties funded with Redevelopment Agency funds generally require a minimum affordability term of 30 years.

There is one subsidized housing development that was at risk of conversion to market rate. However, according to ownership, Ukiah Autumn Leaves, a non-profit tax exempt corporation has extended its Section 8 project based voucher financing. The result is the project will not convert to market rate for at least an additional 10 years.

While the need is limited, this Housing Element includes a Program calling for the establishment of an *At-Risk Unit Program* to address the issue of at-risk unit loss.

Table 24 – Multi-Family Projects on the Market in 2013

Name/Address	Asking Price	Units	Price/Unit	Year on Market
740 El Rio Street	\$249,000	2	\$124,500	2013
Mason Street	\$895,000	8	\$111,875	2013

State Street	\$1,150,000	3	\$383,333	2013
Average			\$206,569	

Source: www.loopnet.com

The City will contact qualified non-profit organizations or other agencies and explore opportunities to assist and facilitate the transfer ownership of “at risk” units. Potential funding sources may include:

- The City of Ukiah General Fund
- State Department of Housing and Community Development
- Mendocino County Housing Authority
- Burbank Housing Development Corporation

A Note on Greenhouse Gas Emissions and Global Warming

The greenhouse effect is a natural phenomenon whereby the Earth's heat is trapped in the atmosphere by certain gases. Greenhouse gases thus contribute to maintaining a surface temperature on Earth favorable to life. Industrialization and the population explosion that have occurred over the past 200 years have been accompanied by a substantial increase in the use of fossil fuels such as coal, oil and natural gas, thus leading to an equally considerable increase in greenhouse gas emissions in the atmosphere. The additional greenhouse gas emissions have in turn exacerbated the greenhouse effect, which appears to be the cause of the increase in the temperature of the Earth's surface and the lower layers of its atmosphere.

According to California Assembly Bill 32, "Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems."

The Legislature also found that Global warming "will have detrimental effects on some of California's largest industries, including agriculture, wine, tourism, skiing, recreational and commercial fishing, and forestry. It will also increase the strain on electricity supplies necessary to meet the demand for summer air-conditioning in the hottest parts of the state."

What Are the Sources of Greenhouse Gases? In the U.S., our greenhouse gas emissions come mostly from energy use and fossil fuel combustion (automobiles). These are driven largely by automobile use, the current manner of economic growth, fuel used for electricity generation, and weather patterns affecting heating and cooling needs. Energy-related carbon dioxide emissions, resulting from petroleum and natural gas, represent 82 percent of total U.S. human-made greenhouse gas emissions. Transportation causes 38% of greenhouse gas emissions in California.

Land Use and Greenhouse Gas: Over the past 50 years, urban sprawl in the immediate vicinity of Cities has increased dramatically. Locally, urban development has occurred in an unstructured manner outside the Ukiah City limits.

These resulting areas are characterized by low-density; have increased distances between residential areas and workplaces, businesses and services; are ill suited to modes of transportation other than the automobile; have relatively less attractive central areas; and many have vacant lots and underused or abandoned buildings.

Increase in automobile trips: Sprawling low density urban development generates automobile trips that lead to substantial greenhouse gas emissions and, more specifically, carbon dioxide (CO₂) emissions. Indeed, the automobile is the preferred if not the only possible choice for transportation. As public transit choices, walking and cycling are often unavailable, uneconomical, or inaccessible. Moreover, in urban areas, an increase in the use of the automobile is accompanied by an increase in the number of vehicle trips and in the distances traveled.

Conclusion: In response to greenhouse gas emissions and global warming, as well as other basic planning principals, a Guiding Principle for future housing development is to promote green and sustainable building, water conservation, energy efficiency, pedestrian orientation, and careful infill development.

Implementing programs are included to fulfil this Guiding Principle.

Opportunities for Energy and Water Conservation

There are positive opportunities for fulfilling the Guiding Principle to increase energy and water conservation and efficiency in housing developments.

Energy Conservation: The City is currently operating a housing rehabilitation program with the use of HOME grant funds. This program requires recipients to focus on energy efficiency measures and to date nearly \$400,000 has been utilized to improve existing housing units. The City is poised to continue this program if successful in securing additional HOME grant funds in the future.

The City also owns its own electric utility and offers a number of energy conservation incentives and rebates for residential development. These include:

- Energy Efficiency & Solar Program
- Energy Efficiency Air Conditioning and Heat Pump Rebate Program
- Weatherization Rebate Program
- Energy Efficiency Water Heater Rebate Program
- Energy Efficiency Appliance Rebate Program
- Residential Lighting Program

The programs include higher incentive rebate amounts for lower income households.

The City is committed to continuing these programs and not only encouraging energy conservation, but taking the steps to really making it happen.

Water Conservation: The City has been proactive in water conservation matters and offers both indoor and outdoor water conservation tips on its website. The Planning Commission has

consistently raised water conservation issues when reviewing proposed development projects and routinely requires native drought tolerant plant species in landscaping plans.

The City is committed to continuing these approaches to water conservation.

Housing Goals

Table 25 - 2009-2014 and 2014-2019 Housing Goals Comparison

2009 -14 Housing Goals	2014 - 2019 Housing Goals
Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.
Goal H-2: Provide housing for all economic segments of the community.	Goal H-2: Provide housing for all economic segments of the community.
Goal H-3: Expand affordable housing opportunities for persons with special housing needs such as the homeless, mentally ill, physically disabled, households with very low to moderate incomes, senior citizens, farm workers, female heads of households with children under 18 years old, and first time homebuyers.	Goal H-3: Expand affordable housing opportunities for persons with special housing needs such as the homeless, mentally ill, physically disabled, households with very low and low to moderate incomes, senior citizens, farm workers, female heads of households with children under 18 years old, first time homebuyers and the developmentally disabled.
Goal H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.	Goal H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.
Goal H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.	Goal H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.
Goal H-6: Maintain a collaborative working relationship with all groups and organizations dedicated to providing affordable housing in the community, and ensure broad public participation in the development of housing goals and policies.	Goal H-6: Maintain a collaborative working relationship with all groups and organizations dedicated to providing affordable housing in the community, and ensure broad public participation in the development of housing goals and policies.

Housing Goals and Policies

What do we want to Happen?

Goal H-1

“We want to conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.”

Policies to Support Goal H-1 H-1.1: Promote and encourage the rehabilitation of existing residential units. H-1.2: Promote the use of sustainable and/or renewable materials and energy technologies (such as solar and wind) in rehabilitated housing when possible. H-1.3 Preserve at-risk housing units. H-1.4 Improve the safety for residents at high density apartment complexes.	
Implementing Tasks <i>How Results Will be Achieved</i> H-1.a: By the end of 2016, develop and implement a residential rehabilitation program with an emphasis on improving safety, comfort and energy efficiency. H-1.b: Work with the City Public Utility Department to potentially expand the City's Energy Efficiency Public Benefits Fund. H-1.c: Provide informational materials to the public regarding sustainable and green building materials. H-1.d: Consider measures that would preserve/conservate existing mobile home parks, such as a mobile home rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc. H-1.e Develop an At-Risk Units Program: Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State, and local agencies to preserve the units. H-1.f Work closely with the Ukiah Police Department and local apartment complex managers to keep housing safe. Consider funding mechanisms for increasing public safety. H-1.g Refer all proposed General Plan amendments to the appropriate military offices for review and comment. Revise the planning permit application form to include this step of referral.	
Tracking Progress <i>How Success Will be Measured</i> Measuring success is the key to knowing if the goal of Conserve, rehabilitate, and improve the existing housing stock is being pursued and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:	

- What progress has been made to Conserve, rehabilitate, and improve the existing housing stock?
- What specific tasks are planned for the next year that will increase success?
 - Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why is this Goal important?

The 2008 Housing Conditions Survey revealed that 77% of the local housing stock was more 25 years old, and that 37% or 1,445 units needed moderate repairs, 0.9% need substantial repairs, or and (23.4%) minor repairs. Additionally, the survey found that 567 residential units needed window replacement or repair, and only 44% of the units showed evidence of window insulation. In 2014, this housing stock has aged further.

A decent place to live is basic to human dignity and helps define a community's quality of life. The current housing situation in Ukiah does not provide enough decent housing for extremely low income, very low income, low income, and persons in special need. It restricts opportunity for seniors and young adults to remain in the community. It limits the ability of teachers and other public service employees, people who work in local businesses and people who provide child care and elder care to find housing so that they can live in the community where they work.

How do the Goal and Policies Relate to the Guiding Principles?

One of the Guiding Principles is to promote and support green and sustainable building, increase energy efficiency, and respond to climate change. This goal and associated policies correspond directly to this Guiding Principle.

Goal H-2 “We want to provide housing for all economic segments of the community.”
Policies to Support Goal H-2 H-2.1: Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need. H-2.2: Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts. H-2.3: Encourage new condominium development to provide housing for persons desiring to “scale-down” their housing circumstances and to provide broader opportunities for first-time

home buyers and moderate income persons.

H-2.4: Continue to consider and explore HOME grant, CDBG and other funding sources to facilitate housing affordable to extremely low, very low and low income households.

H-2.5: Continue to support the Ukiah Homeless Service Planning Group and homeless support services in all ways feasible.

H-2.6 Promote the construction of new market rate single-family units.

Implementing Tasks ***How Results Will be Achieved***

H-2.a: Provide copies of the inventory of vacant and underdeveloped land for public distribution.

H-2.b: Work with public transit providers and developers to encourage housing development located close to public transit facilities.

~~**H-2.c:** Provide reduced planning permit application fees for residential second dwelling units.~~

H-2.d: Review the zoning code and determine if any constraints to condominium developments and cooperative living projects exist, and if so, eliminate the constraints.

H-2.e: As Staff and resources allow, assist the Ukiah Homeless Services Planning Group in all ways possible.

H-2.f: The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the M Manufacturing zoning district. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for homeless facilities, pursuant to California Government Code Section 65583.

H-2.g: Do not permit the conversion of rental units to condominium units unless the City's amount of rental units is sufficiently adequate.

H-2.h: Do not permit the conversion of single family residential homes to professional offices unless the City's amount of residential units is sufficiently adequate.

H-2.i: Adopt an Inclusionary Housing Ordinance by 2017 that requires below-market rate housing to be included as part of residential projects as follows:

1. 20 percent of the units in a rental housing project of five or more units shall be affordable to very low and low-income households.
2. 20 percent of the units in a for-sale project of five or more units shall be affordable to very low to moderate-income households.
3. All housing projects involving 2 to 4 units shall pay a housing impact fee if established by the City.

4. Alternative methods of meeting the intent of the inclusionary requirements such as the payment of an in-lieu fee deposited in the Housing Fund, or providing land for the construction of affordable units may be permitted under certain circumstances.
5. Inclusionary units shall be constructed, rather than in-lieu fees being paid for larger housing developments. The threshold for this requirement shall be established in the Zoning Ordinance.
6. The amount of in-lieu fees shall be established by a resolution of the City Council and bear a relationship to the difference between the sales price between market-rate versus affordable housing units.
7. The allocation of inclusionary units among the income categories shall resemble the proportion of extremely low, very-low, low, and moderate income units identified in the Regional Housing Needs Determination to the maximum feasible extent.

H-2.j: Adopt the following minimum standards for inclusionary housing units:

1. The exterior appearance of inclusionary units shall not be different than for other units in the housing development of which they are a part; and
2. Inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development.

H-2.k: Prepare a Nexus Study by 2017 to determine if a nexus can be established requiring the developers of large residential and commercial projects to construct needed affordable housing units on site or in another appropriately zoned location near the place of employment and/or pay a housing impact fee. If a nexus can be established, adopt the affordable housing requirement or housing impact fee. The Nexus Study shall include an analysis of housing impacts on public safety and the possible development of a Public Safety Impact fee for certain types of development.

H-2.l: Identify and meet with nonprofit builders who specialize in building housing for extremely low-income households. This effort is designed to build a long-term partnership in development, gain access to specialized funding sources, identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.

H-2.m: Work in conjunction with other agencies to jointly develop and implement a program that is designed to address the needs of the extremely low income households in the City. At least annually and on an on-going basis contact agencies and developers to facilitate implementing the program. Actions to be considered for inclusion in the program include prioritizing City/RDA funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.

H-2.n: Amend the zoning ordinance to be consistent with Senate Bill 2. All transitional and supportive housing shall be considered a residential use and only those restrictions that apply to other residential uses of the same type (single family residential, duplex, multi-family, etc.) shall be imposed.

H-2.o: Post the sites inventory map and housing development in commercial zones information on the City's website and prepare hard-copy informational handout material for property owners

and developers.

H-2.p: Within 1-year of adoption of the Housing Element, conduct a roundtable meeting with non-profit housing sponsors and developers to educate and share information about vacant and underutilized sites, the planned development tool, the lot consolidation process, and incentives offered by the City.

H-2.q: To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

The City has identified residential capacity within the mixed use zone to accommodate 284 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need of 284 units, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall on land zones exclusively for residential multifamily use allowing at least 16 du/acre.

H-2.r: Facilitate the consolidation of smaller, multi-family parcels by 1) publicizing the underutilized sites inventory on the City's website, and 2) providing technical assistance to property owners and developers in support of lot consolidation. To encourage development of quality housing at prices lower income households can afford on smaller, multi-family parcels, the City will meet with non-profit sponsors and developers to promote strategies and the creation of lot consolidation incentives.

H-2.s Pursue annexation of land that can accommodate single-family residential development.

Tracking Progress

How Success Will be Measured

Measuring success is the key to knowing if the goal of providing housing for all economic segments of the community is being pursued and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:

- What progress has been made to housing for all economic segments of the community? What specific tasks have been accomplished?
- What specific tasks are planned for the next year that will increase success?
- Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

This Goal and its associated policies are important because they ensure an ongoing effort to provide clean and safe shelter to all citizens in need.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its associated policies relate directly to Guiding Principal number 1.

Goal H-3 “We want to expand affordable housing opportunities for persons with special housing needs such as the elderly, homeless, mentally ill, physically disabled, households with very low to moderate incomes, senior citizens, Female heads of households with children under 18 years old, and first time homebuyers.”
Policies to Support Goal H-3 H-3.1: Establish working relationships with local groups and organizations that provide special needs housing. H-3.2: As Staff resources allow, be aggressive in pursuing State and Federal funding for very low, low and moderate income housing developments, particularly for those with special needs such as senior citizens. H-3.3: Allow senior housing projects to be developed with parking requirements less stringent than those specified in the Zoning Ordinance, where found to be consistent with maintaining the character of the surrounding neighbourhood. H-3.4: Provide density bonuses to projects that provide a required percentage of total units affordable to very-low and low-income households and for units meeting the special housing needs identified in this Element. H-3.5: Identify and support programs that address the housing needs of special needs groups and work with local organizations that can address their housing needs. H-3.6: Utilize the housing rehabilitation program to fund the construction of renovations and improvements that improve the accessibility to housing for seniors and persons with disabilities and developmentally disabled . H-3.7: Encourage affordable housing for first time homebuyers, and young families.
Implementing Tasks <i>How Results Will be Achieved</i> H-3.a: Special Needs Rental Housing: Support applications to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing to provide

shelter for very low-income families and special needs households.

H-3.b: Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas during the development review process.

H-3.c: Review the zoning code and consider eliminating regulatory constraints to special needs housing projects.

H-3.d: Continue to support and assist farmworker housing advocates by providing technical assistance with development applications; lower planning application fees for affordable housing projects, and identifying potential sites for farm worker housing.

H-3.e: Amend the zoning code to define and allow Single Room Occupancy (SRO) developments in the Medium Density (R-2) and High Density (R-3) zoning districts.

Tracking Progress

How Success Will be Measured

Measuring success is the key to knowing if the goal of expanding affordable housing opportunities for persons with special housing needs is being pursued and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:

- What progress has been made to expand affordable housing opportunities for persons with special housing needs? What specific tasks have been accomplished?
- What specific tasks are planned for the next year that will increase success?
- Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

This goal and its associated policies are important because one of the important identified housing needs in the City of Ukiah is clean and safe housing for citizens with special needs.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its associated policies relate directly to Guiding Principal number 1.

Goal H-4 “We want to promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.”
Policies to Support Goal H-4 H-4.1: Continue to promote non-discrimination in housing in Ukiah. H-4.2: Work with local housing providers to understand local discrimination issues and what steps can be taken to resolve those issues.
Implementing Tasks <i>How Results Will be Achieved</i> H-4.a: Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD). H-4.b: Distribute housing discrimination public information and make it available at the Ukiah Civic Center and on the City’s website.
Tracking Progress <i>How Success Will be Measured</i> Measuring success is the key to knowing if the goal of promoting well planned and designed housing opportunities for all persons is being pursued and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions: • What progress has been made to expand affordable housing opportunities for persons with special housing needs? What specific tasks have been accomplished? • What specific tasks are planned for the next year that will increase success? • Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

This goal and its associated policies are important because in the City of Ukiah housing is a right not a privilege, and clean and decent housing must be available to all citizens.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its associated policies relate directly to Guiding Principal number 1.

Goal H-5

“We want to use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.”

Policies to Support Goal H-5

H-5.1: Housing Design: Assure that new housing is well-designed to enhance Ukiah's neighborhoods and the community as a whole.

H-5.2: Housing Design: Support and encourage affordable housing projects that use sustainable and green building design and techniques.

H-5.3: Innovative Site Design: Support and encourage compact infill development that provides extremely low, very low, low or moderate income level housing that is safe, liveable.

H-5.4: Mixed Use: Encourage the development of mixed residential and commercial uses in the commercial zoning districts where the viability of the commercial activities would not be adversely affected.

H-5.5: Live/Work Developments. Encourage live/work housing developments particularly in the Downtown. Live/work units provide local workforce affordable housing, generate additional economic activity in the community, and improve the jobs/housing balance. Encourage opportunities for live/work developments where housing can be provided for workers on-site or caretaker or other types of housing can be provided in appropriate locations.

H-5.6: Infill Development. Support careful well-designed infill housing development in areas currently served by City services.

H-5.7: Sustainable Development. Encourage and support sustainable site planning and development.

Implementing Tasks

How Results Will be Achieved

H-5.a: Apply the CEQA Infill Exemption when possible and perform expedited review for well designed, compact projects using green and sustainable design and building techniques.

H-5.c: Prepare and present a green building/sustainable development incentive tool(s) for consideration that could include expedited permit processing, density bonuses and relief from parking and other zoning requirements.

H-5.d: Green Building Codes: Consider Amending the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice requirements for new developments, remodels and retrofits. Topics to be included are: Green building materials and practices, Passive solar design and siting, Energy efficient heating and cooling technology, Alternative water

storage, wastewater treatment and reclamation, and storm-water management systems

H-5.e: Continue to administer the solar and energy efficiency rebate programs.

H-5.f: Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.

H-5.g: Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, and information of onsite renewable energy generation technologies and financing options.

H-5.h: Promote stormwater management systems for multi-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.

H-5.i: Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family housing both prior to and during project review.

H-5.j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, safety, and connectivity to schools, neighborhoods, and commerce.

Tracking Progress

How Success Will be Measured

Measuring success is the key to determining if land is being used effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies, and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:

- What progress has been made to determining if land is being used effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies,? What specific tasks have been accomplished?
- What specific tasks are planned for the next year that will increase success?
- Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

The goal and its associated policies are important because the City recognizes that the way in which housing is designed and constructed, and where it's constructed can adversely impact

neighborhoods, the City, the region, the state, and ultimately the health of the planet. We want progressive, healthy, and safe housing for all residents.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its policies directly relate to Guiding Principle No. 4

Goal H-6 “We want to maintain a collaborative working relationship with all groups and organizations dedicated to providing affordable housing in the community, and ensure broad public participation in the development of housing goals and policies.”
Policies to Support Goal H-6 H-6.1: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies. H-6.2: Assume a Leadership Role in the development of all types of needed housing in the community.
Implementing Tasks <i>How Results Will be Achieved</i> H-6.b: Develop a Housing Resources webpage that may be used to facilitate the development and improvement of affordable housing. Included on the webpage could be items such as funding resources, affordable housing development agencies and developers, energy conservation and green-building resources and services. H-6.c: Conduct periodic meetings with developers, non-profit housing development agencies, the Ukiah Police Department and others to identify constraints to development of affordable housing and use the information gained to consider zoning code amendments.
Tracking Progress <i>How Success Will be Measured</i> Measuring success is the key to determining if a collaborative working relationship with all groups and organizations is being maintained and if broad public participation is occurring. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions: • What specific tasks are planned for the next year that will increase success?

- Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

This goal and its associated policies are important because communication and relationship building in the community is essential to understanding and successfully addressing the true housing needs.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its policies are fundamental to all the Guiding Principles.

Five Year Quantified Objectives

	Extremely low	Very Low	Low	Moderate	Above Moderate
Construction	9	11	7	7	20
Rehabilitation	15	5	5	0	0
Conservation Preservation	15	15	15	0	0
TOTAL	39	31	27	7	20

Construction: Construction of housing and housing starts of all types has slumped dramatically over the past several years. However, the City is working with a number of local housing developers to potentially create new senior and student housing opportunities.

Rehabilitation: The City is currently administering a housing/sewer lateral testing and rehabilitation program using \$500,000 of HOME grant funds. The eligible recipients extremely low, very low and low income property owners. It is anticipated that the average sewer lateral rehabilitation project will utilized approximately \$20,000 in funds, so that the City expects to complete a total 25 projects with the currently available funding.

Conservation/Preservation: Implementation measures are included to preserve and conserve existing residential units. Measure H-1.d calls directs the City to consider steps to preserve and conserve the existing 462 affordable mobile home units that house a significant number of extremely low income seniors. Such steps could potentially include a specific rehabilitation program for mobile home units. The 462 mobile home units were surveyed in 2009 and it was discovered that the majority of the 135 survey responses received were from senior tenants in the extremely low and very low income category. These are the units that are targeted for preservation/conservation.

NOTE:

Extremely Low 1-person household: \$11,250
 Very Low 1-person household: \$19,550
 Low 1-person household: \$31,250

Annual Reporting

California Government Code Section 65400 requires each city and planning agency to prepare an annual report on the status of the General Plan housing element and its progress with implementation. The annual reports are required to contain the following information:

1. A cover sheet with the name and mailing address of the reporting local government, the name, phone, fax and email numbers for the contact person, and the calendar year of the reporting period.
2. The following data for assessing progress in meeting the local government's regional housing needs allocation ("RHNA"):
3. Total allocation of housing units for the RHNA planning period and allocation by household income levels (i.e., very low, low, moderate, above moderate).
4. Number of permits for new residential units actually issued by the local government for each year of the RHNA planning period by household income level (i.e., very low, low, moderate, above moderate).
5. Total number of permitted units by household income level, total number of permitted units issued by year, the unfulfilled regional housing need allocation by household income level, and the total remaining unfulfilled RHNA.
6. For each housing development affordable to moderate- or lower-income households including mixed-income multifamily projects for which building permits were issued during the reporting period, the following information:
 - Identifying information for each project (e.g., address, intersection, or assessor's parcel number).
 - Unit category (i.e., single family, 2-4 units, 5 or more units, second-unit, mobilehome).
 - Tenure of the unit(s) (i.e., owner or renter), where apparent at time of project application.
 - Total number of units affordable to each of the following household income groups at initial occupancy: very low-income, low-income, moderate-income and above moderate-income when included as part of a mixed-income multifamily development.
 - Monetary/financing programs used to achieve affordability (e.g., state, federal, or local financial assistance, and including tax credits and bond financing).

- Non-monetary programs used to achieve affordability and utilizing some form of deed restrictions or covenants running with the land (e.g., density bonus, inclusionary zoning).
 - Any other methods used to achieve affordability at initial occupancy and including an explanation of how the affordability of the units was determined. For units that are affordable to lower- or moderate-income households without direct governmental assistance, the report shall include the initial projected sales price or rent of the unit, and the maximum qualifying household income levels applicable at the time of initial sale or rent as determined pursuant to Health and Safety Code sections 50052.5(b) and 50053(b) and California Code of Regulations, Title 25, Division 1, Chapter 6.5, Sections 6918 and 6920
7. Report the total number of units affordable to above moderate-income households for which building permits were issued during the reporting period by unit category (i.e., single family, 2-4 units, 5 or more units, second-unit, and mobilehome).
 8. For each program identified in the housing element pursuant to the requirement of subdivision (c) of Government Code 65583, the following information:
 - Name of the program.
 - Objective of the program as set forth in the housing element.
 - Deadline for achieving the objective as set forth in the housing element.
 - Status of program implementation as of the end of the annual reporting period listing dates of specific milestones or accomplishments, and quantified to the extent applicable and possible (e.g., 25 acres rezoned to R-4 on June 1st).
 9. Notwithstanding the foregoing, for a city or county which has issued permits for 1,500 or more multifamily units in the reporting period, the following reporting requirements apply:
 - The city, county, or city and county is not required to report the information required by section (c) above on a project-by-project basis for projects of less than 25 units, but may report the information as summary data for the reporting period.

Information related to affordability on the units in projects of less than 25 units may be provided based on information other than building permit information. However, if the information is not based on building permits, the jurisdiction must provide an explanation as to how these units were determined to be assigned to the reporting period. Upon request by the Department, the city or city and county shall provide back-up documentation for the information provided.

The City will review its annual reports with the Planning Commission and City Council and will submit them to the State Department of Housing and Community Development.

Consistency with Other General Plan Elements

The Draft General Plan Housing Element Update has been guided by the Vision Statement and goals and policies of the existing General Plan. The General Plan Vision Statement includes the following:

We Envision.....development that provides a mix of housing types and process.”

The Draft updated Housing Element fulfills this vision.

Preliminary review of the goals and policies of other General Plan Elements reveals no inconsistencies and therefore no need to amend the General Plan. Specifically, no proposed goal, policy, or implementing program requires a modification to General Plan land use classifications, street levels of service, infrastructure policies, open space goals, or natural resource protection policies.

As housing development projects are proposed and the City or Redevelopment Agency undertakes housing activities, the goals and policies of all General Plan Elements/Chapters are examined to ensure consistency. In the event that a proposed project or housing activity is inconsistent with the General Plan, the project applicant or City Staff could initiate an amendment to the Plan to accommodate the project or activity. This process involves internal staff review, CEQA compliance, a public hearing before the Planning Commission, and a public hearing before the City Council.



APPENDIX A

Housing Program Implementation: What, Who, How Much, and When?

Implementation Program	Responsibility	Potential Funding	Time Frame
H-1.a: Residential rehabilitation program	City Staff (Planning and Community Development and Economic Development)	HOME Grant CDBG Grant	2014-2019
H-1.b: Expand the City's Energy Efficiency Public Benefits Fund.	City Staff (Electric Utility)	Public Benefits Fund	2015
H-1.c: Provide informational materials to the public regarding sustainable and green building materials.	City Staff (Planning and Community Development)	General Fund	2014-2019
H-1.d: Consider measures that would reserve/conserv existing mobile home parks such as a mobile home rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc.	City Staff (Planning and Community Development)	General Fund	2015-2019
H-1.e: Develop an At-Risk Units Program: Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit	City Staff (Planning and Community Development)	General Fund	2014-2019

affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State, and local agencies to preserve the units.			
H-1.f Work closely with the Ukiah Police Department and local apartment complex managers to keep housing safe. Consider funding mechanisms for increasing public safety.	City Staff (Planning and Community Development)	General Fund	2014-2019
H-1.g Refer all proposed General Plan amendments to the appropriate military offices for review and comment. Revise the planning permit application form to include this step of referral.	City Staff (Planning and Community Development)	General Fund	2014-2019
H-2.a: Provide copies of the inventory of vacant and underdeveloped land for public distribution.	City Staff (Planning and Community Development)	General Fund	2014-2019
H-2.b: Work with public transit providers and developers to encourage housing development located close to public transit facilities.	City Staff (Planning and Community Development and Public Works)	N/A	Ongoing
H-2.c: Provide reduced planning permit application fees for residential second dwelling units.	City Staff (Planning and Community Development)	N/A	2009-2014
H-2.d: Review the zoning code and consider eliminating constraints to condominium Developments and cooperative living projects exist, and if so, eliminate the constraints.	City Staff (Planning and Community Development)	General Fund	2016
H-2.e: As Staff and resources allow, assist the Ukiah Homeless Services Planning Group in all ways possible.	City Staff (Planning and Community Development, RDA, and Economic Development)	General Fund	Ongoing
H-2.f: The zoning code shall be amended to allow	City Staff (Planning and Community Development)	General Fund	2016

homeless facilities without the requirement for a Use Permit in the M Manufacturing zoning district. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for homeless facilities, pursuant to California Government Code Section 65583.	Development)		
H-2.g: Do not permit the conversion of rental units to condominium units unless the City's amount of rental units is sufficiently adequate.	City Staff (Planning and Community Development)	General fund	Ongoing
H-2.h: Do not permit the conversion of single family residential homes to professional offices unless the City's amount of residential units is sufficiently adequate.	City Staff (Planning and Community Development)	General fund	Ongoing
H-2.i: Adopt an Inclusionary Housing Ordinance that requires below-market rate housing to be included as part of residential projects as follows: 1. 20 percent of the units in a rental housing project of five or more units shall be affordable to very low and low-income households. 2. 20 percent of the units in a for-sale project of five or more units shall be affordable to very low to moderate-	City Staff (Planning and Community Development)	General Fund	2017

income households. 3. All housing projects involving 2 to 4 units shall pay a housing impact fee if established by the City. 4. Alternative methods of meeting the intent of the inclusionary requirements such as the payment of an in-lieu fee deposited in the Housing Fund, or providing land for the construction of affordable units may be permitted under certain circumstances. 5. Inclusionary units shall be constructed, rather than in-lieu fees being paid for larger housing developments. The threshold for this requirement shall be established in the Zoning Ordinance. 6. The amount of in-lieu fees shall be established by a resolution of the City Council and bear a relationship to the difference between the sales price between market-rate versus affordable housing units.			
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7. The allocation of inclusionary units among the income categories shall resemble the proportion of very-low, low, and moderate income units identified in the Regional Housing Needs Determination to the maximum feasible extent.			
H-2.j: Adopt the following minimum standards for inclusionary housing units: 1. the exterior appearance of inclusionary units shall not be different than for other units in the housing development of which they are a part; and 2. Inclusionary units shall be dispersed or distributed rather than being concentrated in one portion of the development.	City Staff (Planning and Community Development)	General Fund	2017
H-2.k: Prepare a Nexus Study to determine if a nexus can be established requiring the developers of large residential and commercial projects to construct needed affordable housing units on site or in another appropriately zoned location near the place of employment and/or pay a housing impact fee. If a nexus can be established, adopt the affordable	City Staff (Planning and Community Development)		2017

housing requirement or housing impact fee. The Nexus Study shall include an analysis of housing impacts on public safety and the possible development of a Public Safety Impact fee for certain types of development.			
H-2.1: Identify and meet with nonprofit builders who specialize in building housing for extremely low-income households. This effort is designed to build a long-term partnership in development, gain access to specialized funding sources, identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.	City Staff (Planning and Community Development)	General Fund	2015
H-2.m: Work in conjunction with other agencies to jointly develop and implement a program that is designed to address the needs of the extremely low income households in the City. At least annually and on an on-going basis contact agencies and developers to facilitate implementing the program. Actions to be considered for inclusion in the program include prioritizing City/RDA funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.	City Staff (Planning and Community Development)	General Fund	2015
H-2.n: Amend the zoning ordinance to be consistent with Senate Bill 2. All transitional and supportive housing shall be considered a residential use and only those	City Staff (Planning and Community Development)	General Fund	2015

restrictions that apply to other residential uses of the same type (single family residential, duplex, multi-family, etc.) shall be imposed.			
H-2.o: Post the sites inventory map and information on the City's website and prepare hard-copy informational handout material for property owners and developers.	City Staff (Planning and Community Development)	General Fund	2014
H-2.p: Within 1-year of adoption of the Housing Element, conduct a roundtable meeting with non-profit housing sponsors and developers to educate and share information about vacant and underutilized sites, the planned development tool, the lot consolidation process, and incentives offered by the City.	City Staff (Planning and Community Development)	General Fund	Immediate and ongoing
H-2.q: To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City has identified	City Staff (Department of Public Works)	General Fund	2014 and ongoing

residential capacity within the mixed use zone to accommodate 284 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need of 284 units, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall on land zones exclusively for residential multifamily use allowing at least 16 du/acre.			
H-2.r: Facilitate the consolidation of smaller, multi-family parcels by 1) publicizing the underutilized sites inventory on the City's website, and 2) providing technical assistance to property owners and developers in support of lot consolidation. To encourage development of quality housing at prices lower income households can afford on smaller, multi-family parcels, the City will meet with non-profit sponsors and developers to promote strategies and the creation	City Staff (Planning and Community Development, RDA, and Economic Development	General Fund	Ongoing

of lot consolidation incentives.			
H-2.s: Identify a prime affordable housing infill site currently burdened by flood zone issues and pursue an engineering study and possible FEMA map correction to eliminate this constraint.	City Staff (Planning and Community Development, RDA, and Economic Development)	General Fund	2012
H-3.a: Special Needs Rental Housing: Support applications to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing to provide shelter for very low-income families and special needs households.	City Staff (Planning and Community Development, RDA, and Economic Development)	General Fund	Ongoing
H-3.b: Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas during the development review process.	City Staff (Planning and Community Development, RDA, and Economic Development)		Ongoing
H-3.c: Review the zoning code and determine if any regulatory constraints to special needs housing projects exist, and if so, eliminate them.	City Staff (Planning and Community Development)	General Fund	2015-2016
H-3.d: Continue to support and assist farm worker housing advocates by providing technical assistance with development applications; lower planning application fees for affordable housing projects, and identifying potential sites for farm worker housing.	City Staff (Planning and Community Development)	General Fund	Ongoing
H-3.e: Amend the zoning code to define and allow	City Staff (Planning and Community Development)	General Fund	2016

Single Room Occupancy (SRO) developments in the Medium Density (R-2) and High Density (R-3) zoning districts.	Development)		
H-4.a: During fiscal year 2014-2015 prepare non-discrimination in housing public information	City Staff (Planning and Community Development	General Fund	2014-2015
H-4.b: Distribute housing discrimination public information and make it available at the Ukiah Civic Center and on the City's website.	City Staff (Planning and Community Development, RDA, and Economic Development	General Fund	2014-2015
H-5.a: Apply the CEQA Infill Exemption and perform expedited review for well designed, compact projects using green and sustainable design and building techniques.	City Staff (Planning and Community Development	N/A	Ongoing
H-5.b: Prepare and present a downtown core small lot subdivision ordinance or similar tool for consideration.	City Staff (Planning and Community Development and Public Works	General Fund	2011-2012
H-5.c: Prepare and present a green building/sustainable development incentive tool(s) for consideration that could include density bonuses and relief from parking and other zoning requirements.	City Staff (Planning and Community Development	General Fund	2015-2016
H-5.d: Green Building Codes: Consider Amending the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice	City Staff (Planning and Community Development	General Fund	2015-2016

requirements for new developments, remodels and retrofits. Topics to be included are: Green building materials and practices, Passive solar design and siting, Energy efficient heating and cooling technology, Alternative water storage, wastewater treatment and reclamation, and storm-water management systems.			
H-5.e: Continue to administer the solar and energy efficiency rebate programs.	City Staff (Public utilities)	Utilities Public Benefit Fund	Ongoing
H-5.f: Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.	City Staff (Planning and Community Development)	General Fund	2014-2019 and Ongoing
H-5.g: Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, and information of onsite renewable energy generation technologies.	City Staff (Public utilities, Public Works, Planning, Building)	Public Utilities	2014-2019 and Ongoing
H-5.h: Promote stormwater management systems for mutli-family	City Staff (Public Works, Planning, Building)		2014-2019 and Ongoing

housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.			
H-5.i: Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family housing both prior to and during project review.	City Staff (Public utilities, Economic Development, RDA and Planning, Building)	Public Utilities	Ongoing
H-5.j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, and connectivity to schools, neighborhoods, and commerce.	City Staff (Planning, RDA, Economic Development)	General Fund	Ongoing
H-6.k: Prepare written and electronic public information about what the City is doing to promote and create affordable housing, and invite public participation and suggestions.	City Staff (Planning and Community Development and Economic Development)	General Fund	2012/2015
H-6.l: Conduct periodic meetings with developers, and non-profit housing development agencies, the Ukiah Police Department and others to identify constraints to development	City Staff (Planning, Building)	General Fund	Ongoing

of affordable housing and use the information gained to consider zoning code amendments.			
H-6.J No Net Loss The City will monitor project approvals and comply with the <i>no net loss</i> requirements of <i>Government Code</i> §65863. No zoning amendment or project approval shall reduce the residential density or allow development of any parcel at a lower residential density than assumed in the Housing Element land inventory unless the City makes written findings in accordance with §65863(b).	City Staff (Planning, Building)	General Fund	Ensure compliance with <i>no net loss</i> requirements throughout the planning period



APPENDIX B

2014 Vacant and Underutilized Land

Vacant Parcels

APN	Owner	Location	Existing Use	GP and Zoning	Acres	Potential Units	Constraints (see note below)
00130606	Henrie, P.	250 W. Gobbi Street	Vacant	MDR R2	.9259	10	Traffic
00313038	Ritdet, Y.	1006 S. State Street	Vacant	C C2	.6520	15	Traffic
00306125	Calvary Baptist Church	1030 Helen Avenue	Vacant	LDR R1	.6015	2	Access

00311083	Hiatt, M.	1080 Helen Avenue	Vacant	LDR R1	3.192	6	Hillside, Access, Drainage
00308310	Phillips, S. TTEE	1405 S. State Street	Vacant	C C2	.7607	12	Traffic, B1 Airport Zone
00308302	Cardenas, J.	1045 S. State Street	Vacant	C C2	.5395	3	Traffic, B1 Airport Zone
00211414	Zbitnoff, I	744 N. State Street	Vacant	C C1	1.184	20	Traffic
00216010	Hillside Community Hospital	E. Hamilton Drive	Vacant	C C2	1.453	30	Traffic
00216013	Hillside Community Hospital	W. Hamilton Drive	Vacant	C C2	2.419	50	Traffic
00219344	Northwestern Pacific Railroad	Railroad off Mason Street	Vacant	C C2	2.409	30	B2 Airport Zone, Traffic, Drainage
00120108	Hill, T.	110 Highland Avenue	Vacant	LDH R1H	.4123	2	Hillside Slopes
00228110	Moretta, G.	190 Cleveland Lane	Vacant	C C2	.1913	5	Drainage
00120331	Wildberger, J. TTEE	Highland Avenue & Clay Street	Vacant	LDR R1	1.458	7	Drainage
00230125	Sanchez, F.	211 W. Mill Street	Vacant	C C1	.2339	2	Traffic
00314001	Thomas, C.	190 Rupe	Vacant	C C2	2.035	10	Traffic, B1 Airport Zone
00347206	Nevill, G.	Off Wabash Avenue	Vacant	C C2	.6662	4	Traffic, B1 Airport Zone
00316057	Mountanos, M. TTEE	582 Talmage Road	Vacant	MDR R2	2.417	35	Access, Noise, Traffic
00228218	Northwestern Pacific Railroad	200 E. Clay Street	Vacant	C C2	1.812	25	Traffic, B1 Airport Zone, Drainage
00228219	Northwestern Pacific Railroad	200 E. Clay Street	Vacant	C C2	1.511	25	Traffic, B1 Airport Zone, Drainage
00234044	Patel, R. TTEE	560 S. Orchard Avenue	Vacant	C C1	.8338	12	Traffic, Drainage
00315040	City of Ukiah	410	Vacant	C	.2611	2	Traffic

		Talmage Road		C2			
00214615	Vargas, R.	502 N. State Street	Vacant	C C1	.1211	1	Traffic
00326053	Cashada, D.	1381 Laurel Avenue	Vacant	LDR R1	.2027	1	Traffic
18007003	Vanranken, F.	1117 Commerce Drive	Vacant	MPA PD	2.264	0	Airport B1 Zone
00230111	Foucault, J.	737 S. Oak Street	Vacant	HDR R3	.1493	4	Traffic
18008028	Redwood Business Park of Ukiah	1701 Airport Road	Vacant	MPA PD	4.683	29	Airport B1 Zone
18008029	Redwood Business Park of Ukiah	1701 Airport Road	Vacant	MPA PD	4.710	29	Airport B1 Zone
18008030	Redwood Business Park	1701 Airport Road	Vacant	MPA PD	7.839	56	Airport B1 Zone
18008025	Redwood Business Park of Ukiah	1240 Airport Park Blvd.	Vacant	MPA PD	3.596	25	None
00203006	Moreno & Co.	N. Orchard Avenue	Vacant	C C1	4.736	58	Traffic
00203005	Moreno & Co.	595 Brush Street	Vacant	C C1	1.142	15	Traffic
00304078	Shapiro, M.	210 E. Gobbi Street	Vacant	MDR R2	.5852	8	Traffic, B1 Airport Zone, Drainage
00304077	Shapiro, M.	210 E. Gobbi Street	Vacant	C C1	.8738	25	Traffic, B1 Airport Zone, Drainage
Total					53.275	533 Units	

Underutilized Parcels

APN	Owner	Location	Existing Use	Percent (%) Dev	GP and Zoning	Acres	Potential Units and Dev Reduction Factor	Constraints (see note below)
00211418	Titen, H.	720 N.	Pizza	77%	C	.9198	20	Traffic

		State Street	parlor		C1			
00211420	Baarsch, B. TTEE	682 N. State Street	Single Family Residence	55%	C C1	.5066	3	Traffic, Creek
00211429	Barrington, R.	660 N. State Street	Dentist office	64%	C C1	1.390	15	Creek, Traffic
00111328	Crook, B.	650 N. Bush	Single Family Residence	87%	LDR R1	.7703	5	Drainage, Traffic
00118114	Goodwin, C. TTEE	400 Park Blvd.	Single Family Residence	62%	LDR R1	2.273	15	Flood Zone
00118115	Vargas, R.	1028 W. Standley Street	Multi Family Residences	53%	LDR R1	1.441	10	Flood Zone, Traffic
00225701	Liu, G. TTEE	390 W. Clay Street	Medical Office	39%	C C1	.4187	5	Mature Trees
00130403	Davis, J,	700 S. Oak Street	Single Family Residence	69%	MDR R2	.1423	1	Yard Setbacks
00303109	American Savings & Loan	S. State Street	Bank	66%	C C1	1.832	15	Traffic, Drainage
00305065	Obergin, D.	751 S. State Street	Affordable Housing	33%	C C1	2.179	40	Traffic, access, Drainage
00313008	Siderakis, S.	1090 S. State St	Small Strip Mall	54%	C C2	.7669	10	Flood Zone, traffic
00354023	Evans, A. TTEE	196 Wabash	Single Family Residence	62%	LDR R1	1.625	6	Drainage
00210112	Orchard Village	715 Sidnie Court	Affordable Housing	55%	MPA PD	1.604	10	Traffic
00210108	Orchard Village	568 Ford Street	Affordable Housing	71%	MPA PD	1.882	10	Traffic
00213804	Orchard Manor	610 N. Orchard Avenue	Affordable Housing	72%	HDR R3	3.988	15	Traffic
00309008	Wiles, G.	23 Betty Street	Single Family Residence	63%	MDR R2	.2597	2	Traffic
00309010	Grivette, H.	19 Betty Street	Single Family	71%	MDR	.2612	2	Traffic

			Residence		R2			
00309011	Ferrer, P.	17 Betty Street	Single Family Residence	49%	MDR R2	.2740	2	Traffic
00309012	Salisbury, J.	15 Betty Street	Single Family Residence	68%	MDR R2	.2500	1	Traffic
002232-12,	Northwestern Pacific Railroad	309 E. Perkins Street	Vacant	0%	C C1	6.31 acres	100	Airport B2 Zone, Drainage, Traffic
002232-13	Northwestern Pacific Railroad	309 E. Perkins Street	Railroad Depot	5%	C C-1	4.31 acres	50	Airport B2 Zone, Drainage, Traffic
002282-18	Northwestern Pacific Railroad	309 E. Perkins Street	Vacant	0%	C C-2	2.29 acres	35	Airport B2 Zone, Drainage, Traffic
002282-19	Northwestern Pacific Railroad	309 E. Perkins Street	Vacant	0%	C C-2	1.83 acres	15	Airport B2 Zone, Drainage, Traffic
00224706	Shami Enter	225 N. Orchard Avenue	Shopping Center	41%	C C1	2.123	25	Railroad, Drainage, Traffic
00224707	Shami Enter	275 N. Orchard Avenue	Shopping Center	36%	C C1	1.388	16	Traffic
00204018	Hunt, D.	902 Mazzoni	Single Family Residence	43%	C C2	.5673	1	Traffic
00301049	Wooldridge, J.	302 Banker Blvd.	Single Family Residence	67%	LDR R1	.3553	1	Infill
00114240	Snyder, M. TTEE	179 Park Place	Single Family Residence	86%	LDR R1	.5883	1	Infill
00214601	Penland, N. TTEE	589 N. School Street	Single Family Residence	38%	LDR R1	.72954	1	Infill
00218401	Keiffer, C.	493 N. School Street	Single Family Residence	52%	LDR R1	.1953	1	Infill
00210102	Porzio, F.	725 Orr Street	Single Family Residence	14%	MPA PD	.4878	1	Traffic
00209325	Seminack Most	190 Orr Street	Church	43%	C	3.254	14	Traffic

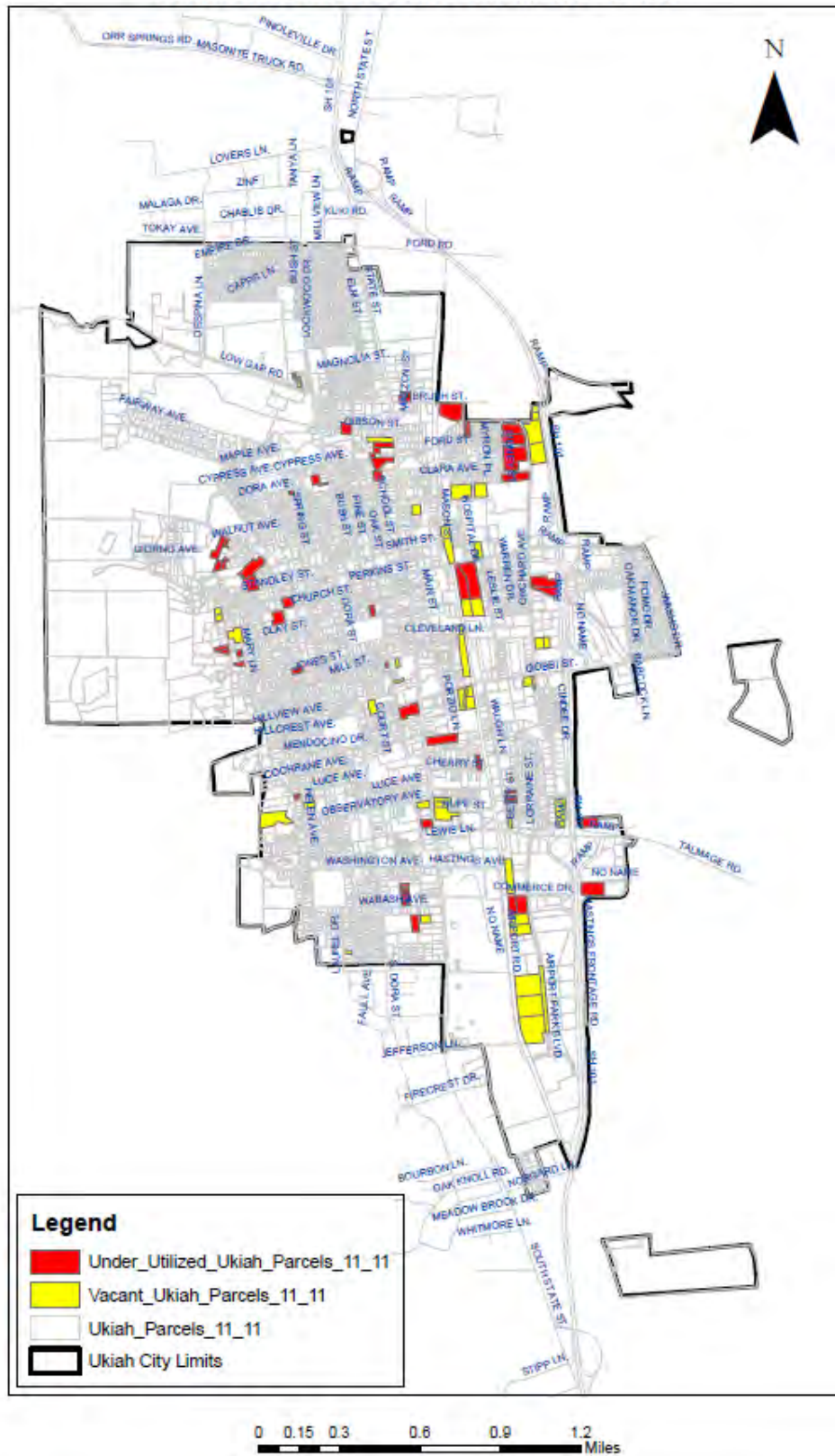
	Reverend Richard				C2			
00125245	Nazarene Church Dist. Advisory	604 Jones Street	Church	69%	LDR R1	.3788	1	Infill
00124220	Hammond, V. TTEE	606 Mary Lane	Single Family Residence	74%	LDR R1	.2432	1	Infill

APN	Owner	Location	Existing Use	Percent (%) Dev	GP and Zoning	Acres	Potential Units and Dev Reduction Factor	Constraints (see note below)
18007018	Action Rents JMP Enter	1400 Hastings Road	Equip Rental and Retail	37%	C C1	2.493	35	Drainage
18004008	Franks, J. TTEE	640 Talmage Road	Single Family Residence	74%	C C2	1.289	9	Drainage
00124217	Allen, M.	624 Mary Lane	Single Family Residence	77%	LDR R1	.5018	1	Infill
00121501	Cariveau, T. Administrator	915 W. Perkins Street	Multi Family residential	89%	LDR R1	.88595	1	Infill
00207231	Brody, T. TTEE	1000 N. Oak Street	Single Family Residence	79%	LDR R1	.8704	1	Infill
00347241	Gerhart, K.	1330 S. State Street	Commercial	66%	C C2	1.0151	10	Drainage, Traffic
0113010	McKinney, N.	506 Park Blvd.	Single Family Residence	50%	LDR R-1	1.1072	7	Odd narrow configuration
0114201	Delgrosso, B.	500 Park Blvd.	Single Family Residence	47%	LDR R1	.2586	2	Narrow configuration
00305087	Davis, M. TTEE	272 Cherry Street	Single Family Residence	49%	MDR R2	.2222	1	Traffic, Airport B1 Zone
00305088	Davis, M. TTEE	272 Cherry Street	Vacant	0%	MDR R2	.3219	1	Traffic, Airport B1 Zone
Total						50.786	346	

	2004	2009	2014
Total Vacant /Underutilized Potential Units	1129	904	879
Total Potential Hillside Units	66	63	63
Total Redevelopable Site Units	N/A	114	114
Total Potential Units	1195	1081	1056
Total Probable Units	733	659	634

1. The probable number of units takes into consideration property ownership, known long range plans of the property owner, location, market forces, and other constraints to development.
2. The traffic and access constraints are subjective and based on empirical observations and knowledge of the area surrounding each parcel. The potential number of units takes these observations into account and reflects a best guess or estimate of total probable units.
3. The drainage, creek, and flood zone constraints are listed because the sites are either located adjacent to or in close proximity to a creek or they are located in a 100-500 year flood area as mapped by FEMA. The potential number of units takes these observations into account and reflects a best guess or estimate of total probable units.
4. The Infill constraint merely recognizes that the sites are identified infill parcels that typically experience infill "issues" when proposed for development or redevelopment. These issues include neighborhood compatibility, noise, congestion, etc. Each site was evaluated independently with these "issues" in mind and the probable number of units were estimated accordingly.
5. The Airport B1 Zone limits the number of people on a site at any given time, and precludes multi-family residential development if the density standard cannot be met and other alternatives sites exist. The B2 Airport Compatibility Zone (Infill) allows a higher density than the B1, so that typical multi-family residential development (28 units per acre) can be achieved.
6. The same percentage reduction factor (36%) used in 2004 to arrive at the "Probable" units was used in 2009.
7. The 2009 land survey utilized GIS technology and more detailed field work than the 2004 land survey. As a result, additional vacant and underutilized parcels were discovered, and exact acreages were determined. In most cases, the size of the 2004 parcels were reduced somewhat with the more exact GIS technology for determining their sizes.
8. In regard to the Underutilized Land, Staff made assumptions regarding potential additional units based on such factors as where existing buildings were located on the parcels, the presence of mature trees, creeks and other natural "constraints", etc.
9. As indicated 3 of the 4 Northwest Pacific Railroad parcels are vacant. They are included in the list of underutilized parcels because they represent a prime lot consolidation opportunity with the 1 partially developed parcel.
10. The Orchard Village/Manor parcels are listed as underutilized because the development on these parcels includes large expansive lawn/turf areas that could be utilized for additional affordable housing units.
11. The residential development potential in the C-1 and C-2 zones is high. The maximum density allowed is 28 units per acre. Recently constructed housing developments in commercial zoning districts (non-mixed use) include a 6 unit apartment complex on North Main Street and a 12 unit apartment complex on South Main Street.
12. The maximum density allowed in the high density and commercial zoning districts is 28 units per acre.
13. There is a need for 234 extremely low, very low, and low income units. There is opportunity for 280 units on residentially zoned land (vacant, underutilized and redevelopable parcels).
14. It should be noted that as of March, 2011, the railroad depot site owned by the North Coast Railroad Authority was being considered by the State of California for the new Courthouse location.

CITY OF UKIAH
VACANT & UNDERUTILIZED LAND 2014-2019
GENERAL PLAN HOUSING ELEMENT UPDATE



APN	OWNER	SITUS_3	Status	MapID	Area (in Acres)
00204018	HUNT DENNIS L & MARY LYNN	902 MAZZONI ST	Underutilized	1	0.57
00209325	SEMINACK MOST REVEREND RICHARD	190 ORR ST	Underutilized	2	3.25
00203005	MORENO & COMPANY	595 BRUSH ST	Vacant	3	1.14
00207231	BRODY JOELE B TTEE	1000 NO OAK ST	Underutilized	4	0.87
00210102	PORZIO FRANK & KATHLEEN J TTEE	725 ORR ST	Underutilized	5	0.49
00210103	PORZIO FRANK & KATHLEEN J TTEE	725b ORR ST	Underutilized	6	0.42
00210112	ORCHARD VILLAGE	715 SIDNIE CT	Underutilized	7	1.60
00210108	ORCHARD VILLAGE	568 FORD ST	Underutilized	8	1.88
00213804	ORCHARD MANOR	610 NO ORCHARD AVE	Underutilized	9	3.99
00203006	MORENO & COMPANY	NO ORCHARD AVE	Vacant	10	4.74
00211414	ZBITNOFF IGOR 1/4	744 NO STATE ST	Vacant	11	1.18
00211418	TITEN HAROLD	720 NO STATE ST	Underutilized	12	0.92
00211420	BAARSCH BEATRICE J TTEE 1/2	682 NO STATE ST	Underutilized	13	0.51
00211429	BARRINGTON ROBERT W & JULIE A	660 NO STATE ST	Underutilized	14	1.39
00111126	PRIOR FAMILY TRUST	DORA @ SPRING ST	Underutilized	15	0.15
00111328	CROOK BRUCE D JR & CYNTHIA M	650 NO BUSH ST	Underutilized	16	0.77
00214601	PENLAND NORMAN H TTEE /	589 NO SCHOOL ST	Underutilized	17	0.73
00237026	PEAR ORCHARD ASSOCIATES		Underutilized	18	0.49
00237027	PEAR ORCHARD ASSOCIATES		Underutilized	19	1.03
00216013	HILLSIDE COMMUNITY HOSPITAL OF	WE HAMILTON DR	Vacant	20	2.42
00216010	HILLSIDE COMMUNITY HOSPITAL OF	EA HAMILTON DR	Vacant	21	1.45
00214615	VARGAS RODRIGO R & JOSEPHINE M	502 NO STATE ST	Vacant	22	0.12
00218401	KEIFFER CHRISTOPHER & BETTY M	493 NO SCHOOL ST	Underutilized	23	0.20
00215330	DOYLE BRENT A & HEIDI O TTEES	345 NO MAIN ST	Vacant	24	0.72
00215322	LEEPIN ALLEN	242 MASON ST	Underutilized	25	0.43
00217506	FIRST BAPTIST CHURCH OF UKIAH	460 NO OAK ST	Underutilized	26	0.22
00113010	MCKINNEY NORAH K	506 PARK BLVD	Underutilized	27	1.11
00114201	DELGROSSO BEVERLY A	500 PARK BLVD	Underutilized	28	0.26
00114240	SNYDER MARY E TTEE	179 PARK PL	Underutilized	29	0.59
00114239	SNYDER MARY E TTEE	179 PARK PL	Underutilized	30	0.43
00118114	GOODWIN EDITH M TTEE	400 PARK BLVD	Underutilized	31	2.27
00118115	VARGAS RODRIGO R & JOSEPHINE M	1028 WE STANDLEY ST	Underutilized	32	1.44
00219344	NORTHWESTERN PACIFIC RAILROAD	RR OFF MASON	Vacant	33	2.41
00219314	GRQ ENTERPRISES	326 EA PERKINS ST	Vacant	34	0.18
00223213	NORTH COAST RAILROAD AUTHORITY	309 EA PERKINS ST	Underutilized	35	2.54
00223212	NORTHWESTERN PACIFIC RAILROAD	309 EA PERKINS ST	Underutilized	36	3.93

00224706	UKIAH ORCHARD LLC	225 SO ORCHARD AVE	Underutilized	37	2.12
00224707	UKIAH ORCHARD LLC	275 SO ORCHARD AVE	Underutilized	38	1.39
00228218	NORTHWESTERN PACIFIC RAILROAD	200 EA CLAY ST	Vacant	39	1.81
00228219	NORTH COAST RAILROAD AUTHORITY	200 EA CLAY ST	Vacant	40	1.51
00225701	LIU GRACE C TTEE	390 WE CLAY ST	Underutilized	41	0.42
00121501	CARIVEAU TOM ADMINISTRATOR 1/4	915 WE PERKINS ST	Underutilized	42	0.89
00121409	TRINITY YOUTH SERVICES	200 SO BARNES ST	Underutilized	43	1.25
00120108	HILL THOMAS P	110 HIGHLAND AVE	Vacant	44	0.41
00120331	WILDBERGER JOSEPH A TTEE 1/2	HIGHLAND AND CLAY	Vacant	45	1.46
00228110	MORETTA GINO & MARY 1/3	190 CLEVELAND LN	Vacant	46	0.19
00234044	PATEL RAMAN M TTEE 1/3	560 SO ORCHARD AVE	Vacant	47	0.83
00124220	HAMMOND VIRGINIA TTEE	606 MARY LN	Underutilized	48	0.24
00124217	ALLEN MARY E	624 MARY LN	Underutilized	49	0.50
00125245	NAZARENE CHURCH DIST ADVISORY	604 JONES ST	Underutilized	50	0.38
00130403	DAVIS JAN L	700 SO OAK ST	Underutilized	51	0.14
00230125	SANCHEZ FRANCIS & MARGIE K	211 WE MILL ST	Vacant	52	0.23
00230111	FOUCAULT JOHN W	737 SO OAK ST	Vacant	53	0.15
00130606	HENRIE PATRICK	250 WE GOBBI ST	Vacant	54	0.93
00303109	AMERICAN SAVINGS & LOAN ASSOCI	SO STATE ST	Underutilized	55	1.83
00304077	SHAPIRO MICHAEL L & SHARON MK	210 EA GOBBI ST	Vacant	56	0.87
00304078	SHAPIRO MICHAEL L & SHARON K T	210 EA GOBBI ST	Vacant	57	0.59
00305065	BERGIN DANIEL	751 SO STATE ST	Underutilized	58	2.18
00305088	DAVIS MARK E & DONNA TTEES 1/2	272 CHERRY ST	Underutilized	59	0.32
00305087	DAVIS MARK E & DONNA TTEES 1/2	272 CHERRY ST	Underutilized	60	0.22
00301049	WOOLDRIDGE JASON & MOHENI	302 BANKER BLVD	Underutilized	61	0.36
00311083	HIATT MARY D	1080 HELEN AVE	Vacant	62	3.19
00306125	CALVARY BAPTIST CHURCH	1030 HELEN AVE	Vacant	63	0.60
00313038	RITDET YAOWAPHA /	1006 SO STATE ST	Vacant	64	0.65
00308310	PHILLIPS SANDRA TTEE 1/2	1405 SO STATE ST	Vacant	65	0.76
00308302	CARDENAS JAIME & MARIA G 1/4	1045 SO STATE ST	Vacant	66	0.54
00314001	THOMAS CATHERINE 1/2	190 RUPE ST	Vacant	67	2.03
00313008	SIDERAKIS SID STEVE 1/2	1090 SO STATE ST	Underutilized	68	0.77
00309008	WILES GLENN M & ROSE	23 BETTY ST	Underutilized	69	0.26
00309010	GRIVETTE HUBERT E & ANITA M	19 BETTY ST	Underutilized	70	0.26
00309011	FERRER PAZ C	17 BETTY ST	Underutilized	71	0.27
00309012	SALISBURY JERRY G & MARY LOU H	15 BETTY ST	Underutilized	72	0.25
00315040	CITY OF UKIAH	410 TALMAGE RD	Vacant	73	0.26

00316057	MOUNTANOS MARK P TTEE	582 TALMAGE RD	Vacant	74	2.42
18004008	FRANKS JACK D TTEE 1/3	640 TALMAGE RD	Underutilized	75	1.29
18007003	VANVRANKEN FRANK A	1117 COMMERCE DR	Vacant	76	2.26
00354023	EVANS ALICE V TTEE	196 WABASH AVE	Underutilized	77	1.63
18007018	THURSTON AUTO GROUP INC	1400 HASTINGS RD	Underutilized	78	2.49
00347241	GERHART KATHERINE E	1330 SO STATE ST	Underutilized	79	1.02
00347206	NEVILL GARY L & JEANNE M	OFF WABASH	Vacant	80	0.67
18008025	REDWOOD BUSINESS PARK OF UKIAH	1230 AIRPORT PARK BLVD	Vacant	81	3.60
00326053	CASHADA DONALD L & MARJORIE M	1381 LAUREL AVE	Vacant	82	0.20
18008028	REDWOOD BUSINESS PARK OF UKIAH	1701 AIRPORT RD	Vacant	83	4.68
18008029	REDWOOD BUSINESS PARK OF UKIAH	1701 AIRPORT RD	Vacant	84	4.71
18008030	REDWOOD BUSINESS PARK OF UKIAH	1701 AIRPORT RD	Vacant	85	7.84



APPENDIX C

Review of 2009-2014 Housing Element

Implementation Accomplishments

The City of Ukiah is committed to continually improving programs in the Housing Element to ensure that the housing needs of the community are met. Reviewing past accomplishments is an important step in developing housing strategies that are effective and address identified community needs. State law requires the City to report on progress made in meeting the goals, policies, and objectives set forth in the prior Housing Element. This includes reviewing progress made in implementing programs included in the adopted element, and evaluating their effectiveness and continued appropriateness for the City.

The last Housing Element was adopted in 2011 and covered the RHNA period from 2009 to 2014. Even with the loss of the Redevelopment Agency and a lack of staff and financial resources, moderate to good progress was made implementing the 2009-2014 tasks.

Program	Objective	Timeframe in Housing Element	Progress/Appropriateness
H-1.a: By the end of 2010, develop and implement A residential rehabilitation Program with an emphasis on Improving safety, comfort and Energy Efficiency.	Rehabilitate residential units	2010	Progress: CDBG funds secured for rehab projects. Mendocino County Community Development Commission managed program for the City. Two rehab projects completed. Additional funds being sought. Appropriateness: In theory, this program has a big bang for the buck, but the qualification requirements were challenging for many residents. Looking for additional funds with less stringent qualification requirements.
H-1.b: Work with the City Public Utility Department to potentially expand the City's Energy Efficiency Public Benefits Fund.	Energy Efficiency Improvements	Ongoing	Progress: Discussion in 2011. GHG Inventory and Climate Action Plan underway in 2012 -2013 – Expansion of the City's Energy Efficiency Public Benefits Fund may become a program in CAP. Appropriateness: This

			program is still appropriate and may be fulfilled with the adoption of the City Climate Action Plan – slated for 2014.
H-1.c: Provide informational materials to the public regarding sustainable and green building materials.	Education	Ongoing	Progress: Completed. Green Building Resource Center created in the Ukiah Civic Center. Appropriateness: This program provides valuable information to residents, contractors, architects, etc.
H-1.d: Consider measures That would preserve/conserv e existing mobile home parks, such as a mobile home rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc.	Preservation of Mobile Home Parks	Ongoing	Progress: Completed. Rent stabilization ordinance adopted in 2011. Appropriateness: While a major part of this program was completed, it remains appropriate and is included in the updated element.
H-1.e Develop an At-Risk Units Program: Maintain an Inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State, and local agencies to preserve the units.	Maintain stock of affordable housing.	Ongoing	Progress: Inventory completed in 2011. Appropriateness: While a major part of this program was completed, it remains appropriate and is included in the updated element.
H-2.a: Provide copies of the inventory of vacant and underdeveloped land for public distribution.	Education	Ongoing	Progress: Completed in 2011. Appropriateness: The program is appropriate and on-going, and remains in the updated element.
H-2.b: Work with public transit providers and developers to encourage housing development located close to public transit facilities.	Education	Ongoing	Progress: Development project referral to the Mendocino Transit Authority routine procedure. Appropriateness: The program is appropriate and on-going, and remains in the updated element.

H-2.c: Provide reduced planning permit application fees for residential second dwelling units.	Encourage and increase second dwelling units	Ongoing	Progress: Reduced fees adopted if units are affordable. Appropriateness: Completed and no longer included in the updated element.
H-2.d: Review the zoning code and determine if any constraints to condominium developments and cooperative living projects exist, and if so, eliminate the constraints.	Encourage condo and cooperative living projects.	Ongoing	Progress: Preliminary review completed in 2011. Appropriateness: This program has not been completed and is still appropriate. It remains in the updated element.
H-2.e: As Staff and resources allow, assist the Staff of the Buddy Eller Homeless Shelter facility to resolve any neighborhood compatibility issues that arise.	Eliminate incompatibility	Ongoing	Progress: No complaints received. Ongoing discussions and monitoring. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.f: The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the M Manufacturing zoning district. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for homeless facilities, pursuant to California Government Code Section 65583.	Increase homeless shelters	Ongoing	Progress: Low priority because no capacity issues at the existing shelter. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.g: Do not permit the conversion of rental units to condominium units unless the City's amount of rental units is sufficiently adequate.	Retain rental housing stock	Ongoing	Progress: No conversions proposed in 2011-2013. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.h: Do not permit the conversion of single family residential homes to	Retain housing stock	Ongoing	Progress: No conversions proposed in 2011-2013.

professional offices unless the City's amount of residential units is sufficiently adequate.			Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.i: Adopt an Inclusionary Housing Ordinance by 2013 that requires below-market rate housing to be included as part of residential projects	Increase affordable housing	Ongoing	Progress: Preliminary work completed. Minimal housing starts in the City. Inclusionary housing ordinance low priority. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.j: Adopt the following minimum standards for inclusionary housing units: 3. The exterior appearance of inclusionary units shall not be different than for other units in the housing development of which they are a part; and • 4. Inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development.	Increase affordable housing	Ongoing	Progress: Preliminary work completed. Minimal housing starts in the City. Inclusionary housing ordinance low priority. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.k: Prepare a Nexus Study by 2014 to determine if a nexus can be established requiring the developers of large residential and commercial projects to construct needed affordable housing units on site or in another appropriately zoned location near the place of employment and/or pay a housing impact fee. If a nexus can be established, adopt the affordable housing requirement or housing impact fee.	Generate affordable housing funds	Ongoing	Progress: No work completed. Reduced staff and a lack of funds to prepare Study. Loss of Ukiah RDA stalled effort. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.l: Identify and meet with nonprofit builders who specialize in building housing	Develop partnerships with affordable housing developers.	Ongoing	Progress: Met and worked closely with an out-of-town affordable housing developer

for extremely low-income households. This effort is designed to build a long-term partnership in development, gain access to specialized funding sources, identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.			about the old Trinity School site. Effort stalled due to the elimination of the Ukiah RDA. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.m: Work in conjunction with other agencies to jointly develop and implement a program that is designed to address the needs of the extremely low income households in the City. At least annually and on an on-going basis contact agencies and developers to facilitate implementing the program. Actions to be considered for inclusion in the program include prioritizing City/RDA funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.	Create more affordable housing	Ongoing	Progress: Some progress made. Loss of staff and the elimination of the Ukiah RDA has stalled efforts. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.n: Amend the zoning ordinance to be consistent with Senate Bill 2. All transitional and supportive housing shall be considered a residential use and only those restrictions that apply to other residential uses of the same type (single family residential, duplex, multi-family, etc.) shall be imposed.	Streamline transitional housing projects.	Ongoing	Progress: Preliminary work completed in 2011. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.o: Post the sites inventory map and housing development in commercial zones information on the City's website and prepare hard-copy informational handout material for property	Education	Ongoing	Progress: Completed in 2011 Appropriateness: This program is on-going and still appropriate. It remains in the updated element.

owners and developers.			
H-2.p: Within 1-year of adoption of the Housing Element, conduct a roundtable meeting with non-profit housing sponsors and developers to educate and share information about vacant and underutilized sites, the planned development tool, the lot consolidation process, and incentives offered by the City.	Create more affordable housing	Ongoing	Progress: Loss of staff and the elimination of the Ukiah RDA have stalled efforts. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.q: To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City has identified residential capacity within the mixed use zone to accommodate 284 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need of 284 units, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the	Education	Ongoing	Progress: Completed. Inventory updated in 2014 Appropriateness: This program is on-going and still appropriate. It remains in the updated element.

shortfall on land zones exclusively for residential multifamily use allowing at least 16 du/acre.			
H-2.r: Facilitate the consolidation of smaller, multi-family parcels by 1) publicizing the underutilized sites inventory on the City's website, and 2) providing technical assistance to property owners and developers in support of lot consolidation. To encourage development of quality housing at prices lower income households can afford on smaller, multi-family parcels, the City will meet with non-profit sponsors and developers to promote strategies and the creation of lot consolidation incentives.	Create more affordable housing	Ongoing	Progress: Initial steps completed in 2012. Ongoing efforts slowed by reduced staff and the elimination of the Ukiah RDA. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-2.s: Identify a prime affordable housing infill site currently burdened by flood zone issues and pursue an engineering study and possible FEMA map correction to eliminate this constraint.	Increase potential affordable housing sites	Ongoing	Progress: Completed in 2011. ("Garden Café" site – South State Street). Appropriateness: Completed and therefore not included in updated element.
H-3.a: Special Needs Rental Housing: Support applications to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing to provide shelter for very low-income families and special needs households.	Increase very low and special needs housing units	Ongoing	Progress: Reduced staff and the elimination of the Ukiah RDA have stalled implementation. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-3.b: Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas during the development review process.	Increase housing opportunities for persons with disabilities	Ongoing	Progress: Routine procedure with the review of development projects. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-3.c: Review the zoning code and consider eliminating regulatory constraints to special needs housing projects.	Eliminate constraints	Ongoing	Progress: Preliminary work competed in 2011. Appropriateness: This program is on-going and still

			appropriate. It remains in the updated element.
H-3.d: Continue to support and assist farmworker housing advocates by providing technical assistance with development applications; lower planning application fees for affordable housing projects, and identifying potential sites for farm worker housing.	Increase farmworker housing	Ongoing	Progress: Lower fees adopted. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-3.e: Amend the zoning code to define and allow Single Room Occupancy (SRO) developments in the Medium Density (R-2) and High Density (R-3) zoning districts.	Increase tools to encourage affordable housing.	Ongoing	Progress: Downtown Zoning Code adopted in 2012 – includes opportunities for SRO development. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-4.a: Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).	Education	Ongoing	Progress: No complaints received. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-4.b: Distribute housing discrimination public information and make it available at the Ukiah Civic Center and on the City's website.	Education	Ongoing	Progress: Completed. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.a: Apply the CEQA Infill Exemption when possible and perform expedited review for well designed, compact projects using green and sustainable design and building techniques.	Education	Ongoing	Progress: Implemented with Planning Commission approval in 2012 of the Richard Ruff project on North State Street. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.b: Prepare and present a	Education	Ongoing	Progress: Completed with

downtown core small lot subdivision ordinance or similar tool for consideration.			adoption of the Downtown Zoning Code in 2012. Appropriateness: Completed and not included in updated element.
H-5.c: Prepare and present a green building/sustainable development incentive tool(s) for consideration that could include expedited permit processing, density bonuses and relief from parking and other zoning requirements.	Education	Ongoing	Progress: Project programed for 2013. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.d: Green Building Codes: Consider Amending the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice requirements for new developments, remodels and retrofits. Topics to be included are: Green building materials and practices, Passive solar design and siting, Energy efficient heating and cooling technology, Alternative water storage, wastewater treatment and reclamation, and storm-water management systems.	Education	Ongoing	Progress: Project programed for 2013 Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.e: Continue to administer the solar and energy efficiency rebate programs.	Education	Ongoing	Progress: The program continues and is under evaluation for possible expansion. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.f: Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their	Education	Ongoing	Progress: Green Building Information Center completed in the Ukiah Civic Center. Appropriateness: This

projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.			program is on-going and still appropriate. It remains in the updated element.
H-5.g: Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, and information of onsite renewable energy generation technologies and financing options.	Education	Ongoing	Progress: Green Building Information Center completed in the Ukiah Civic center. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.h: Promote stormwater management systems for multi-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.	Education	Ongoing	Progress: Routine practice of Public Works Staff. New storm-water ordinance adopted in 2010. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.i: Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family housing both prior to and during project review.	Education	Ongoing	Progress: Routine practice during project review. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, safety, and connectivity to schools, neighborhoods, and commerce.	Education	Ongoing	Progress: No opportunities have surfaced. Poised to implement. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-5.k: Adopt a form based zoning code for the downtown	Education	Ongoing	Progress: Downtown form-

that would promote and provide opportunity for compact, pedestrian friendly, infill mixed use development including a variety of housing types.			based code adopted in 2012. Appropriateness: Completed and not included in the updated element.
H-6.a: Redesign and reinvigorate the RDA low and moderate income housing program.	Increase affordable housing	Ongoing	Progress: RDA eliminated by the State of California. Appropriateness: RDA eliminated and this program is not included in the updated element.
H-6.b: Develop a Housing Resources webpage that may be used to facilitate the development and improvement of affordable housing. Included on the webpage could be items such as funding resources, affordable housing development agencies and developers, energy conservation and green-building resources and services.	Education	Ongoing	Progress: New City website under construction 2012-2014. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.
H-6.c: Conduct periodic meetings with developers and non-profit housing development agencies to identify constraints to development of affordable housing and use the information gained to consider zoning code amendments.	Education	Ongoing	Progress: Reduced staff and the elimination of the Ukiah RDA have stalled efforts. Appropriateness: This program is on-going and still appropriate. It remains in the updated element.



APPENDIX D

Zoning Matrix



CITY OF UKIAH
Department of Planning & Community Development, 300 Seminary Avenue, Ukiah, CA 95482
planning@cityofukiah.com (707) 463-6200 www.cityofukiah.com



BASE ZONING DISTRICTS – LAND USE MATRIX

This matrix provides a generalized reference for identifying uses by zoning district. The matrix is not adopted and does not amend or substitute for regulations adopted by the City. Consult the Ukiah Municipal Code (Division 9, Chapter 2, Zoning) for definitions, regulations, standards and exceptions. Other regulations may apply. Some base and combining zoning districts are not shown. The Ukiah Municipal Code is online at: <http://66.113.195.234/CA/Ukiah/index.htm>

BASE ZONING DISTRICTS – GENERALIZED LAND USE MATRIX (A = Allowed use by right, UP = Use permit required)

USE	R-1	R-2	R-3	C-N	C-1	C-2	M	PF
RESIDENTIAL								
Condominiums	UP	A	A		A			
Duplexes		A	A		UP			
Dwelling groups		UP	UP					
Multiple-family residential units, apartment houses		A	A		UP	UP		
Mobile home parks			UP		UP	UP	UP	
Manufactured homes	A	A	A					
Single-family dwellings	A	A	A	A	UP			
Single-family dwelling - 3,000 square foot lot		UP						
Second dwelling units	A	A	A	A	A			
Farm labor camps								
Resident manager/security personnel housing						UP	UP	
RESIDENTIAL/COMMERCIAL								
Mixed residential with compatible commercial land uses					UP	UP		
Mixed rental dwelling units with allowed or permitted use(s)				UP				
Boarding or rooming houses		A	A					
Bed and breakfast establishments	UP	UP	UP	UP	A	UP		
Hotels, motels			UP		A	UP	UP	
PUBLIC, QUASI-PUBLIC, COMMUNITY								
Public buildings, structures and uses			UP			UP		A

BASE ZONING DISTRICTS – GENERALIZED LAND USE MATRIX
(A = Allowed use by right, UP = Use permit required)

USE	R-1	R-2	R-3	C-N	C-1	C-2	M	PF
Public buildings and places of temporary public assembly	UP	UP						
Quasi-public buildings, structures and uses						UP		UP
Public or private schools	UP	UP		UP	A			A
Churches, chapels, religious assembly and instruction	UP	UP	UP	UP	A			
Small family child daycare home - 6 maximum		A						
Small family child daycare home - 8 maximum, including children under the age of ten (10) years who reside at the home	A		A	UP	A			
Large family child daycare home - 7 - 14 including children under the age of 10 who reside at the home	UP	UP	UP	UP	UP			
Community care facility - 6 maximum	A	A	A		A			
Community care facility - 7 - 12	UP	UP	UP		UP			
Small homeless facilities - 7 - 12 (see section 9171)	UP	UP	UP	A	A	UP	UP	UP
Large homeless facilities - more than 12 (see section 9171)	UP	UP	UP	UP	UP	UP	UP	UP
Rest homes, convalescent services, residential medical facilities		UP	UP	UP				
Hospitals and pharmacies			UP	UP				
Conservation and natural resource conservation areas								A
Airports and aviation-related functions and uses								A
Corporation yards								UP
Public cemeteries and similar uses								UP
Public transportation facilities								UP
Public utility facilities and uses								A
Recycling facility						A		
Refuse disposal/recycling areas, refuse transfer stations								UP
Minor food services unrelated to primary use								A
Historical sites and monuments								A
Parks, community gardens, playgrounds	UP	UP	UP			UP		A
Fairgrounds								A
Community concerts, farmers markets, craft bazaar, flea markets								UP
COMMERCIAL								
Bar, dance hall, live entertainment establishment, nightclub					UP			
Billiard parlor, amusement arcade, bowling alley					UP			
Theater					UP			
Adult entertainment businesses (see section 9176)							UP	UP
Social halls and lodges		UP			UP			
Circuses, carnivals, amusement parks, open air theaters, similar	UP*	UP*	UP*	UP*	UP*	UP	UP*	UP



BASE ZONING DISTRICTS – GENERALIZED LAND USE MATRIX
(A = Allowed use by right, UP = Use permit required)

USE	R-1	R-2	R-3	C-N	C-1	C-2	M	PF
temporary establishments involving large assemblages of people								
Home occupations	A	A	A	A				
Outdoor sales establishments (see section 9184)	UP	UP		UP	UP	UP	UP	
Professional offices generally			UP	A	A	UP	UP	
Professional office - converted from a single-family residence		UP						
Medical offices				A				
Banks					A			
Business services						A		
Personal service establishments				UP	A		UP	
Barbershops, beauty shops			UP	A				
Coin operated laundromat			UP			A		
Laundry service						A		
Drugstores				A				
Florist			UP	A				
Video rentals/sales			UP					
Tailor shop				UP				
Bookstore				UP				
'Mom and pop' convenience grocery stores, delicatessens			UP	A				
Bakeries			UP	UP				
Coffee shops			UP	UP				
Restaurants, cafes (no drive-through)				UP				
Restaurants (includes drive-through)					A	UP		
Retail stores					A	UP	UP	
Retail – except large commercial retail stores (such as department stores, supermarkets, chain drugstores, discount clothing stores)				UP				
Wholesale stores						A		
Kennel, pet shop, and pet services						A		
Veterinarian					UP			
HEAVY COMMERCIAL OR INDUSTRIAL								
Auto sales – new or used					A	A		
Auto – repair, body and painting, car wash, service (gas) station					A	A	A	
Equipment repair shop						A	A	
Auto wrecking, junk yards							A	
Public or private parking lots for automobiles to accommodate primary use, or when next to C-N, C-1 or C-2 (see section 9176)	UP	UP	A					

BASE ZONING DISTRICTS – GENERALIZED LAND USE MATRIX
(A = Allowed use by right, UP = Use permit required)

USE	R-1	R-2	R-3	C-N	C-1	C-2	M	PF
Parking lots					UP			
Transportation services						A		
Blacksmith shops							A	
Building materials yards, lumber yards							A	
Construction sales and service						A	A	
Farm equipment sales and feed stores						A	A	
Cabinet shop					UP	A	A	
Machine shop					UP	A	A	
Planing mills							A	
Sign shop						A	A	
Safety services						A		
Mini/convenience storage					UP	A	A	
Storage facilities and bulk fuel storage							A	UP
Warehousing and distribution (limited)						A	A	
Warehousing and distribution (general)							UP	
Wholesale and storage establishments							A	
Light manufacturing and industrial uses						UP	A	UP
Industrial, manufacturing, or storage uses objectionable due to smoke, dust, noise, radioactivity, vibration, bright light, etc.							UP	
Heavy industrial and manufacturing uses without appreciable offensive or objectionable noise, odor, dust or nuisance factors							A	
Removal of minerals, earth, other natural materials (see section 9176)	UP	UP	UP	UP	UP	UP	UP	UP
Temporary uses meeting purpose and intent of district, not to exceed 6 months (see section 9176)	UP	UP	UP	UP	UP	UP	UP	UP
Fences - 6' or less	A	A	A	A	A	A	A	A
Fences - exceeding 6 feet (see section 9178)	UP	UP	UP	UP	UP	UP	UP	UP
Accessory uses and buildings	A	A	A	A	A	A	A	A

Source: City of Ukiah - Planning and Community Development Department, 6/2007

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May 25, 2016

Attn: Kevin Thompson, Principal Planner
City of Ukiah
Planning & Community Development Dept.
300 Seminary Avenue
Ukiah, CA 95482
planning@cityofukiah.com

By U.S. mail

RE: City of Ukiah General Plan Update
Housing Element: Negative Declaration, June 1, 2016

Dear Mr. Thompson:

Please include this correspondence in the administrative record of the proceedings in conjunction with the City's update to its General Plan, including the Housing Element, and in the agenda materials for the City Council meeting of June 1, 2016. This office represents the Ukiah Valley Sanitation District ("the District"), with respect to the City of Ukiah's ("City") update to the City of Ukiah General Plan. Pursuant to Cal. Government Code §§ 65092 and 65353, please provide the undersigned at the address listed above with copies of any and all notices, letters, correspondence, and/or staff materials prepared in conjunction with this matter, from this point forward. For the reasons set forth below, the District opposes approval of the Initial Study/Negative Declaration ("IS/ND") proposed in conjunction with the City's application.

Applicable Law:

Adoption and amendment of a General Plan is a "project" under the California Environmental Quality Act ("CEQA") and therefore, environmental review must be performed. *City of Santa Ana v. City of Garden Grove* (1979) 100 Cal. App. 3d 521. It is recognized California law that there is a "low threshold" for requiring an agency to prepare an Environmental Impact Report ("EIR"). "The test is whether 'it can be fairly argued on the basis of substantial evidence that the project may have significant environmental impact.'" *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 310 (quoting *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d. 68, 75).

Substantial evidence is defined in the CEQA Guidelines at 14 Code of California Regulations (CCR) § 15384 as:

“(a) . . . enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. . . Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.

(b) Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.”

It is further recognized California law that a negative declaration must provide the basis for its findings that a project will have no significant environmental impact. Therefore an IS/ND must be supported by evidence in the administrative record. (14 CCR §15063(d)(3), 15063(f)). See *Sundstrom*, *supra* at 305; *Citizens Ass’n for Sensible Dev. v. County of Inyo* (1985) 172 Cal. App. 3d 151, 171. Significantly, where, as in the instant matter, the IS/ND lacks sufficient support for the agency’s determination that significant impacts will not occur, the decision to proceed pursuant to an ND will be set aside. *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 311 (“CEQA places the burden of environmental investigation on government rather the public.”) *Id.* Here, City has failed to meet the legal requirements to proceed based upon IS/ND.

Negative Declaration

The purpose of CEQA is to disclose to decision makers and the public the potential significant environmental impacts that a project may cause. It should be a public process to the extent possible. The Initial Study is used to identify impacts and ways to avoid them by mitigation. A Negative Declaration is utilized when there is a determination that a project will not significantly impact the environment or in cases where mitigations can be identified for the project that will reduce impacts to a level of insignificance. If impacts are identified that can be fairly argued, based on substantial evidence in light of the whole record, to potentially still have a significant impact regardless of the mitigations proposed (or if no mitigation can adequately address them), then an EIR must be prepared.

As defined by 14 CCR § 15371, a Negative Declaration, “is a written statement by the Lead Agency briefly describing the reasons that a proposed project, not exempt from CEQA, will not

have a significant effect on the environment and therefore does not require the preparation of an EIR.”

A negative declaration is inappropriate for the Housing Element update to the General Plan because, as identified with more particularity below, substantial evidence exists that the project may have a significant effect on the environment.

Notice/Procedural Flaws

As a public service provider, the District should have been considered an affected stakeholder and should have been provided specific notice of the project process. Both CEQA and the Government Code require extensive consultation with public agencies during the development of a General Plan.

Government Code § 65352 requires:

“(a) Before a legislative body takes action to adopt or substantially amend a general plan, the planning agency shall refer the proposed action to all of the following entities:

(1) A city or county, within or abutting the area covered by the proposal, and any special district that may be significantly affected by the proposed action, as determined by the planning agency.”

Despite being a public service provider, the District received no notice of the commencement of the proposed action. In your letter to this office dated April 7, 2016, you state that “the City’s planning agency has determined that Ukiah Valley Sanitation District is not significantly affected by the proposed action to update the General Plan Housing Element.” The District is the gateway to any sewer hook ups for any proposed housing located in the “overlap area” of the city of Ukiah. As such, it is difficult to understand the City’s conclusion that the District is not a special district that may be significantly affected by the proposed action, thus deserving of notice pursuant to Government Code § 65352 above.

Furthermore, Government Code § 65589.7(a) provides that a housing element and any amendments made to that element shall be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the territory of the legislative body.

The State of California Department of Housing and Community Development, Division of Housing Policy Development, in its Memorandum dated May 22, 2006, to all Planning Directors, Public Works Directors, Water and Sewer Service Providers and Interested Parties, (copy enclosed), has interpreted § 65589.7 as requiring, among other things, that, in order to effectively

implement the law, local governments should consult with water and sewer providers **during the development and update of the housing element**, as well as sending copies of the adopted plan. (Emphasis added). In this instance, The District was not consulted during the development of the current housing plan amendment.

Comments Regarding the Initial Study/Proposed Negative Declaration

As a general observation, the District notes that the City attempts to forgo environmental review of the housing element based on the argument that the site specific projects will be evaluated at the time of a specific proposal. This argument is fallacious, however, because any development will occur in the overlap area. Based upon current data, there will be inadequate capacity and/or ESSUs to dispose of additional waste generated as a result of the density contemplated by the proposed housing element.

Comments Specific to Areas of Significant Impact

As identified below, the proposed negative declaration contains several checklist items of specific relevance to the District.

i. **Area IX. Hydrology and Water Quality**

“Would the project: a) Violate any water quality standards or waste discharge requirements?”

“**No Impact.** Although the Housing Element Update does not propose or mandate the construction of new housing units in the city, it does have policies that could result in additional density in as-of-yet unspecified portions of the incorporated area.”

To the extent that these “as of yet unspecified portions of the incorporated area” fall within the boundaries of the District, any environmental impacts associated with the housing element are the concern of the District.

Of specific concern to the District is the order of the California North Coast Regional Water Quality Control Board, issued September 5, 2012. (Order No. R1-2012-0068 and **Cease and Desist** Order No. R1-2012-0069. (Emphasis added). Those orders compel the City to remedy, and achieve full compliance with, certain effluent limitations by August 1, 2017, and clearly identify existing substantial environmental impacts.

To suggest that a finding of “No Impact” be made, in conjunction with a perfunctory environmental study, at the same time that a “Cease and Desist Order” has been made by the Regional Board is, to say the least, reckless, and is contrary to CEQA law.

ii. Area X. Land Use Planning

Similarly, where IS/ND section X asks whether the project would:

“Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating and environmental effect”, the above-referenced action by The North Coast Regional Water Quality Control Board controls.

Furthermore, the rapidly dissipating capacity of the wastewater treatment plant and infrastructure to meet demand for service further calls into question the accuracy of the “no impact” finding. Capacity limitations are identified in, without limitation, the City of Ukiah’s Wastewater Treatment Plant Improvement Project Planning Phase Report-Technical Memorandum dated January 23rd 2004, Ukiah Valley Sanitation District’s Sewer Connection Fee Study, revised 12-21-2010, the City of Ukiah’s letter to Regional Water Quality Control Board, North Coast Region dated March 18, 2011, and the City of Ukiah and UVSD ESSU Statistics Report, dated April 1, 2015.

Collectively, such documents, which are enclosed, demonstrate that the wastewater system’s capacity to continue to serve its existing users is close to, or at, maximum, and to contemplate adding even hypothetical density, as contemplated in the proposed housing element, raises significant adverse environmental impacts.

iii. Area XIV: Public Services

The IS/ND checklist asks:

“a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?”

Staff recommends a finding of no impact, as follows:

“No Impact: While the Housing Element Update does not cause the construction of housing units, the Element does include implementation measures that could facilitate increased housing density in some areas, thereby requiring additional public services. At this point, however, it is impossible to predict where and what districts these areas will be located.”

As demonstrated above, if the referenced implementation measures do facilitate increased housing density, if any of the contemplated “areas” require additional public services in the form of sewer hookups, capacity will likely be exhausted, thus the impacts identified above apply, and preclude a finding of “no impact”.

iv. Area XVII. Utilities and Service Systems

“Would the project: a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing, the construction of which could cause significant environmental effects?

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

g) Comply with federal, state, and local statutes and regulations related to solid waste?”

“**No Impact a –g:** The City’s Housing Element is a policy plan intended to address housing needs. While the Housing Element Update does not cause the construction of housing units, the Element does include implementation measures that could facilitate increased housing density in some areas, thereby requiring additional public services. At this point, however, it is impossible to predict where and what districts these areas will be located. Nor is it possible to predict whether or not development will actually occur. Thus, the Housing Element is not expected to exceed wastewater treatment requirements, require new or expanded wastewater, storm damage, solid waste, or water facilities, or conflict with federal, state or local regulations pertaining to solid waste. Impact is considered less than significant.”

Again, both as to capacity for continued service, and current and ongoing scrutiny related to previously identified, noncompliant, levels of effluent, significant adverse environmental impacts exist, and findings of “no impact” such as those proposed to support a negative declaration, are unsustainable.

As to specific finding a), the District has demonstrated, above, that not only would the project exceed wastewater treatment requirements of the Regional Water Quality Control Board, but that the Board currently monitors the City for past wastewater violations.

Finding b), which references "no impact", in response to the construction of new wastewater facilities, or expansion of existing facilities, is patently false, again based on the inevitable shortage of ESSUs for any expanded housing density at this time.

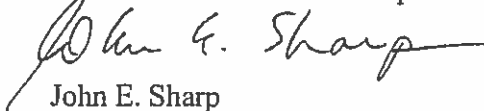
Perhaps most importantly, finding e), which asks whether the project will result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments cannot be made. That provider, (the District), at least within the jurisdictional boundaries of the District, has clearly advised you that it anticipates exceeding capacity to provide future demand, if the housing element, as proposed, is adopted. Thus, the finding of "no impact" simply cannot be supported. But for the fact that the District was not properly provided notice, and was not included in your deliberations as contemplated pursuant to Government Code § 65589.7, you would have been advised by the District at the outset of this project, that the wastewater system, and its infrastructure, have serious constraints on capacity.

Conclusion

The City has failed to meet its legal burden to support the findings required to successfully proceed according to an IS/ND. The proposed environmental documents do not provide the City Council or members of the public a means for identifying, understanding, and evaluating the broad range of environmental impacts that will arise from the adoption of the proposed update to the Housing Element. As more fully set forth above, given the City's failure to meet its burdens under the California Environmental Quality Act, the project cannot proceed without preparation of a full Environmental Impact Report. For these reasons, the District respectfully requests that the City Council reject the IS/ND and direct that an Environmental Impact Report be prepared.

Representatives of the District will be present at your meeting of June 1, 2016, to give testimony and argument, and to respond to any questions the Council may have as a result of those matters addressed in this letter, and any of the referenced documents. Thank you for your attention to these matters.

Very truly yours,
Law Offices of John E. Sharp


John E. Sharp

cc: Sage Sangiacomo, City Manager;
David Rapport, City Attorney
Client
Enclosures

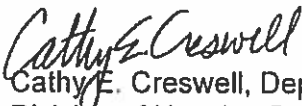
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643

**MEMORANDUM**

DATE: May 22, 2006

TO: Planning Directors
Public Works Directors
Water and Sewer Service Providers
Interested Parties

FROM: 
Cathy E. Creswell, Deputy Director
Division of Housing Policy Development

SUBJECT: Senate Bill 1087, Legislation Effective January 1, 2006:
Water and Sewer Service Priority for Housing Affordable
to Lower-Income Households

Chapter 727, Statutes of 2005 (SB 1087) establishes processes to ensure the effective implementation of Government Code Section 65589.7. This statute requires local governments to provide a copy of the adopted housing element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers. This memorandum notifies pertinent agencies of these existing and new responsibilities.

For local governments, Chapter 727 now requires all cities and counties to immediately deliver the adopted housing elements of the local general plan and any amendments to water and sewer service providers. The Department recommends that copies of existing housing elements and amendments be submitted to service providers within a month of receipt of this notice. Future updates or amendments to the housing element should be sent within a month after adoption. When submitting copies of housing elements to service providers the Department further recommends inclusion of a summary/quantification of the local government's regional housing need allocation and any other appropriate housing information. Moreover, to effectively implement the law, local governments should consult with water and sewer providers during the development and update of the housing element, as well as sending copies of the adopted plan. This will facilitate effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, especially housing for lower-income households.

Chapter 727, Statutes of 2005 – Water and Sewer Service Priority
Page 2

For water and sewer providers, Chapter 727 establishes specific procedural requirements to facilitate implementation, such as:

1. Requiring water and sewer providers to adopt written policies and procedures, **no later than July 1, 2006**, that grant priority to proposed development that includes housing affordable to lower-income households. For private water and sewer companies regulated by the Public Utilities Commission, the commission shall adopt written policies and procedures for use by those companies in a manner consistent with the statute.
2. Prohibiting water and sewer providers from denying or conditioning the approval or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.
3. Requiring Urban Water Management Plans to include projected water use for single-family and multifamily housing needed for lower-income households.

The Department hopes this information is helpful. The amended statutory language is enclosed as Attachment 1. Attachments 2 and 3 contain a summary of California's deepening housing crisis and an overview of housing element law, respectively. Also, a copy of the legislation can be found on the Department's website: www.hcd.ca.gov/hpd. Copies of published bills from the 2005 session can be obtained from the Senate's website: www.senate.ca.gov or the Legislative Bill Room at (916) 445-2323. If you have any questions or would like additional information or technical assistance, please contact Paul Mc Dougall, of our staff, at (916) 445-4728.

Attachments

Att. 1



North Coast Regional Water Quality Control Board

September 5, 2012

Mr. Tim Ericksen
City of Ukiah
300 Seminary Drive
Ukiah, CA 95482-5400

Dear Mr. Ericksen:

Subject: Transmittal of Adopted Waste Discharge Requirements and National Pollutant Discharge Elimination System Permit and Cease and Desist Order for the City of Ukiah Wastewater Treatment Facility, NPDES Permit No. CA0022888

File: City of Ukiah Wastewater Treatment Facility, Sonoma County
WDID No. 1B84029OMEN

Enclosed are the Waste Discharge Requirements and National Pollutant Discharge Elimination System Permit (WDRs) Order No. R1-2012-0068 and Cease and Desist Order No. R1-2012-0069 for the City of Ukiah Wastewater Treatment Facility adopted by the California Regional Water Quality Control Board, North Coast Region (Regional Water Board) on August 23, 2012. The WDRs will serve for a five year term beginning October 1, 2012.

The Cease and Desist Order contains interim effluent limitations for ammonia and nitrate and a compliance schedule requiring the City of Ukiah to achieve full compliance with ammonia and nitrate effluent limitations by August 1, 2017.

Additional copies of the Orders can be obtained from the Regional Water Board office or from the Regional Water Board website at:
http://water100.waterboards.ca.gov/rb1/adopted_orders/index.asp.

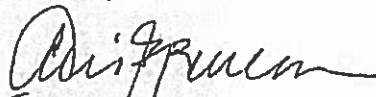
Mr. Tim Encksen

- 2 -

September 5, 2012

Please contact Cathleen Goodwin of the Regional Water Board staff at (707) 576-2687 or Cathleen.Goodwin@waterboards.ca.gov, if you have any questions.

Sincerely,


for Matthias St. John
Executive Officer

120905_CAG_Ukiah_Transmittal Adopted

Return Receipt Requested

Enclosures:

Adopted Waste Discharge Requirements Order No. R1-2012-0068
Adopted Cease and Desist Order No. R1-2012-0069

cc (without attachments):

Andrew Luke, City of Ukiah, 300 Plant Road, Ukiah, CA 95482-5400

Ecc (with email attachments):

Amelia Whitson, U.S. EPA, Region 9, CWA Standards and Permits Office (WTR-5)
75 Hawthorne Street, San Francisco, CA 94105
Whitson.Amelia@epamail.epa.gov

RWQB - 02794

Att. 2



North Coast Regional Water Quality Control Board



ORDER NO. R1-2012-0068
NPDES NO. CA0022888
WDID NO. 1B840290MEN

WASTE DISCHARGE REQUIREMENTS

FOR THE

**CITY OF UKIAH
UKIAH WASTEWATER TREATMENT PLANT
MENDOCINO COUNTY**

The following Permittee is subject to waste discharge requirements as set forth in this Order:

Table 1. Permittee Information

Permittee	City of Ukiah
Name of Facility	Ukiah Wastewater Treatment Plant
Facility Address	300 Plant Road
	Ukiah, CA 95482-5400
	Mendocino County
Type of Facility	Publicly-Owned Treatment Works (POTW)
Facility Design Flow	Secondary Treatment: 3.01 mgd (average daily dry weather design flow ¹) 24.5 mgd (peak daily wet weather design flow ²) Advanced Wastewater Treatment: 7.0 mgd (peak wet weather flow)

¹ Average daily dry weather design flow is defined as the average of daily inflows calculated during the lowest consecutive 30-day period each calendar year.

² Peak daily wet weather design flow is defined as the maximum volume of effluent that may be treated, based on the capacity of the advanced wastewater treatment filters.

ORDER NO. R1-2012-0068
CITY OF UKIAH
NPDES NO. CA0022686

Table 2. Discharge Locations

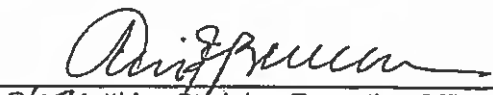
Discharge Point	Effluent Description	Discharge Point Latitude	Discharge Point Longitude	Receiving Water
001	Disinfected tertiary treated municipal wastewater	39° 07' 07" N	123° 11' 28"	Russian River
002	Disinfected secondary treated municipal wastewater	--	--	Percolation ponds adjacent to the Russian River

Table 3. Administrative Information

This Order was adopted by the Regional Water Quality Control Board on:	August 23, 2012
This Order shall become effective on:	October 1, 2012
This Order shall expire on:	September 30, 2017
The Permittee shall file a Report of Waste Discharge as an application for renewal of waste discharge requirements in accordance with title 23, California Code of Regulations, no later than:	December 30, 2016
The U.S. Environmental Protection Agency (USEPA) and the Regional Water Quality Control Board have classified this discharge as a major discharge.	

IT IS HEREBY ORDERED, that this Order supersedes Regional Water Quality Control Board (Regional Water Board) Order No. R1-2006-0049 upon the effective date specified in Table 3. In order to meet the provisions contained in division 7 of the California Water Code (Water Code) (commencing with section 13000) and regulations adopted thereunder, and the provisions of the federal Clean Water Act (CWA) and regulations and guidelines adopted thereunder, the Permittee shall comply with the requirements in this Order. This action in no way prevents the Regional Water Board from taking any enforcement action for past violations of the previous permit. If any part of this Order is subject to a temporary stay of enforcement, unless otherwise specified, the Permittee shall comply with the analogous portions of Order No. R1-2006-0049, which shall remain in effect for all purposes during the pendency of the stay.

I, Matthias St. John, Executive Officer, do hereby certify that this Order with all attachments is a full, true, and correct copy of the Order adopted by the California Regional Water Quality Control Board, North Coast Region, on August 23, 2012.


for Matthias St. John, Executive Officer

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
NORTH COAST REGION

ORDER NO. R1-2012-0069

REQUIRING THE CITY OF UKIAH WASTEWATER TREATMENT PLANT
TO CEASE AND DESIST FROM DISCHARGING OR THREATENING
TO DISCHARGE EFFLUENT IN VIOLATION OF
WASTE DISCHARGE REQUIREMENTS
ORDER NOS. R1-2006-0049 AND R1-2012-0068

NPDES NO. CA0022888
WDID NO. 1B84029OMEN

MENDOCINO COUNTY

The California Regional Water Quality Control Board, North Coast Region, (hereafter Regional Water Board) finds that:

1. The City of Ukiah (hereinafter Permittee) is the owner and operator of the City of Ukiah Wastewater Treatment Plant (hereinafter Facility) located in Ukiah, California. The Facility is located on the west bank of the Russian River at the southern end of Ukiah and treats wastewater from two entities, the City of Ukiah and the Ukiah Valley Sanitation District (UVSD). The Facility serves a population of approximately 20,700, including 15,700 within the City and 5,000 in the UVSD.
2. The Facility produces disinfected secondary effluent that is discharged to three percolation ponds adjacent to the Russian River and disinfected, dechlorinated advanced wastewater treatment (AWT) effluent that is discharged to the Russian River through an outfall pipe. The Facility is designed to treat an average daily dry weather flow of 3.01 mgd and a peak weekly wet weather flow of 24.5 mgd of secondary effluent and 7.0 mgd of advanced treated wastewater. The treatment system consists of primary sedimentation, trickling filters, secondary sedimentation, coagulation, filtration, chlorination, dechlorination, and biosolids digestion and dewatering. Solids handling facilities consist of anaerobic digesters and a belt press for dewatering.
3. The Facility has been regulated by Waste Discharge Requirements (WDRs), Regional Water Board Order No. R1-2006-0049, National Pollutant Discharge Elimination System (NPDES) No. CA0022888, WDID No. 1B84029OMEN, adopted by the Regional Water Board on September 20, 2006. The permit expired on November 9, 2011, and was administratively extended since the Permittee submitted a Report of Waste Discharge for its permit renewal in a timely manner. Order No. R1-2006-0049 contained interim and final effluent limits for copper, dichlorodibromomethane (DCBM), and nitrate. Order No. R1-2006-0049 also included a compliance schedule for the Permittee to comply with final effluent limitations for copper and DCBM by May 18, 2010 and nitrate by September 20, 2011.
4. Regional Water Board Order No. R1-2012-0068, WDRs and NPDES Permit No. CA0022888, WDID No. 1B84029OMEN is scheduled to be adopted by the

RWQB - 02317

A44 2

Regional Water Board concurrently with this Cease and Desist Order (CDO). Order No. R1-2012-0068 will become effective on October 1, 2012, at which time it will supersede Order No. R1-2006-0049. Order No. R1-2012-0068 establishes effluent limitations, including interim and final limitations and monitoring for ammonia and nitrate, as well as discharge prohibitions, receiving water limitations, and compliance provisions.

5. During the term of this Order, the Permittee will be subject to the terms of two separate WDRs - Order No. R1-2006-0049 through September 30, 2012, and Order No. R1-2012-0068 beginning on October 1, 2012. This Order uses the term "the Permit" when referring to both WDR orders and the order number when referring to a specific WDR order.
6. Section 13301 of the California Water Code (Water Code) states "When a regional board finds that a discharge of waste is taking place, or threatening to take place, in violation of requirements or discharge prohibitions prescribed by the regional board or the state board, the board may issue an order to cease and desist and direct that those persons not complying with the requirements or discharge prohibitions (a) comply forthwith, (b) comply in accordance with a time schedule set by the board, or (c) in the event of a threatened violation, take appropriate remedial or preventative action."
7. The Permit, as identified in Findings 3 and 4 above, implements provisions of the Water Quality Control Plan for the North Coast Region (Basin Plan) by requiring the Permittee to monitor its effluent for certain non-CTR constituents (e.g., ammonia and nitrate) that may have reasonable potential to cause or contribute to an excursion above a water quality criterion or objective applicable to the receiving water. The Basin Plan also includes a narrative toxicity objective that requires all waters to be maintained free of toxic substances in concentrations that are toxic to, or that produce detrimental physiological responses in human, plant, animal, or aquatic life. This Basin Plan objective is applicable because ammonia is toxic to aquatic life and must be controlled in order to prevent toxicity.
8. The Permittee is violating, or threatening to violate, the following terms in Order No. R1-2006-0049:

IV. EFFLUENT LIMITATIONS AND DISCHARGE SPECIFICATIONS

A. Effluent Limitations

1. Final Effluent Limitations – Discharge Point 001 (Discharge to Russian River)
 - a. The discharge of advanced treated wastewater, as defined by the numerical limitations below, shall maintain compliance with the following effluent limitations at Discharge Point 001, with compliance measured at

Monitoring Location M-001B as described in the attached Monitoring and Reporting Program (Attachment E). The advanced treated wastewater shall be adequately oxidized, filtered and disinfected as defined in Title 22, Division 4, Chapter 3, California Code of Regulations (CCR).

Parameter	Units	Effluent Limitations				
		Average Monthly ¹	Average Weekly ¹	Maximum Daily ¹	Instantaneous Minimum ¹	Instantaneous Maximum ¹
Nitrate (as N)	mg/L	10	—	—	—	—

9. Beginning October 1, 2012, the Permittee will be violating, or threatening to violate, the following terms in Order No. R1-2012-0068:

IV. EFFLUENT LIMITATIONS AND DISCHARGE SPECIFICATIONS

A. Effluent Limitations

1. Final Effluent Limitations – Discharge Point 001 (Discharge to Russian River)

- a. The discharge of advanced treated wastewater, as defined by the numerical limitations below, shall maintain compliance with the following effluent limitations at Discharge Point 001, during periods of discharge to the Russian River, with compliance measured at Monitoring Location EFF-001B as described in the attached MRP (Attachment E). The advanced treated wastewater shall be adequately oxidized, filtered, and disinfected as defined in title 22, division 4, chapter 3, of the CCR.

Table 4. Final Effluent Limitations – Discharge Point 001 (Discharge to Russian River)

Parameter	Units	Effluent Limitations				
		Average Monthly ¹	Average Weekly ¹	Maximum Daily ¹	Instantaneous Minimum ¹	Instantaneous Maximum ¹
Nitrate (as N)	mg/L	10	—	—	—	—
Ammonia	mg/L	3.5	—	6.8	—	—

10. Untreated domestic wastewater contains ammonia. Nitrification is a biological process that converts ammonia to nitrite and nitrite to nitrate. Denitrification is a process that converts nitrate to nitrite or nitric oxide and then to nitrous oxide or nitrogen gas, which is then released to the atmosphere. Depending on the degree of nitrification and/or denitrification in a wastewater treatment process, there can be varying levels of ammonia and nitrate. There can also be concentrations of nitrite and organic nitrogen, however these are usually found at lower

¹ See Definitions in Attachment A and Compliance Determination discussion in section VII of this Order.

concentrations than nitrate or ammonia. The Permittee does not currently use nitrification to remove ammonia from the waste stream (by converting it to nitrate). Inadequate or incomplete nitrification may result in the discharge of ammonia to the receiving stream. Ammonia is known to cause toxicity to aquatic organisms in surface waters. Discharges of ammonia would violate the Basin Plan narrative toxicity objective. However, prior to 2007, the discharge also contained levels of nitrate that exceeded the primary drinking water maximum contaminant level of 10 mg/L established by the California Department of Health Services for the protection of human health.

11. In 2006, the Permittee began the most recent Facility upgrade project, which was completed in June 2009. The Permittee was not aware of the need to address treatment of ammonia and nitrate at the time that the Facility upgrade was designed. The Facility upgrade included a new influent pumping station, bar screen facility and grit removal; conversion of the former secondary clarifiers to primary clarifiers; new trickling filter pumping station and modifications to the trickling filter distribution arms; conversion of the former primary clarifiers to solids contact tanks; new secondary clarifiers; modifications to the secondary chlorine disinfection system and AWT chlorine contact system; new dissolved air flotation thickeners; and conversion of the floating covers on the anaerobic digesters to fixed covers.
12. During the term of Order No. R1-2006-0049, the Permittee achieved compliance with the final average monthly effluent limitation for nitrate from February 2007 through December 2011. It is not clear whether compliance was achieved through operational changes or in response to the Facility upgrade project since the Facility was not designed for nitrogen removal. The Permittee failed to comply with the monthly average nitrate effluent limitation in January 2012.
13. Data collected during the term of Order No. R1-2006-0049 demonstrated reasonable potential for ammonia to cause or contribute to an excursion above the ammonia water quality criterion.
14. Pursuant to federal regulations at section 122.44(d)(1)(i), title 40 of the Code of Federal Regulation (CFR), NPDES permit effluent limitations must control all pollutants which are or may be discharged at a level which will cause or have the reasonable potential to cause or contribute to an in-stream excursion above any State water quality standard, including any narrative criteria for water quality. Beneficial uses, together with their corresponding water quality objectives or promulgated water quality criteria, can be defined per federal regulations as water quality standards.
15. Order No. R1-2012-0068 establishes new effluent limitations for ammonia. The Permittee will be required to evaluate the wastewater treatment system for removal of ammonia and nitrate. Since nitrate is formed during the treatment of ammonia (See Finding 10), the Permittee plans to study the potential for operational

modifications to remove both forms of nitrogen simultaneously. Since treatment for ammonia will result in varying nitrate concentrations, the Permittee must evaluate and assess the feasibility of various alternatives to reduce ammonia and nitrate levels. Operational modifications that may be necessary to comply with the ammonia effluent limitations can be expected to temporarily increase nitrate concentrations until such time as the Facility is able to consistently nitrify and denitrify to remove both ammonia and nitrate to acceptable concentrations. In accordance with Water Code section 13385(j)(3), the Regional Water Board finds that, based upon the relationship between ammonia and nitrate, the Permittee will not be able to consistently comply with the final effluent limitations for nitrate during treatment modifications to reduce ammonia discharges. The limitations for ammonia are new requirements that become applicable to the Order after the effective date of adoption of the waste discharge requirements, and after July 1, 2000, for which new or modified control measures are necessary in order to comply with the limitation, and the new or modified control measures cannot be designed, installed, and put into operation within 30 calendar days. The Permittee's evaluation of operational control measures to reduce ammonia will have a direct impact on nitrate concentrations in the treatment process and effluent and may result in temporary increases in nitrate concentrations above the final effluent limitations established in Order No. R1-2012-0068.

16. On December 12, 2011, the Permittee submitted an Infeasibility Study Report for ammonia which contains an analysis of the Permittee's inability to immediately comply with ammonia effluent limitations; identifies the need for some flexibility regarding nitrate compliance due to the direct relationship between ammonia and nitrate; and identifies proposed actions and time frames to comply with final ammonia and nitrate effluent limitations. The Infeasibility Study Report includes a request for a compliance schedule and interim effluent limitations to complete monitoring and treatment plant evaluations to determine the most effective way to comply with final effluent limitations for ammonia and nitrate at the same time.
17. Regional Water Board staff reviewed the Infeasibility Study Report and concurs with the Permittee's assessment that it is infeasible to comply with final effluent limitations for ammonia and that evaluation of operational changes for compliance with ammonia effluent limitations will have an impact on nitrate concentrations in the wastewater. Regional Water Board staff found that the Permittee's proposed compliance schedule is designed to bring the waste discharge into compliance with final effluent limitations for ammonia and nitrate in the shortest time frame possible.
18. This Order provides a compliance schedule for the Permittee to develop, submit, and implement methods of compliance, including developing and implementing pollution prevention activities or constructing necessary treatment facilities to meet the new effluent limitation for ammonia and the existing effluent limitation for nitrate.

19. Pursuant to Water Code section 13385(j)(3), mandatory minimum penalties (MMPs) will not apply to future violations of the final effluent limitations for ammonia and nitrate if:
- a. A cease and desist order is issued on or after July 1, 2000, and specifies the actions that the discharger is required to take in order to correct the violations that would otherwise be subject to MMPs;
 - b. The regional board finds that the discharger is not able to consistently comply with one or more of the effluent limitations established in the waste discharge requirements applicable to the waste discharge because the effluent limitation is a new or more stringent regulatory requirement that has become applicable to the waste discharge after the effective date of the waste discharge requirements and after July 1, 2000, new or modified control measures are necessary in order to comply with the effluent limitation, and the new or modified control measures cannot be designed, installed, and put into operation within 30 calendar days;
 - c. The regional board establishes a time schedule for bringing the waste discharge into compliance with the effluent limitations that is as short as possible, taking into account the technological, operational, and economic factors that affect the design, development, and implementation of the control measures that are necessary to comply with the effluent limitations, and where the time schedule exceeds one year, the time schedule includes interim requirements and actions and milestones leading to compliance; and
 - d. The discharger has prepared and is implementing in a timely and proper manner, or is required by the regional board to prepare and implement, a pollution prevention plan pursuant to Water Code section 13263.3.
20. The Permittee meets the requirements of Water Code section 1385(j)(3), and therefore, during the term of this CDO, no MMPs will be assessed for violations of final effluent limitations for ammonia and nitrate. Specifically, the Regional Water Board finds that:
- a. The CDO is being issued after July 1, 2000, and specifies the actions the Permittee is required to take to correct the violations of the Permit, as set out in Findings 8 and 9 respectively, above;
 - b. Ammonia effluent limitations are being newly applied to the Permittee in Order No. R1-2012-0068. The Permittee is unable to consistently comply with final nitrate effluent limitations that are in effect when new or modified control measures are implemented for the Permittee to comply with new final ammonia effluent limitations, and the new or modified control measures for compliance with ammonia and nitrate are dependent on the completion of a series of

studies, thus the new or modified control measures cannot be designed, installed, and put into operation within 30 calendar days;

- c. Requirement 1 of this Order establishes a compliance schedule for bringing the Facility into compliance with the final ammonia and nitrate effluent limitations that is as short as possible. The Permittee has until August 1, 2017 to achieve full compliance with the final effluent limitations for nitrate and ammonia.
 - d. The Permittee's Infeasibility Study Report identified several options for reducing the loading of nitrogen compounds in the Facility's discharge to the Russian River. These options include operational and treatment modifications, nutrient offsets, and additional process infrastructure.
21. Accordingly, the Regional Water Board finds that MMPs for violations of effluent limitations for ammonia and nitrate when discharging to the Russian River do not apply, so long as the Permittee complies with the interim effluent limitations, compliance schedules, and other requirements included in this Order.
22. The compliance schedule established for ammonia and nitrate in this Order is intended to be as short as possible. The compliance schedule for ammonia and nitrate accounts for the interrelationship between ammonia and nitrate, the time necessary to evaluate Facility performance with respect to ammonia and nitrate removal, and the time necessary to evaluate and assess other alternatives. The Regional Water Board may wish to revisit these timeframes as more information becomes available.
23. This Order requires the Permittee to comply with interim effluent limitations for ammonia and nitrate. Interim effluent limitations for ammonia are based on the highest individual and average monthly concentrations recorded during the period of February 2007 and January 2012. Interim effluent limitations for nitrate are retained from Order No. R1-2006-0049. As operational modifications take place for compliance with the final ammonia effluent limitations contained in Order No. R1-2012-0068, it is not yet known how much nitrate concentrations will increase. Retaining the interim effluent limitations established in Order No. R1-2006-0049 is intended to provide flexibility to the Permittee while maintaining acceptable performance. Interim effluent limitations for nitrate will not be necessary until such time as the Facility begins to implement testing and modifications to address compliance with the final effluent limitations for ammonia.
24. Pursuant to Water Code section 13389 and section 15321 of title 14 of the CCR, this is an enforcement action for violations and threatened violations of waste discharge requirements, and as such is exempt from the requirements of the California Environmental Quality Act (Public Resources Code sections 21000-21177). Section 15321 of the CEQA Guidelines provides a categorical exemption for actions by regulatory agencies to enforce a permit, but does not exempt construction activities related to that enforcement. The Permittee is the lead

agency for CEQA compliance for adoption and implementation of the CIP. In addition, this CDO action is exempt from CEQA pursuant to Water Code § 13389. That section exempts from the requirements of CEQA the Regional Water Board's adoption of waste discharge requirements. In *Pacific Water Conditioning Association v. City Council of the City of Riverside*, 73 Cal. App. 3d 546, 556 (1977), the court held that the CEQA exemption provided by 13389 also applies to CDOs that are enforcing NPDES permits. In addition, an environmental analysis is not required for this CDO action because there is no possibility that the activity in question may have a significant effect on the environment. (CCR., title 14, section 15061(b)(3).) The CDO extends deadlines to meet the effluent limitations in the existing WDRs/NPDES Permit, but this CDO action does not change currently existing baseline conditions. The CDO is intended to require the Permittee to achieve compliance with the NPDES requirements. It can, therefore, be seen with certainty that the adoption of the CDO does not have any possibility of having a significant adverse effect on water quality.

25. On August 23, 2012, after due notice to the Permittee and all other interested persons, the Regional Water Board conducted a public hearing and received evidence regarding this Order.
26. Any person affected by this action of the Regional Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with Water Code section 13320 and title 23, section 2050 of the CCR. The petition must be received by the State Water Board within 30 days of the date of this Order. Copies of the law and regulations applicable to filing petitions will be provided upon request. In addition to filing a petition with the State Water Board, any person affected by this Order may request the Regional Water Board to reconsider this Order. Note that even if reconsideration by the Regional Water Board is sought, filing a petition with the State Water Board within the 30-day period is necessary to preserve the petitioner's legal rights. If you choose to request reconsideration of this Order or file a petition with the State Water Board, be advised that you must comply with the Order while your request for reconsideration and/or petition is being considered.

THEREFORE, IT IS HEREBY ORDERED, that pursuant to Water Code sections 13300 and 13301, the Permittee shall cease and desist from discharging waste contrary to the prohibitions and effluent limitations contained in Findings 8 and 9 above, and comply with the following requirements:

1. The Permittee shall achieve compliance with ammonia and nitrate effluent limitations at the earliest possible date in accordance with the following compliance schedule:

Compliance Schedule for Final Effluent Limitations for Ammonia and Nitrate:

Task	Task Description	Compliance Date
1	Submit Nitrogen Study Work Plan for Executive Officer Approval (Compliance Schedule assumes Executive Officer approval within 30 days of workplan submittal).	October 1, 2012
2	Submit a pollution prevention plan (PPP) that meets the requirements of Water Code section 13263.3(d)(3). The PPP shall be designed to identify and control pollution at the Facility during the interim period of time until the Facility achieves full compliance with final effluent limitations for ammonia and nitrate.	December 31, 2012
3	Begin enhanced monitoring program for nitrogen species throughout Facility at key locations.	November 15, 2012
4	Submit Preliminary Assessment Report for Executive Officer Approval (Compliance Schedule assumes Executive Officer approval within 30 days of Report submittal). The Report will include: a) Summary of data collected to date b) Evaluation of the upgraded Facility performance with regard to ammonia and nitrate removal c) Evaluation of the potential for operational modifications to achieve desired nitrogen removal d) Evaluation of nutrient offsets to achieve reduced total loading in the Russian River. e) Feasibility Study for additional process infrastructure required to achieve desired nitrogen removal. This evaluation will include a comparison of alternative technologies, development of ranking criteria, and a recommendation for a preferred alternative to achieve compliance with ammonia and nitrate effluent limitations if operational modifications and offsets are unsuccessful	June 30, 2013
5	Submit Work Plan for Mixing Zone Compliance and Anti-Degradation Study for Executive Officer approval (Compliance Schedule assumes Executive Officer approval within 60 days of work plan submittal).	July 31, 2013
6	The Permittee shall submit annual reports identifying progress toward compliance with final ammonia and nitrate effluent limitations.	Beginning October 1, 2013
7	Submit Mixing Zone Compliance and Anti-Degradation Study Report for Executive Officer approval (Compliance Schedule	June 30, 2014

Task	Task Description	Compliance Date
	assumes Executive Officer approval within six months of Report submittal)	
8	Implement, monitor and report on operational modifications identified under Task 4	July 31, 2014
9	Complete and submit CEQA document and construction contract documents for the recommended alternative	June 30, 2015
10	Secure project funding	July 14, 2015
11	Award construction contract	September 30, 2015
12	Finalize construction of improvements	April 30, 2017
13	Startup and performance testing of completed Facility upgrades	July 31, 2017
14	Achieve full compliance with final ammonia and nitrate effluent limitations	August 1, 2017

2. The Permittee shall comply with the following Interim effluent limitations for ammonia and nitrate at Discharge Point 001 (Monitoring Location EFF-001B) during the interim period established by this Order for the Permittee to reach compliance with the final effluent limitations set forth in Order No. R1-2012-0068:

Interim Effluent Limitations for Discharge Point 001, Discharge to Russian River

Parameter	Units	Average Monthly Effluent Limitation	Maximum Daily Effluent Limitation
Ammonia Nitrogen, as N	mg/L	14	20
Nitrate Nitrogen, Total(as N)	mg/L	26.6	---

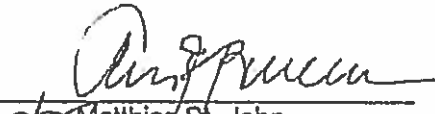
3. Interim effluent limitations for nitrate shall not become effective until the Permittee submits a request, in writing, to the Regional Water Board stating that interim effluent limitations for nitrate are necessary in relation to operational modifications or testing at the Facility to achieve compliance with the final effluent limitations for ammonia and nitrate as described in Finding 23 above.
4. During the time period described in Requirement 1 above, the Permittee shall operate and maintain, as efficiently as possible, all facilities and systems necessary to comply with all prohibitions, effluent limitations, and requirements identified in the Permit or any future waste discharge requirements issued for the Facility.
5. If, for any reason, the Permittee is unable to perform any activity or submit any documentation in compliance with the deadlines set forth in Requirement 1 above, the Permittee may request, in writing, that the Regional Water Board grant an extension of time. The extension request shall include justification for the delay and shall be submitted at least 30 days prior to the deadline the

Permittee is requesting to extend. An extension may be granted by the Regional Water Board Executive Officer for good cause, in which case this Order will be accordingly revised in writing.

6. If the Executive Officer of the Regional Water Board finds that the Permittee fails to comply with the provisions of this Order, the Executive Officer may take all actions authorized by law, including referring the matter to the Attorney General for judicial enforcement or issuing a complaint for administrative civil liability pursuant to Water Code sections 13350 and 13385. The Regional Water Board reserves the right to take any enforcement actions authorized by law.

CERTIFICATION

I, Matthias St. John, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, North Coast Region, on August 23, 2012.



for Matthias St. John
Executive Officer

12_0069_CDO_Ukiah

CITY OF UKIAH, CA

WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT
PLANNING PHASE REPORT – TECHNICAL MEMORANDUM

DRAFT Technical Memo No. 29

January 23, 2004

Subject: Design Criteria (Flows and Loads)

PURPOSE

The subject of this technical memorandum is the evaluation of past flows and loads to the Ukiah Wastewater Treatment Plant for the purpose of predicting future flows and loads.

EXECUTIVE SUMMARY

Six years of influent data (1997 – 2002) were used to evaluate past flows and loads to the Ukiah Wastewater Treatment Plant. This evaluation was limited by two important factors:

- Little in the way of unit process performance data have historically been collected at the plant; essentially only influent and effluent performance data are collected.
- Samples collected by the influent sampler include the following recycle streams: sludge lagoon supernatant, backwash/flushing water basin supernatant (mostly a constant flow during periods of AWT plant operation), waste secondary sludge (a constant flow year round), belt filter press pressate (occurs only during periods of belt filter press operation; that is, 8 hours every third day), and digester overflow (rarely occurs).

In the period January 1997 through December 2002, the permitted average dry weather flow (ADWF) of 2.8 million gallons per day (MGD) was not exceeded. We used a common definition of ADWF: that is, the average daily flow for of a month with the lowest flow during a year. The City's NPDES permit does not allow discharge to the Russian River between May 15 and September 30. Flows during this period may exceed the ADWF (for instance, June can be a rainy month resulting in high infiltration and inflows).

Peak daily flow occurring during the wet weather period when the City is allowed to discharge to the Russian River (defined as October 1 through May 14) reached 17.05 MGD in 1997. Flows and five-day biochemical oxygen demand (BOD₅) and non filterable residue (NFR) loads for the year 2025 were predicted. Figure 29-1 shows design criteria for 2025.

Table 29-1 Design Criteria for 2025

Flow, MGD	Design Criteria for 2025	
Average Dry Weather	3.01	
Average Annual	5.69	
Average Wet Weather	6.89	
Peak Day Dry Weather	3.64	
Peak Day Wet Weather	21.70	
Peak Hour Wet Weather	24.50	
Peak Week Dry Weather	3.40	
Peak Week Wet Weather	15.77	
Peak Month Dry Weather	3.25	
Peak Month Wet Weather	13.70	
October Average Daily Flow	2.80	
BOD₅, lb/day	With Recycle	Without Recycle
Average Dry Weather	5505	5081
Average Annual	6495	5995
Average Wet Weather	7101	6554
Peak Week Dry Weather	9303	8586
Peak Week Wet Weather	13541	12498
Peak Month Dry Weather	7321	6757
Peak Month Wet Weather	9853	9094
TSS, Lb/day		
Average Dry Weather	6733	5292
Average Annual	8147	6403
Average Wet Weather	9022	7091
Peak Week Dry Weather	13667	10743
Peak Week Wet Weather	20131	15823
Peak Month Dry Weather	8820	7515
Peak Month Wet Weather	10638	8361

INTRODUCTION

Six years of flow, influent BOD₅, and influent NFR data were reviewed from January 1, 1997 through December 31, 2002. The influent samples are from the primary clarifier influent channel. This is problematic because all the in-plant recycle flows (including waste secondary sludge, sludge lagoon supernatant, AWT backwash/flushing water supernatant, and belt filter press pressate) enter the headworks upstream of the influent sampler. Sampling, performed in February 2003, of the raw influent and some of the recycle streams was used to adjust the historic "influent" sample data to

raw influent. In the discussion that follows, "influent" refers to the historic influent sample data that includes the recycle streams. These data are adjusted at the end of the analysis that follows.

Effluent flow data are collected every day. Influent and effluent BOD₅ and NFR analyses are performed, typically, only once per week. Of the 299 measurements recorded between January 1, 1997, and December 31, 2002, almost all of them were collected on Thursdays; some were collected on Wednesdays, Fridays, and, to a far lesser extent, Tuesdays. In this data set, there were no influent samples analyzed that were collected Sundays, Mondays, or Saturdays. This likely results in a bias in the data set. Furthermore, with this low frequency of sampling, it is not possible to quantify peak day loads. In addition, no data are collected around individual process units.

DISCUSSION

Daily flows for the period January 1, 1997 to December 31, 2002 are shown on Figure 29-1. The vertical lines on the figure indicate the wet (W) and dry (D) weather seasons (i.e., October 1 – May 14 and May 15 – September 30, respectively).

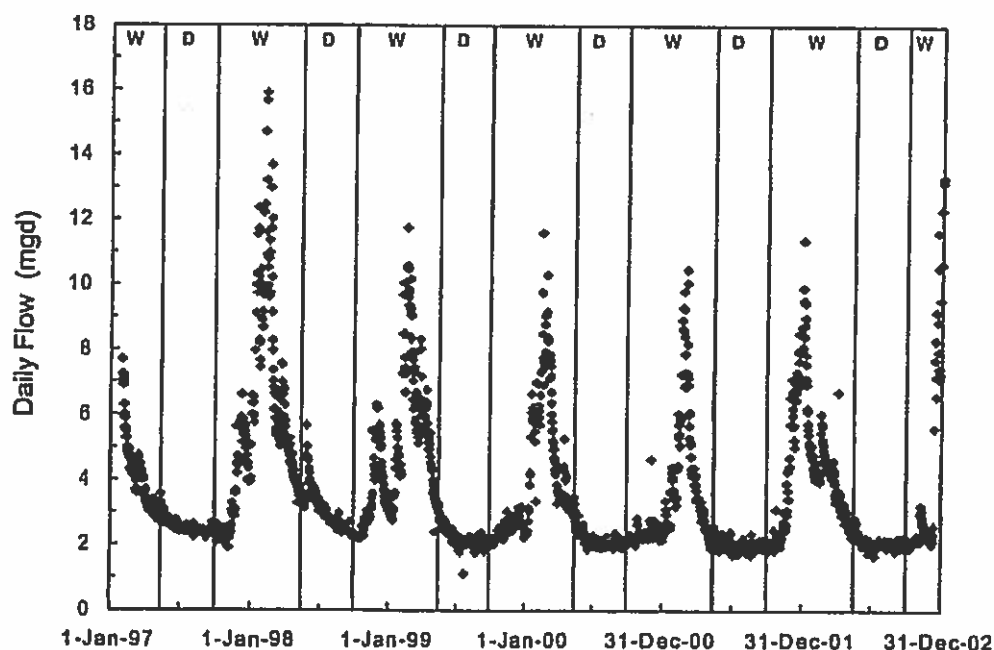


Figure 29-1. Daily Effluent Flows for the Period January 1, 1997 through December 31, 2002, with Wet (W) and Dry (D) Weather Seasons

For each of the six years of record, the following daily flows were determined: average annual flow (AAF), average dry weather flow (ADWF), average wet weather flow (AWWF), peak average daily flow dry weather, peak average daily flow wet weather, peak average weekly flow dry weather, peak average weekly flow wet weather, peak average monthly flow dry weather, and peak average monthly flow wet weather. For design purposes, ADWF was defined as the average of the three lowest consecutive flow months during the dry-weather season in any given year. The permitted definition of ADWF is the lowest average daily flow for a calendar month during a given year. These flows are given in Table 29-2.

Table 29-2. Different Daily Flows for the Period January 1, 1997 through December 31, 2002

Designation	Flow (MGD) for year:					
	1997	1998	1999	2000	2001	2002
Average annual	3.69	4.66	3.54	3.30	3.26	3.36
ADWF ¹	2.38	2.46	2.05	2.10	1.97	2.04
AWWF	4.40	5.64	4.37	3.97	4.03	4.14
Peak day dry weather	2.68	2.97	2.38	2.38	2.32	2.29
Peak day wet weather	17.18	15.90	11.74	11.59	10.45	13.30
Peak week dry weather	2.47	2.78	2.17	2.19	2.13	2.12
Peak week wet weather	9.62	12.90	9.43	8.86	8.33	9.24
Peak month dry weather	2.42	2.66	2.08	2.13	2.11	2.06
Peak month wet weather	8.53	11.20	8.11	7.48	6.80	6.46
October average daily flow	2.34	2.30	2.18	2.22	2.06	2.11

NOTE: ¹Defined as average of the three consecutive lowest flow months during the dry-weather season.

Peaking factors were calculated by taking the ratio of the various flows in Table 29-2 and dividing by the average dry weather flow (ADWF). These peaking factors are given in Table 29-3. Also shown in the table are inches of rain recorded during the three ADWF months and for the year.

Table 29-3. Observed Flow Peaking Factors and Rainfall for 1997 to 2002

Ratio	Peaking factor for year and rainfall					
	1997	1998	1999	2000	2001	2002
AAF:ADWF	1.55	1.89	1.73	1.57	1.65	1.65
AWWF:ADWF	1.85	2.29	2.13	1.89	2.04	2.03
Peak day dry weather:ADWF	1.12	1.21	1.16	1.13	1.17	1.12
Peak day wet weather:ADWF	7.21	6.45	5.72	5.52	5.29	6.51
Peak week dry weather:ADWF	1.04	1.13	1.06	1.04	1.08	1.04
Peak week wet weather:ADWF	4.04	5.24	4.59	4.22	4.22	4.53
Peak month dry weather:ADWF	1.02	1.08	1.01	1.01	1.07	1.01
Peak month wet weather:ADWF	3.58	4.55	3.95	3.56	3.44	3.17
Oct. average daily flow:ADWF	0.98	0.93	1.06	1.05	1.04	1.03
Rainfall, in., ADWF (3 months)	3.92	2.35	0.69	0.32	0.90	0.00
Rainfall, in., annual	37.5	67.1	34.0	36.4	40.7	38.5

The maximum peaking factors observed over the six-year period were identified. For the most part, these represent a year with an unusual amount of rainfall (1998) both for the year and the three-month ADWF period. Rainfall for these periods is shown in Table 29-3. These are the recommended peaking factors to be used for the upgrade of the City's wastewater treatment plant and are repeated in Table 29-4. Instead of the maximum, the minimum ratio of the October average daily flow to the ADWF was used.

Table 29-4. Flow Peaking Factors Recommended for Design

Ratio	Recommended peaking factor
AAF:ADWF	1.89
AWWF:ADWF	2.29
Peak day dry weather:ADWF	1.21
Peak day wet weather:ADWF	7.21
Peak week dry weather:ADWF	1.13
Peak week wet weather:ADWF	5.24
Peak month dry weather:ADWF	1.08
Peak month wet weather:ADWF	4.55
October average daily flow:ADWF	0.93

Figure 29-2 was prepared by City staff. This figure shows the average daily influent flow for each month for the years 1976 and 1980-2000. It was concluded from this figure that the minimum impact of infiltration and inflows on the daily flow to the plant occurs in the month of October. As can be seen in the figure, the average daily flows recorded over this time period are low (but perhaps not the lowest) and, more importantly, least variable in October. Figure 29-3 shows the average daily flows for the month of October for the years 1980 through 2002 (the 1976 average daily flow for October seemed high relative to the other years and the 2001 average daily flow for October seemed low relative to other years so these two flows were dropped from this analysis). The line of best fit through these data was determined using linear least squares (see Figure 29-3). Assuming the service area of the plant will continue to grow at the same rate as it has for the last 20 years, the slope of this line, 0.0214 MGD/year, was used to predict the average daily flow for October 2025, 2.80 MGD. Using the ratio of the October average daily flow to the ADWF reported in Table 29-4 (0.93), the ADWF for the year 2025 was calculated to be 3.01 MGD (i.e., $2.80/0.93=3.01$). Table 29-5 shows design flows for all flows for the year 2025.

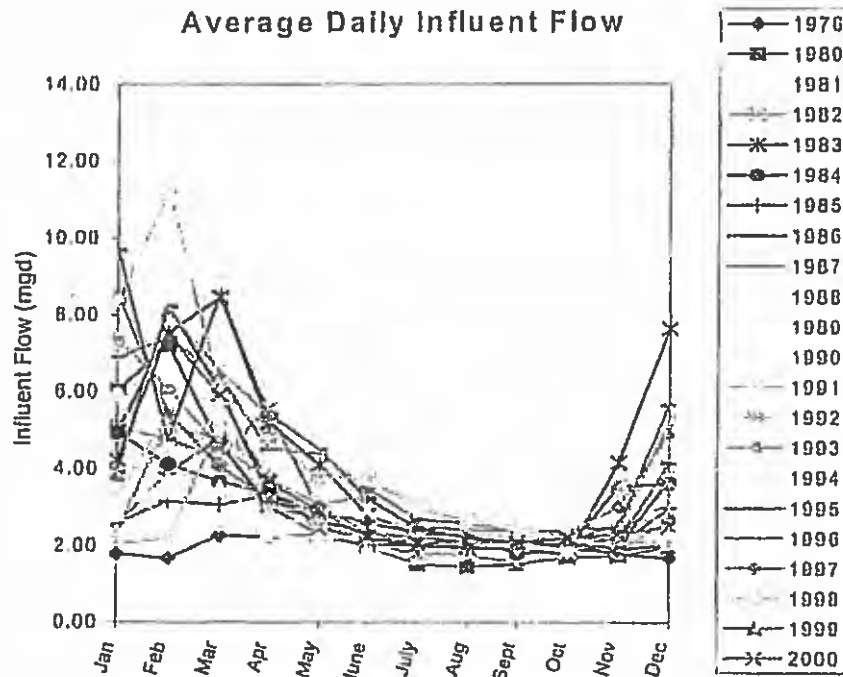


Figure 29-2. Monthly Average Daily Influent Flows for Years 1976 and 1980-2000

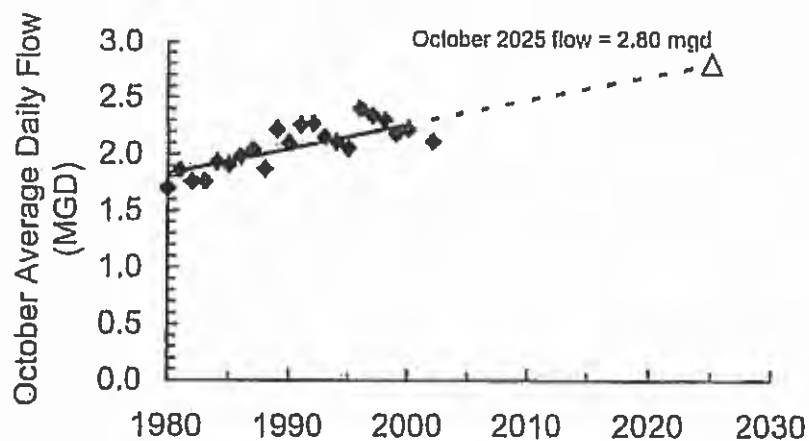


Figure 29-3. Observed Average Daily Flow for October for Years 1980 through 2002 Showing Line of Best Fit and 2025 Prediction

Table 29-5. Design Flows for 2025

Flow designation	Design flow (mgd)
ADWF (3 month average)	3.01
Average annual flow	5.68
AWWF	6.89
Peak day dry weather	3.64
Peak day wet weather	21.7
Peak week dry weather	3.40
Peak week wet weather	15.7
Peak month dry weather	3.25
Peak month wet weather	13.69
October average daily flow	2.80

The projected ADWF (three-month average) of 3.01 MGD represents the minimum three-month flow occurring during a year with a rainy summer. It is notable that if a dry summer were to occur in the year 2025, the ADWF would be at or less than 2.8 MGD according to our projections. This can be seen by examining Tables 29-2 and 29-3, where, in summers with low rainfall, the October average flow/ADWF ratio equals or exceeds 0.99.

The daily influent BOD₅ and NFR loads were calculated. BOD₅ data recorded for January, February, and March 2001 seemed extremely high. The plant staff were asked about these data. As it turns out, there was some question about the BOD₅ data reported to the plant by the contracted laboratory used by the City at that time. The BOD₅ analyses the plant performed at that time were quite different than reported by the contracted laboratory. Table 29-6 shows the differences.

Table 29-6. Differences between BOD₅ Results Reported by Contracted Lab and Plant Lab in Early 2001

Date	BOD ₅ (mg/L) reported by:	
	Contracted lab	Plant lab
11-Jan-01	400	204
17-Jan-01	300	229
31-Jan-01	250	241
8-Feb-01	440	195
15-Feb-01	230	129
15-Mar-01	520	124
29-Mar-01	240	154

Comparatively, the BOD₅ loads calculated with the plant laboratory data in Table 29-6 were in much more agreement with other load data. On this account, the plant lab data were used.

Table 29-7 shows the highest 10 percent of the BOD₅ and NFR loads that were calculated and the dates that these loads occurred. The highest NFR load, 23,520 lb NFR/d, seems excessively high,

almost twice the next largest load. As this data point appears anomalous, it was dropped from further consideration.

Table 29-7. Highest 10 Percent of Daily BOD₅ and NFR Influent Loads Measured between January 1, 1997 and December 31, 2002, with January – March 2001 BOD₅ Plant Lab Data

Date	BOD ₅ Load (lb/d)	Date	NFR Load (lb/d)
		22-Apr-98 ¹	23,520 ¹
8-Mar-01	10,722	19-Aug-99	12,992
22-Feb-01	10,064	30-Mar-00	11,589
1-Mar-01	9,797	22-Apr-99	11,479
4-Apr-02	9,164	29-Jan-98	11,197
26-Nov-97	8,514	11-Apr-97	11,042
22-Apr-98	8,491	26-Nov-97	11,007
28-Dec-00	8,294	4-Apr-02	10,729
19-Aug-99	7,795	31-Jan-01	10,331
31-Jan-01	7,196	8-Sep-99	10,310
26-Nov-98	7,026	17-Dec-98	9,432
20-Dec-01	6,971	11-Mar-99	8,986
17-Dec-98	6,969	26-Nov-98	8,791
21-Nov-01	6,872	26-Aug-99	8,764
3-Mar-00	6,498	2-Sep-99	8,713
18-Apr-02	6,443 ²	21-Nov-01	8,696 ²
27-Dec-02	6,431	21-Jan-99	8,449
7-Feb-02	6,240	7-Aug-97	8,380
30-Mar-00	6,181	12-Mar-98	8,374
19-Dec-02	6,168	17-Jan-02	8,167
20-Dec-00	6,119	27-Mar-97	8,053
26-Aug-99	6,110	24-Jan-02	7,976
16-Mar-00	6,077	27-Dec-02	7,940
21-Feb-02	6,053	21-Feb-02	7,686
4-Aug-99	6,042	24-Apr-97	7,671
18-Oct-01	5,933	28-Aug-97	7,549
22-May-97	5,895	15-Feb-01	7,318
28-Feb-02	5,841	31-Jul-97	7,313
7-Nov-02	5,816	20-Mar-97	7,312
13-Dec-01	5,801	22-Feb-01	7,277

Notes: ¹Not used in further analyses; ²Indicates the 95th-percentile values.

Even with the plant laboratory data, the three highest BOD₅ loads all occurred in early 2001. These loads do not appear to be caused by particulate BOD₅ since the three highest NFR loads occurred more randomly throughout the period of record. This may reflect the lack, in 2001, of a properly functioning pretreatment system at the local brewery, since the plant has had problems with the strength of waste sometimes discharged from there, but this cannot be confirmed. The brewery currently has a pretreatment system that is functioning well.

Of the 29 highest BOD₅ loads reported in Table 29-7, four of them occurred on days from May 15 through September 30. All the others occurred during the wet weather season, October 1 through May 14. Of the 29 highest NFR loads reported in Table 29-7, six of them, including the highest, occurred on days during the dry weather season. All the others occurred during the wet weather season.

The maximum BOD₅ and NFR influent daily loads given in Table 29-7 are 10,722 lb BOD₅/d and 12,992 lb NFR/d. The 95th-percentile values of all loads calculated over the six-year period are 6,443 lb BOD₅/d and 8,696 lb NFR/d as indicated in Table 29-7.

For each year of record, the following BOD₅ daily loads were calculated: average annual, average annual dry weather (corresponding to the non-discharge season), average annual wet weather (corresponding to the Russian River discharge season), peak week dry weather, peak week wet weather, peak month dry weather, and peak month wet weather. Only complete months were used in the calculation of monthly loads, that is, May was excluded since half of May is in the discharge season (May 1 to 14) and the other half is in the non-discharge season (May 15 to 31). Similarly, NFR daily loads were calculated. Peaking factors for each load were then calculated by dividing by the average dry weather load. The average dry weather load is used because it best reflects the base load contributed by users of the wastewater collection system. The BOD₅ daily loads and peaking factors are given in Tables 29-8 and 29-9, respectively. The NFR daily loads and peaking factors are given in Tables 29-10 and 29-11, respectively. The maximum BOD₅ and NFR peaking factors observed over the six-year period were identified. These are the recommended peaking factors to be used for the upgrade of the City's wastewater treatment plant and are repeated in Table 29-12.

Table 29-8. Different Daily BOD₅ Loads for Period January 1, 1997 through December 31, 2002

	BOD ₅ load (lb/d) for year:					
	1997	1998	1999	2000	2001	2002
Average annual load	4,597	4,619	4,240	3,793	5,119	5,133
ADWL	4,558	4,278	4,604	3,380	4,354	4,776
AWWL	4,621	4,815	4,044	4,051	5,598	5,356
Peak week load DW	5,895	4,880	7,795	4,809	5,558	5,628
Peak week load WW	8,514	8,491	5,671	8,294	10,722	9,164
Peak month load DW	4,486	4,457	6,132	3,530	4,487	4,790
Peak month load WW	5,141	5,595	4,807	6,054	7,202	6,409

ADWF = average dry weather load, AWWL = average wet weather load, DW = dry weather, WW = wet weather.

Table 29-9. Observed BOD₅ Load Peaking Factors

	BOD ₅ load peaking factor for year:					
	1997	1998	1999	2000	2001	2002
Average annual load:ADWL	1.01	1.08	0.92	1.12	1.18	1.07
AWWL:ADWL	1.01	1.13	0.88	1.20	1.29	1.12
Peak week load DW:ADWL	1.29	1.14	1.69	1.42	1.28	1.18
Peak week load WW:ADWL	1.87	1.98	1.23	2.45	2.46	1.92
Peak month load DW:ADWL	0.98	1.04	1.33	1.04	1.03	1.00
Peak month load WW:ADWL	1.13	1.31	1.04	1.79	1.65	1.34

ADWL = average dry weather load, AWWL = average wet weather load, DW = dry weather, WW = wet weather.

Table 29-10. Different Daily NFR Loads for the period January 1, 1997 through December 31, 2002

	NFR load (lb/d) for year:					
	1997	1998	1999	2000	2001	2002
Average annual load	6,303	5,729	5,533	4,284	5,468	5,546
ADWL	5,952	5,053	6,385	3,870	4,528	4,604
AWWL	6,522	6,118	5,122	4,542	6,055	6,135
Peak week load DW	8,380	6,977	12,992	7,087	5,688	6,045
Peak week load WW	11,042	11,197	11,479	11,589	10,331	10,729
Peak month load DW	6,733	5,496	8,371	4,674	4,708	4,663
Peak month load WW	7,694	7,015	6,967	5,851	7,149	7,045

ADWL = average dry weather load, AWWL = average wet weather load, DW = dry weather, WW = wet weather.

Table 29-11. Observed NFR Load Peaking Factors

	NFR load peaking factor for year:					
	1997	1998	1999	2000	2001	2002
Average annual load:ADWL	1.06	1.13	0.87	1.11	1.21	1.20
AWWL:ADWL	1.10	1.21	0.80	1.17	1.34	1.33
Peak week load DW:ADWL	1.41	1.38	2.03	1.83	1.26	1.31
Peak week load WW:ADWL	1.86	2.22	1.80	2.99	2.28	2.33
Peak month load DW:ADWL	1.13	1.09	1.31	1.21	1.04	1.01
Peak month load WW:ADWL	1.29	1.39	1.09	1.51	1.58	1.53

ADWL = average dry weather load, AWWL = average wet weather load, DW = dry weather, WW = wet weather.

Table 29-12. BOD₅ and NFR Peaking Factors Recommended for Design

	Recommended peaking factor	
	BOD ₅	NFR
Average annual load:ADWL	1.18	1.21
AWWL:ADWL	1.29	1.34
Peak week load DW:ADWL	1.69	2.03
Peak week load WW:ADWL	2.46	2.99
Peak month load DW:ADWL	1.33	1.31
Peak month load WW:ADWL	1.79	1.58

ADWL = average dry weather load, AWWL = average wet weather load, DW = dry weather, WW = wet weather.

Design loads for the year 2025 are given in Table 29-13. These were developed first by computing the average dry weather loads for the six recent years (1997 to 2002) for BOD₅ and NFR (4,325 and 5,290 lb/day, respectively). Then the average October daily flow was calculated for the same period (2.20 MGD). The ADWF loads for both BOD₅ and NFR for 2025 were determined by multiplying the ADWF loads for the six recent years by the ratio of the projected 2025 October flow to current October flow. (For BOD₅, the 2025 ADWF load would be $4,325 \times 2.8/2.2 = 5,505$ lb/d).

We could not fully account for the influence of plant recycles on the six years of data, making it difficult to use in our projections. Special sampling done in February, 2003, used in preparing the plant mass balance (Technical Memorandum 31), indicated that of the primary influent BOD₅ and NFR loads, approximately 92.3 and 78.6 percent, respectively, were due to raw wastewater loadings, with the remainder due to plant recycles. These factors were used to generate the second set of columns in Table 29-13, which represent the projected loadings, unaffected by plant recycles. It would be desirable to repeat the sampling during the summer months to determine if similar factors apply then.

Table 29-13. Design BOD₅ and NFR Loads for Year 2025

	Design loads with recycles		Design loads without recycles	
	BOD ₅	NFR	BOD ₅	NFR
ADWL	5,505	6,733	5,081	5,292
Average annual load	6,495	8,147	5,995	6,403
AWWL	7,101	9,022	6,554	7,091
Peak week load DW	9303	13,667	8,586	10743
Peak week load WW	13,541	20,131	12,498	15,823
Peak month load DW	7,321	8,820	6,757	7,515
Peak month load WW	9,853	10,638	9,094	8,361

ADWL = average dry weather load, AWWL = average wet weather load, DW = dry weather, WW = wet weather.

As discussed, the influent samples from the primary influent channel downstream from where all the in-plant recycle streams are returned. During sampling conducted February 6 to 25, 2003, raw wastewater samples were collected in a manhole upstream of any recycle streams. The BOD₅ and NFR analyses performed on these composite samples are compared to the composite samples collected at the primary influent channel in Table 29-14.

The average concentrations shown in Table 29-14 indicate substantial disagreement between the sampling points. As the long-term record is based on the current sampling location, the long-term record was used for all projections. However, establishing a new sampling location ahead of all plant recycles should have a high priority, since plant loading is the foundation of process design. Once that new station is established and a longer term record is available for comparison, the plant loadings should be reassessed.

Table 29-14. Comparison of Composite Samples Collected without (Raw) and with (Primary Influent) In-plant Recycle Streams

Date	Raw		Primary Influent	
	NFR (mg/L)	BOD ₅ (mg/L)	NFR (mg/L)	BOD ₅ (mg/L)
6-Feb	140	130	170	74
7-Feb	110	62	140	79
8-Feb	75	80	85	38
9-Feb	160	240	130	30
10-Feb			170	74
11-Feb	210	200	190	76
12-Feb	210	360	180	62
13-Feb	330	230	240	120
14-Feb	470	210	270	78
15-Feb	850	170	390	65
16-Feb	220	10	92	58
17-Feb	240	92	130	70
18-Feb	190	97	120	55
19-Feb	270	160	100	65
20-Feb	140	160	120	84
21-Feb	130	240	120	82
22-Feb	220	240	67	79
23-Feb	110	210	190	130
24-Feb	210	210	140	120
25-Feb	240	240	56	55
Averages	238	176	155	74.7

CONCLUSIONS

The Ukiah wastewater treatment plant is subjected to substantial infiltration and inflow (I/I). Flow projections for 2025 were primarily based on a very wet year, 1998, when both very high flows and high rainfall prevailed. The summer months in 1997 also had higher than average rainfall that elevated the ADWF numbers and therefore the 2025 projections. The projected ADWF is 3.01 MGD, with a peak day flow of 21.7 MGD as shown in Table 29-5. The ratio of peak day to ADWF is 7.21, which is a substantial wet weather peaking factor. Collection system improvements for I/I correction may prove beneficial in reducing the planned future design flows for 2025.

Projections of loadings to the year 2025 were based on six years of data as shown in Table 29-13. There is some uncertainty in the actual loadings, as plant recycles impacted all of the influent samples. Plant recycle loadings account for 7.7 percent of the BOD₅ loading and 21.4 percent of the NFR loading. There should be a high priority given to obtaining a long term data base at a new sampling station located upstream of the plant recycles. Then, plant loadings should be reassessed.

UKIAH VALLEY SANITATION DISTRICT

SEWER CONNECTION FEE STUDY

DECEMBER 2010
(REVISED 12-21-10)



PREPARED BY:
RICK KENNEDY, P.E.
DISTRICT MANAGER/ENGINEER/CLERK

UVSD 17518

Att 4

New residential and commercial construction within the Ukiah Valley has been severely impacted as a result of the current economic downturn. An insufficient number of ESSUs have been sold to offset the annual debt service payment and the fund balance within the Capital Improvement Fund from which the annual debt service payment is paid is rapidly being depleted. As required in the Finance Agreement between the City of Ukiah and the District, the District pledged its rate revenue to meet the District's share of the WWTP bond costs. It is anticipated that the District will need to borrow from its rate payers, via a surcharge applied to the monthly sewer service charges, sufficient revenue to cover any shortfall in the revenues received from the allocation of ESSUs. The revenue shortfall will be borrowed at a 4% interest rate compounded annually and the interest expense will be expensed to the Capital Improvement Fund. The revised connection fee must include a revenue component to pay for the interest expense and, because revenue receipts from the sale of ESSUs will be variable, it is recommended that the revenue component be a variable surcharge to the connection fee.

The revised connection fee needs to generate sufficient revenue to pay for the unused treatment system capacity provided by the Advanced Wastewater Treatment (AWT) facility, and to pay the fair share of the remaining value in existing rolling stock that will be utilized to provide maintenance service to new sewer customers.

New Assumptions

The following assumptions will be utilized in the calculation of a new connection fee:

- All rate payers, existing and new, will equally benefit from all the elements of the WWTP Project. There is not one element of the WWTP Project that specifically benefits existing connections over future connections; the replacement of the facility components of the WWTP provide additional capacity (ie, the replaced components are "bigger" and rehabilitated, and modernized units provide plant efficiency and additional capacity).
- The number of new connections afforded by the expansion of the plant is 2400 ESSUs and not 2,349 as stated in the City Manager's Report dated October 27, 2003.
- Plant capacity of the former plant was reached at 9,800 ESSU's. This is the average of the ESSUs for January 2001 (9,668) and January 2004 (9,938) as reported in the City Manager's Report dated Oct 27, 2003.
- Post construction plant capacity is the sum of the added new connections of 2400 and the pre-project maximum capacity of 9,800 or 12,200 ESSU's; it is to be noted that these figures differ substantially from those provided in the ESSU Statistics Reports (see Appendix D).
- For the five year period from January 1, 2011 to January 1, 2016, 30 ESSUs per year will be allocated by the District for which payment will be received; for this same period, money will be borrowed from existing rate payers via a surcharge on the sewer service charges at an annual interest rate of 4% compounded annually to make up the shortfall in the revenue needed to make the annual debt service related to expansion.
- The existing annual allocation of \$638,000 for the District's debt service related to expansion will be modified to \$600,700.



300 SEMINARY AVE., UKIAH, CA 95482-5400

March 18, 2011

Ms. Cathleen Goodwin
Regional Water Quality Control Board, North Coast Region
5550 Skylane Blvd., Suite A
Santa Rosa, CA 95403

11-125804-850/1

RWQCB

MAR 18 2011

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LF

Subject: Application for National Pollutant Discharge Elimination System (NPDES) Permit Renewal, City of Ukiah Wastewater Treatment Plant and Disposal Facilities, Permit No. CA0022888

Dear Ms. Goodwin:

The City of Ukiah (City) Wastewater Treatment Plant and Disposal Facilities (WWTP) is submitting the enclosed permit renewal for National Pollutant Discharge Elimination System (NPDES) Permit No. CA0022888. Included with this transmittal are United States Environmental Protection Agency (U.S. EPA) Form 1 (General Information), Form 2A, and Form 200 (Application/Report of Waste Discharge, General Information Form).

Included with the attached NPDES permit application package, are responses to communiqués of July 16, 2010 Re: NOV Order No. R1-2006-0049 - Copper / Nitrate effluent limitation Compliance Implementation Plan and your memo of November 17, 2010 Re: Tour/ Inspection of the Ukiah WWTP facility. The completed RWQCB Form 200 and EPA Forms 1 and 2A are listed in the Appendices.

The responses to specific sections within the forms and RWQCB communiqués and inquiries follow:

1) Characterization of Discharge

a) Waste flow

Measured flow concentrations of raw influent entering the WWTP are summarized in Table 1 providing wet and dry seasonal statistics for monthly average daily flow (ADF) MGD and Peak Day Flows (PDF) in MG measured January 2006 thru December 2010. The WWTP currently treats average of approximately 3.0 MGD dry weather flow (ADWF) and an average of 7.0 MGD wet weather flow (AWWF) measured during the driest and wettest months respectively. The parameters for which the waste is monitored include influent volume, biochemical oxygen demand (BOD), and total suspended solids (TSS). Refer to Table 6.

"We Are Here To Serve"

RWQCB - 02173

Att. 5

The City has one significant industrial user, Mendocino Brewing Company. Pretreated effluent from Mendocino Brewing Company is approximately 20,000 gallons per day (gpd) - less than 2 percent of the total plant inflow. The City requires the Mendocino Brewing Company to pretreat its wastewater prior to discharging it to the City's collection system. The City also requires that the Mendocino Brewing Company self monitor and report the results, including but not limited to BOD and TSS once per month. The City randomly inspects the treatment facilities and does side-by-side comparisons of the monitoring.

Commercial contribution is estimated to have remained at approximately 26 percent of plant influent based upon the City's sewer audit report. The commercial and business effluent includes restaurants, hotels, cookie factories, car washes, auto mechanics, car dealerships, hospitals, dental offices, photo processing shops, and other small businesses. The remaining 72 percent of flow is considered residential concentration. The WWTP accepts no septage, bulk loads, chemical toilets, or other waste sources.

Copper: Effluent 001 (river outfall) has been analyzed for copper and has been detected in all samples. Copper analysis results range from a high of 60ug/l in Jan 2010 to a low of 8.8 in Nov of that same year. River hardness is generally measured in the 50 to 75 range. In November, the River hardness (at 80mg/l) required a Maximum Daily Effluent Limitation (MDEL) of 11.3, which was in acceptable limits but not the Ave Monthly Effluent Limitation (AMEL) of 5.64.

The City was issued a Notice of Violation (NOV - July 16, 2010) with a requirement to develop a Copper Compliance Implementation Plan. Toward the goal of implementing a plan, the City has been pursuing methods to reduce the levels of copper in the Plant discharge. WWTP Staff conducted pilot tests in February, 2011 using different polymers. The polymers test results proved marginally effective in reducing levels of copper. The WWTP staff will continue to evaluate alternative polymers and technology to find an reliable solution for copper removal. The City is currently evaluating how to conduct relevant tests for copper in the collection system to detect point source discharge. The evaluation will set a benchmark attributed to the overall presence of copper coming from corrosion of water system components and storm water runoff entering the collection system through infiltration and inflow (I/I). Any unusual upward deviation from the benchmark will cause action to investigate where the contributing source may be coming from within the system. In addition, The City Staff participated in the EPA's recent evaluation of pretreatment needs for Categorical Waste Dischargers which may be useful in identifying possible sources of copper discharge. It is expected that staff should be able to develop and implement a plan for compliance in the later part of this year.

TCDD Equivalents: The City samples Effluent 001 for TCDD. There has been no detectable trace evidence of TCDD equivalents in Effluent 001, and the City has no knowledge of any potential source.

Nitrates: In response to the above mentioned NCRWQCB NOV, the City's consultant, Winzler & Kelley Engineering completed and submitted to RWQCB a nitrate study report in late November, 2010. The report's analysis of plant records and continuing testing and measurement of the raw waste stream and treated discharge demonstrates that there is very little phosphorus with Nitrate and Nitrogen removal values within compliance (see results – EPA Form 2A in appendices). Testing for Nitrites (TKN) is not required under the current NPDES permit. The Water Board's NOV requested the City submit a nitrate removal implementation plan. The nitrate study report and subsequent measurements at the plant shows that nitrate removal is in compliance. Therefore, an implementation plan is unnecessary.

Bromomethanes: Analysis for Halogenated methanes from 2006 thru 2010 consistently yield results of less than 0.5 ppb for Bromoform, Dichlorobromomethane and Chlorodibromomethane (refer to EPA Form 2A in appendices). The City requests that the requirement to test for Bromomethanes be removed from the NPDES permit.

Chlorine Residual: The current NPDES permit requires a maximum chlorine residual of 0.10 mg/l in the treated effluent. The State Water Board (SWB) recommendations for its draft Chlorine Residual Policy are to establish new acute and chronic limits at 0.011 mg/l and 0.018 mg/l respectively. Should these limits be implemented, the Plant Chlorine Analyzers are capable of detecting residuals at that level.

b) Discharge

The current WWTP NPDES allows for seasonal discharge to the Russian River at a discharge rate of one percent of the river flow (October 1 to May 14). From May 15 to September 30, the wastewater discharge is collected in the WWTP retention ponds and disposed of by a combination of evaporation and percolation. A percentage of reclaimed treated effluent is recycled for use onsite in plant processes and maintenance.

The scheduled WWTP Upgrade Project to the plant (as characterized in the previous NPDES permit renewal) was completed in June 2009. The average dry weather flow capacity has been increased from 2.8 million gallons per day (MGD) to 3.0 MGD include a new influent pumping station, bar screen facility and grit removal system; conversion of the existing secondary clarifiers to primary clarifiers; new trickling filter pumping station; modifications to the trickling filter distribution arms; conversion of the existing primary clarifiers to solids contact tanks, new secondary clarifiers, modifications to the chlorine contactor pipe, disinfection system, advanced wastewater treatment (AWT) pump pad, AWT chlorine contact basin, and wash water recovery ponds; new dissolved air flotation thickeners; and converting the floating covers on the existing anaerobic digesters to fixed covers. A revised process flow diagram of all treatment processes is provided in Figure 4.

c) Disposal and Percolation Ponds

The WWTP has three percolation ponds. Pond 1 capacity is 14.7 volume acre feet (ac. ft.) and has a design percolation rate of 50,000 gpd per acre. Pond 2 volume is 14.7 ac. ft. and has a design percolation rate of 80,000 gpd per acre. Pond 3 volume is 12.4 ac. ft. and has a design percolation rate of 175,000 gpd per acre.

Calculations of the water balance performed prior to 2006 determined the City can treat, store, and dispose of its wastewater under foreseeable weather conditions. The City has the ability to discharge up to 7 mgd to the Russian River based on its advanced wastewater treatment capacity and dispose another 4.01 mgd via the percolation ponds. The WWTP also has about 115 MG of wastewater storage capacity among the three percolation ponds. At a rate of 2 mgd during wet weather, it was calculated that capacity would be exceeded after 50 consecutive days of wet weather. However, the ponds did approach capacity during unusual storm events in late spring of 2010. As a result, The City is actively working to increase its storage pond capacity in negotiating to purchase 40 plus acres of land adjacent to the Plant where additional ponds can be constructed. As an alternative, the City may consider the feasibility of renovating the abandoned sludge ponds for use as back-up emergency storage ponds after the remaining sludge has been removed. In addition, the City and the Ukiah Valley Sanitation District are in the middle of a multi-year program re-lining the sewer collector system. Re-lining the sewers should substantially reduce Inflow and infiltration (I&I) that historically has increased up to 2.5 times the waste stream volume entering the WWTP during the wet season. The City and Sanitary District are also currently preparing a Recycled Water Management Plan that is expected to re-cycle up 20% of reclaimed wastewater from the plant discharge by year 2020. Furthermore, because of the WWTP advanced treatment capabilities, the Plant has consistently demonstrated a high level of nutrient and chemical removal in the quality of its treated wastewater discharge. The City has requested of NCRWQCB to be permitted to increase its wet weather discharge to the Russian River from the current limit of 1% of the plant total MGD treated flows to 5%. Being able to raise the surface water discharge threshold will help reduce capacity concerns of the percolation ponds during wet weather months. The City would ask that NCRWQCB consider granting its request to increase the surface water discharge limits to 5%.

The NCRWQCB requested the City prepare a hydrologic study of the percolation ponds to investigate possible connectivity to the Russian River. The City hired the firm of Balance Hydrologics Inc. as a consultant to prepare and submit a monitoring study of the percolation ponds and adjacent River stream bank to NCRWQB. The report, submitted to NCRWQB November, 2010 did not find conclusive evidence of hydrologic connection of percolated treated wastewater entering the River. The RWQCB July 2010 NOV stated that the Regional Water Board would make a determination from the submitted report whether the City was violating discharge prohibitions to the Russian River. The City has received no further direction from NCRWQB concerning the matter and therefore assumes that the percolation ponds are not in violation of discharge prohibition.

d) Solids Handling and Disposal Methods

Solids and sludge in the waste stream are reduced, treated and removed. Sludge is thickened in the Dissolved Air Flotation thickener (DAFT) Units then sent to the anaerobic digesters to stabilize the solids removed and dewatered by belt-press before being sent to an authorized landfill. The stabilized anaerobic digested solids meet EPA Class B Sludge standards.

The bio-solids remaining in the abandoned sludge ponds are being removed over time during summer months and spread out in the old sludge drying bed. After the sludge dries it is disposed of in authorized Landfills. This process will continue until the sludge ponds have been emptied. At this time, the City has no plans to renovate the ponds. Should the City decide to consider using the ponds for emergency back-up storage of treated effluent it will prepare studies for impacts to surface and groundwater and make any required improvements necessary to avoid unauthorized discharges.

e) Narrative Description of Other Facility Structures

The wastewater collection system in the City and Ukiah Valley Sanitation District consists of approximately 67 miles of pipelines that are 6 inches in diameter or larger. A trunk sewer which ranges in size from 15 to 42 inches in diameter extends northward from the WWTP for a distance of 6 miles. The majority of the sewers are gravity collection lines. There are no bypass or overflow structures in the system.

The lift stations from El Dorado Estates and Vichy Springs discharge to force mains, which cross under the Russian River at two different locations. Although there have been no apparent problems to date with the river crossings, they present a potential risk of discharge if the pipeline breaks. In case of lift station malfunction, there is a bypass around the pumps, which allows the system to flow by gravity (via a siphoning effect), thus preventing overflows.

As part of the WWTP upgrade project a 1.5-MW back-up generator was installed to replace the 500-kW diesel-powered emergency backup generator to provide emergency power in the event of loss of power from the utility grid.

2) Additional NCRWQCB requests and requirements

a) *Storm water Discharge Permit*

The City has been issued WDIS # 1231020002 in compliance with the Statewide General Permit to discharge storm water associated with industrial activity. The City has previously provided a narrative of planned Best Management Practices (BMP's) with the submittal for renewal of current NPDES.

b) *Labeling of storm water inlets on WWTP property*

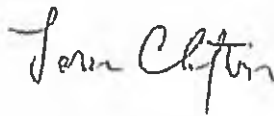
The RWQCB memo of November 17, 2010 of the WWTP requested that the storm water drains and inlets discharging directly to surface waters within the facilities be appropriately labeled to prevent unauthorized discharges. WWTP staff has completed labelling the storm drains and inlets.

c) *Scheduled or Planned Plant, Process and Operational Changes.*

At this time there are no scheduled or proposed changes to the WWTP physical configuration. The WWTP staff continues to experiment and evaluate techniques to improve the process and plant operations.

The City of Ukiah would like to extend its appreciation to NCRWCB's continuing help and support of the City's effort's to run an effective wastewater treatment operation and for your personal assistance in helping City staff prepare this submittal for renewal of the NPDES permit.

Very truly yours,



Loren Clifton, P.E.
Deputy Director of Public Works – Water and Sewer

Cc: Andrew Luke – WWTP Supervisor
Tim Eriksen – City Engineer / Director Public Works
File

CITY OF UKIAH AND UVSD
 ESSU STATISTICS REPORT
 APRIL 1, 2015
 (04/01/2014 - 03/31/2015)

	City Accounts # ESSU Units	UVSD #ESSU Units	Total All Acct. #ESSU Units
Report March 2015	6297.14	5692.22	11989.36
March 2015 % of Total	52.52%	47.48%	100.00%
Percent Use to Date March 2015	59.66%	57.87%	58.49%
New Plant 20 Year Net ESSU Used	501.12	902.7	1403.82
New Plant Total ESSU's Remaining To Date	338.88	657.3	996.18
New Plant Agreement	35.00%	65.00%	100.00%
New Plant Capacity	840	1560	2400



**General Plan Housing Element Update
Negative Declaration
Response to Comments**

John Sharp Correspondence on behalf of the Ukiah Valley Sanitation District, dated May 25, 2016

Mr. Sharp Comment 1: Notice/Procedural Flaw – Government Code Section 65352

The commenter states that the city should have referred the proposed general plan housing element update to the Ukiah Valley Sanitation District prior to taking action on the update. He cites Government Code section 65352 that requires:

“(a) Before a legislative body takes action to adopt or substantially amend a general plan, the planning agency shall refer the proposed action to all of the following entities:

- (1) A city or county, within or abutting the area covered by the proposal, and any special district that may be significantly affected by the proposed action, as determined by the planning agency.

Response to Comment: The City’s initial conclusion was that the Ukiah Valley Sanitation District would not be *substantially affected* by the proposed general plan housing element update, and therefore referring it to the UVSD would not be required under the statute. The City reached this conclusion because the proposed Housing Element update does not contain goals, policies or implementation measures directing the rezoning (“up-zoning”) of land to increase development potential or density of development.

Once the UVSD expressed an interest in the proposed housing element update, the City, prior to taking action, distributed the proposed housing element update and associated environmental document to the UVSD for review and comment. The City delayed action twice, first on February 17, 2016 and then again on April 6, 2016. This provided approximately 3 ½ months (104 days) for the UVSD to review and comment on the proposed documents prior to the June 1, 2016 City Council meeting in which the Council is expected to take action. On May 25, 2016, the UVSD submitted a comment letter for the City Council’s consideration on June 1, 2016. It is concluded that the UVSD has had an adequate and reasonable amount of time to review and comment on the proposed housing element update and associated negative declaration prior to the City taking action and that compliance with Government Code section 65352 has been achieved.

Mr. Sharp Comment 2: Notice/Procedural Flaw – Government Code Section 65589.7(a)

The commenter states that Government Code section 65589.7 requires the City to deliver any amendments to the general plan housing element to any entity that provides sewer service within the territory of the city such as the UVSD.

Response to Comment: The City is fully prepared to deliver a full and true copy of the updated general plan housing element once it is adopted by the City Council. The City intends to fully comply with Government Code section 65589.7.

The commenter notes that a 2006 California Department of Housing and Community Development memorandum interpreted section 65589.7 as “requiring, among other things, that, in order to implement the law, local governments *should* consult with sewer providers during the development and update of the housing element...” The commenter goes on to state that the UVSD was not consulted during the development of the current housing element update.

Response to Comment: It is true that the UVSD was not initially consulted during the update of the housing element, and as pointed out above, this was due to the fact that the update does not propose any rezonings (up-zoning) of land that would increase densities or demand additional sewer treatment plan capacity. However, prior to taking action on the housing element update, the City provided an opportunity for the UVSD to review the element and provide comments accordingly. A 3 ½ month consultation/review period was provided to the UVSD prior to the City Council action on the housing element update, and the UVSD submitted a lengthy comment letter on May 25, 2016 for consideration at the June 1, 2016 City Council meeting. It is concluded that the City has provided ample time for the UVSD to assist the City in updating its general plan housing element and that the City has fully complied with Government Code section 65589.7.

Mr. Sharp Comment 3: Initial Study/Proposed Negative Declaration

The commenter states that “the city attempts to forgo environmental review of the housing element based on an argument that the site specific projects will be evaluated at the time of a specific proposal. This argument is fallacious, however, because any development will occur in the overlap area. Based on current data, there will be inadequate capacity and/or ESSU’s to dispose of additional waste generated as a result of the density contemplated by the proposed housing element.”

Response to Comment: It is unclear what the commenter means by “because any development will occur in the overlap area.” Regardless, court cases have recognized that future development may be uncertain or not well defined at the time of an initial discretionary action. They have even excused such plans from environmental review, because it would serve no purpose to require environmental review, “where future development is unspecified and uncertain.” (*Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal. 3d 376, 395.).

Additionally, the City disagrees that the current data reveals inadequate capacity and/or ESSU’s to serve the density contemplated in the proposed housing element. The housing element does not include goals, policies or implementation measures calling for specific rezonings (“up-zoning”) or increases in development density. The City believes there is adequate wastewater treatment capacity to serve the density contemplated in the housing element because the existing densities would not change as a result of the proposed housing element.

Mr. Sharp Comment 4: Proposed Initial Study/Negative Declaration - Hydrology and Water Quality

The commenter quotes from the proposed Negative Declaration: “Although the housing element update does not propose or mandate the construction of new housing in the city, it does have policies that could result in additional density in as-of-yet unspecified portions of the incorporated area.” The commenter notes that “to the extent that these as-of-yet unspecified portions of the incorporated area fall within the boundaries of the District, and environmental impacts associated with the housing element are the concern on the District.”

Response to Comment: The statement from the proposed negative declaration indicating that policies are included that could result in additional density is unfortunately inaccurate and misleading. There are no policies that require rezoning (“up-zoning”) of land to increase densities (see attached listing of goals, policies and implementation measures).

Mr. Sharp Comment 5: Proposed Initial Study/Negative Declaration - Hydrology and Water Quality

The commenter expresses concern that because the Regional Water Quality Control Board issued a wastewater treatment plant cease and desist order (No. R1-2012-0069) in September of 2012 that compelled the city to achieve full compliance with all discharge requirements, a “no impact” to hydrology and water quality was inappropriate.

Response to Comment: (See response to Comment 9 below)

Mr. Sharp Comment 6: Land Use Planning

The commenter states that the action by the Regional Water Quality Control Board noted above precludes a “no impact” conclusion regarding conflicts with general plans, specific plans, and zoning ordinances adopted for the purpose of avoiding or mitigating environmental effects.

Response to Comment: The commenter does not indicate how the cease and desist order, included with the issued discharge permit would specifically cause the proposed housing element to conflict with any general plan, specific plan, and zoning ordinances.

Mr. Sharp Comment 7: Land Use Planning

The commenter states that “the rapidly dissipating capacity of the wastewater treatment plant and infrastructure to meet demand for service further calls into question the accuracy of the “no impact” finding (Land Use Planning). The commenter goes on to state that certain documents demonstrate that the “wastewater system’s capacity to continue to serve its existing users is close to, or at, maximum and to contemplate even adding hypothetical density, as contemplated in the proposed housing element raises significant adverse environmental impacts.”

Response to Comment: (See comment 9 below)

Mr. Sharp Comment 8: Public Services

The commenter states that “if the referenced implementation measures do facilitate increased density, if any of the contemplated “areas” require additional public services in the form of sewer hook-ups, capacity will likely be exhausted...”

Response to Comment: The statement in the negative declaration that “the element does include implementation measures that could facilitate increased housing density in some areas...” is unfortunately inaccurate and misleading. A review of the implementation measures reveals no implementation measures that would result in rezonings (“up-zoning”) and increases in density or that could facilitate increased housing density in some areas (see attached listing of goals, policies and implementation measures).

a) "Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Mr. Sharp Comment: The Sharp letter argues that the Cease and Desist Order issued to the City by the North Coast Regional Water Quality Control Board ("Board"), which is attached to his letter, establishes that the City has been and currently is violating waste discharge limits for ammonia and nitrates and that the increased discharges to the sewer system caused by the housing element amendments will violate these waste discharge requirements.

Response to Comment: See Comment 3 above explaining that the statement quoted by Mr. Sharp from the proposed negative declaration that the amendments contain implementation measures that could increase housing density in some areas is incorrect and that the amendments do not contain any such implementation measures and will not increase housing density or allow or compel any increase in discharges to the sewer system. Because the amendments will have no effect on housing density or the construction of new housing, its impacts are not individually limited but cumulatively considerable, when considered in combination with past, present and probable future projects. (See 14 CCR §15064(h)(1).) In addition, the Cease and Desist Order, in fact, recognizes that the City did not and could not have reasonably anticipated the discharge limits on ammonia and nitrates proposed by the Board to be included in the City's 2012 Waste Discharge Requirements, when the treatment plant was designed and reconstructed in 2005. For that reason, the Cease and Desist Order establishes interim reduced limits on ammonia and nitrates which the Board determined the City could meet during the five year term of the 2012 Waste Discharge Requirements to allow the City time to study operational changes at the treatment plant that would allow the plant to meet the more stringent requirements commencing August 1, 2017. Accordingly, the Cease and Desist Order does not constitute substantial evidence that the City is currently violating and will not comply with applicable requirements imposed by the Board. On the contrary, the Order establishes that the Wastewater Treatment Plan as currently constructed can meet the interim discharge limits for ammonia and nitrates and that the nature of the changes to the operation of the plant to meet the more stringent requirements are under review but are currently uncertain.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing, the construction of which could cause significant environmental effects?

Mr. Sharp Comment: Mr. Sharp argues that the wastewater treatment plant does not have sufficient capacity to serve new housing or increased housing density authorized by the proposed amendments to the Housing Element and that those amendments will require or result in the construction of new wastewater treatment facilities which could cause significant environmental effects.

Response to Comment: As previously explained, the project will not require an expansion of the Wastewater Treatment Plan capacity. Even if it did, the Plant as currently constructed has sufficient capacity. The City tracks treatment plant capacity through an accounting of Equivalent Sewer Service Units (ESSUs). The reconstruction of the Plant in 2005-2006 made 2400 ESSUs available for new connections to the sewer system in the City and the District. Of the total available, since 2005, 840 have been assigned to the City and 1560 have been assigned to the District. As of March 31, 2015, over a 10 year period 501.12 ESSUs have been used by the City and 902.7 ESSUs have been used by the District. Therefore, 996.18 ESSUs (338.88 City /657.3 District) or approximately 41.51% of capacity remain available. (See March 2015 ESSU report

prepared by the City's Engineering Department.) If this same rate of consumption were maintained, the City could meet demand for the next 6-7 years or until 2022 or 2023 and the District could meet demand for 7-8 years or until 2023 or 2024. In 2005, before construction of the plant commenced, the increased capacity was projected to meet demand until approximately 2025. Accordingly, actual demand has come close to the projected demand.

A more practical measure demonstrating available capacity is dry weather inflow. The treatment plant is designed for a maximum dry weather inflow of 3.01 Million Gallons per Day ("MGD") (NCRWQCB Order #R1-2012-0068). Dry weather inflow is defined by North Coast Regional Water Quality Control Board ("Board") Order #R1-2012-0068 *"as the average of daily inflows calculated during the lowest consecutive 30-day period in each calendar year"*. The dry weather inflows for the current permit period (2012-2017) are well below capacity. During the current permit period the lowest dry weather inflow was 1.86 MGD (2015). Maximum dry weather inflow during the same period was 2.06 MGD (2013). This shows remaining capacity ranging between 39.2% to 31.6%. (This data comes from reports of daily inflow produced by the Wastewater Treatment Plant.)

It should be noted that the different percentages cited for the remaining capacity (41.51% vs. 39.2% to 31.6%) are due to the fact that inflow is dependent on weather and weather is variable. The salient point is that using both methods reveals similar capacity

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Mr. Sharp Comment: Mr. Sharp argues that the UVSD's contention that it does not have adequate capacity to serve the project's projected demand in addition to its existing commitments prevents the City from concluding that the proposed housing element amendments will have no significant adverse environmental effects.

Response to Comment: First, the proposed amendments will not increase the demand for sewer system for the reasons stated in response to comments 9. Second, while it is true that UVSD provides sewer service to its residents, almost half of whom reside in the City limits, it does so under a contract with the City. Under that contract the City operates and maintains the WWTP and the sewer collection system serving both the City and the District. The City was primarily and directly responsible for the design and construction of the WWTP and its day-to-day operation. As a result, it has the best information on the capacity of the WWTP and its ability to serve the District's existing commitments, even if the project would increase demand for sewer service which it will not.

Mr. Sharp Comment 12: Conclusion

The commenter concludes by implying that the proposed negative declaration is not appropriate and that a full environmental impact report must be prepared for the project.

Response to Comment: Staff disagrees with this conclusion. The commenter contends that the proposed policies and implementation measures call for increased housing densities and that the existing wastewater treatment plant is currently at or near capacity, and therefore adverse environmental impacts would result. As noted above, the statement in the proposed negative declaration that policies are included that could result in additional density is unfortunately inaccurate and misleading. No such goals, policies or implementation measures are proposed that would result in rezoning ("up-zoning") of land or increases in housing density.

Conclusion

Staff is able to conclude that the two primary arguments made by the commenter are invalid because the commenter believes there are proposed goals, policies and implementation measures that call for rezoning lands to allow for higher densities. Admittedly, the commenter was misled by a statement in the text of the negative declaration, but a review of the goals, policies and implementation measures confirms there are none proposed.

In terms of the cease and desist order and the contention that the existing wastewater treatment plant is at or very near capacity, staff disagrees. The attached information provided by the Water and Sewer Director and Public Works Director supports staff's position.

Staff is able to conclude that the commenter has not provided a fair argument based on substantial evidence that the project may have a significant environmental impact, and therefore a negative declaration is still appropriate for the project.

Attachment 1
Proposed Housing Element Goals, Policies and Implementation Measures
with Staff Comments

Goal H-1	
“We want to conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.”	
Policies to Support Goal H-1	
H-1.1:	Promote and encourage the rehabilitation of existing residential units.
H-1.2:	Promote the use of sustainable and/or renewable materials and energy technologies (such as solar and wind) in rehabilitated housing when possible.
H-1.3	Preserve at-risk housing units.
H-1.4	Improve the safety for residents at high density apartment complexes.
Implementing Tasks <i>How Results Will be Achieved</i>	
H-1.a:	By the end of 2015, develop and implement a residential rehabilitation program with an emphasis on improving safety, comfort and energy efficiency.
H-1.b:	Work with the City Public Utility Department to potentially expand the City's Energy Efficiency Public Benefits Fund.
H-1.c:	Provide informational materials to the public regarding sustainable and green building materials.
H-1.d:	Consider measures that would preserve/conserve existing mobile home parks, such as a mobile home rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc.
H-1.e	Develop an At-Risk Units Program: Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State, and local agencies to preserve the units.
H-1.f	Work closely with the Ukiah Police Department and local apartment complex managers to keep housing safe. Consider funding mechanisms for increasing public safety.
H-1.g	Refer all proposed General Plan amendments to the appropriate military offices for review and comment. Revise the planning permit application form to include this step of referral.

STAFF COMMENT: *The Goals, Policies, and Implementation measures listed above are designed to promote the construction of clean, safe housing for all residents of Ukiah.*

Further, it seeks to preserve and improve existing housing within the community. None of these Goals, Policies, and Implementation measures propose increasing density.

Goal H-2 “We want to provide housing for all economic segments of the community.”
Policies to Support Goal H-2 H-2.1: Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need. H-2.2: Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts. H-2.3: Encourage new condominium development to provide housing for persons desiring to “scale-down” their housing circumstances and to provide broader opportunities for first-time home buyers and moderate income persons. H-2.4: Continue to consider and explore HOME grant, CDBG and other funding sources to facilitate housing affordable to extremely low, very low and low income households. H-2.5: Continue to support the Ukiah Homeless Service Planning Group and homeless support services in all ways feasible.
Implementing Tasks <i>How Results Will be Achieved</i> H-2.a: Provide copies of the inventory of vacant and underdeveloped land for public distribution. H-2.b: Work with public transit providers and developers to encourage housing development located close to public transit facilities. H-2.c: Review the zoning code and determine if any constraints to condominium developments and cooperative living projects exist, and if so, eliminate the constraints. H-2.d: As Staff and resources allow, assist the Ukiah Homeless Services Planning Group in all ways possible. H-2.e: The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the M Manufacturing zoning district. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for homeless facilities, pursuant to California Government Code Section 65583. H-2.f: Do not permit the conversion of rental units to condominium units unless the City's amount of rental units is sufficiently adequate. H-2.g: Do not permit the conversion of single family residential homes to professional offices unless the City's amount of residential units is sufficiently adequate. H-2.h: Adopt an Inclusionary Housing Ordinance by 2017 that requires below-market rate housing to be included as part of residential projects as follows:

1. 20 percent of the units in a rental housing project of five or more units shall be affordable to very low and low-income households.
2. 20 percent of the units in a for-sale project of five or more units shall be affordable to very low to moderate-income households.
3. All housing projects involving 2 to 4 units shall pay a housing impact fee if established by the City.
4. Alternative methods of meeting the intent of the inclusionary requirements such as the payment of an in-lieu fee deposited in the Housing Fund, or providing land for the construction of affordable units may be permitted under certain circumstances.
5. Inclusionary units shall be constructed, rather than in-lieu fees being paid for larger housing developments. The threshold for this requirement shall be established in the Zoning Ordinance.
6. The amount of in-lieu fees shall be established by a resolution of the City Council and bear a relationship to the difference between the sales price between market-rate versus affordable housing units.
7. The allocation of inclusionary units among the income categories shall resemble the proportion of extremely low, very-low, low, and moderate income units identified in the Regional Housing Needs Determination to the maximum feasible extent.

H-2.i: Adopt the following minimum standards for inclusionary housing units:

1. The exterior appearance of inclusionary units shall not be different than for other units in the housing development of which they are a part; and
2. Inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development.

H-2.j: Prepare a Nexus Study by 2017 to determine if a nexus can be established requiring the developers of large residential and commercial projects to construct needed affordable housing units on site or in another appropriately zoned location near the place of employment and/or pay a housing impact fee. If a nexus can be established, adopt the affordable housing requirement or housing impact fee. The Nexus Study shall include an analysis of housing impacts on public safety and the possible development of a Public Safety Impact fee for certain types of development.

H-2.k: Identify and meet with nonprofit builders who specialize in building housing for extremely low-income households. This effort is designed to build a long-term partnership in development, gain access to specialized funding sources, identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.

H-2.l: Work in conjunction with other agencies to jointly develop and implement a program that is designed to address the needs of the extremely low income households in the City. At least annually and on an on-going basis contact agencies and developers to facilitate implementing the program. Actions to be considered for inclusion in the program include prioritizing City/RDA funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.

H-2.m: Amend the zoning ordinance to be consistent with Senate Bill 2. All transitional and supportive housing shall be considered a residential use and only those restrictions that apply to other residential uses of the same type (single family residential, duplex, multi-family, etc.) shall be imposed.

H-2.n: Post the sites inventory map and housing development in commercial zones information on the City's website and prepare hard-copy informational handout material for property owners and developers.

H-2.o: Within 1-year of adoption of the Housing Element, conduct a roundtable meeting with non-profit housing sponsors and developers to educate and share information about vacant and underutilized sites, the planned development tool, the lot consolidation process, and incentives offered by the City.

H-2.p: To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

The City has identified residential capacity within the mixed use zone to accommodate 284 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need of 284 units, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall on land zones exclusively for residential multifamily use allowing at least 16 du/acre.

H-2.q: Facilitate the consolidation of smaller, multi-family parcels by 1) publicizing the underutilized sites inventory on the City's website, and 2) providing technical assistance to property owners and developers in support of lot consolidation. To encourage development of quality housing at prices lower income households can afford on smaller, multi-family parcels, the City will meet with non-profit sponsors and developers to promote strategies and the creation of lot consolidation incentives.

H-2.r: As a part of the Zoning Code Update, the City will continue to explore a variety of measures and make revisions as appropriate to promote higher density and mixed used development such as lot coverage setback, heights or other development standards

H-2.s: The City will review and revise, as appropriate, the procedure for providing reasonable accommodation (Section 9186) to address constraints on the maintenance, improvement and development of housing for persons with disabilities. Revisions include findings such as, "...impacts on surrounding uses....", ".....attributes of the property and structure" and "alternative reasonable accommodation".

STAFF COMMENT: *The Goals, Policies, and Implementation measures listed above provide the City direction on how to provide housing that accommodates all segments of society. Some discussion of increased density can be found in Implementing Task H-2.r:*

H-2.r: As a part of the Zoning Code Update, the City will continue to explore a variety of measures and make revisions as appropriate to promote higher density and mixed used development such as lot coverage setback, heights or other development standards.

The Zoning Code Update discussed in H-2.r has not been defined, scoped or initiated. If the City decides to implement this measure, all interested agencies will be consulted through the zoning ordinance and CEQA processes. At that time, an analysis will be provided on the potential impacts to service providers such as electric, water and waste water capacity. It is speculative to guess or conclude what such a unspecified and uncertain zoning ordinance amendment project may include and what impact that unknown project could have on service providers.

Goal H-3

“We want to expand affordable housing opportunities for persons with special housing needs such as the elderly, homeless, mentally ill, physically disabled, households with very low to moderate incomes, senior citizens, Female heads of households with children under 18 years old, and first time homebuyers.”

Policies to Support Goal H-3

H-3.1: Establish working relationships with local groups and organizations that provide special needs housing.

H-3.2: As Staff resources allow, be aggressive in pursuing State and Federal funding for very low, low and moderate income housing developments, particularly for those with special needs such as senior citizens.

H-3.3: Allow senior housing projects to be developed with parking requirements less stringent than those specified in the Zoning Ordinance, where found to be consistent with maintaining the character of the surrounding neighbourhood.

H-3.4: Provide density bonuses to projects that provide a required percentage of total units affordable to very-low and low-income households and for units meeting the special housing needs identified in this Element.

H-3.5: Identify and support programs that address the housing needs of special needs groups and work with local organizations that can address their housing needs.

H-3.6: Utilize the housing rehabilitation program to fund the construction of renovations and improvements that improve the accessibility to housing for seniors and persons with disabilities.

H-3.7: Encourage affordable housing for first time homebuyers, and young families.

Implementing Tasks
How Results Will be Achieved

H-3.a: Special Needs Rental Housing: Support applications to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing to provide shelter for very low-income families and special needs households.

H-3.b: Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas during the development review process.

H-3.c: Review the zoning code and consider eliminating regulatory constraints to special needs housing projects.

H-3.d: Continue to support and assist farmworker housing advocates by providing technical assistance with development applications; lower planning application fees for affordable housing projects, and identifying potential sites for farm worker housing.

H-3.e: Amend the zoning code to define and allow Single Room Occupancy (SRO) developments in the Medium Density (R-2) and High Density (R-3) zoning districts.

STAFF COMMENT: *The Goals, Policies, and Implementation measures listed above provide the City direction on methods for expanding affordable housing opportunities for people with special needs. As stated above in Policy H-3.4: the City offers density bonuses for projects providing housing for very and low income, and special needs residents in accordance with the City Zoning Code and State Law. In the previous Housing Cycle, one density bonus was granted increasing the number of units in an affordable housing project by 3 in a 35-unit project. All service providers were consulted and determined that they had the service capacity to serve the increased density.*

Goal H-4

"We want to promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin."

Policies to Support Goal H-4

H-4.1: Continue to promote non-discrimination in housing in Ukiah.

H-4.2: Work with local housing providers to understand local discrimination issues and what steps can be taken to resolve those issues.

Implementing Tasks
How Results Will be Achieved

H-4.a: Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).

H-4.b: Distribute housing discrimination public information and make it available at a variety of community locations like the Ukiah Civic Center and on the City's website.

STAFF COMMENT: *The Goals, Policies, and Implementation measures seek to ensure that the residents of Ukiah are not discriminated against when seeking housing opportunities. None of the Goals, Policies, and Implementation listed above would result in increased density.*

Goal H-5

“We want to use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.”

Policies to Support Goal H-5

H-5.1: Housing Design: Assure that new housing is well-designed to enhance Ukiah's neighborhoods and the community as a whole.

H-5.2: Housing Design: Support and encourage affordable housing projects that use sustainable and green building design and techniques.

H-5.3: Innovative Site Design: Support and encourage compact infill development that provides extremely low, very low, low or moderate income level housing that is safe, liveable.

H-5.4: Mixed Use: Encourage the development of mixed residential and commercial uses in the commercial zoning districts where the viability of the commercial activities would not be adversely affected.

H-5.5: Live/Work Developments: Encourage live/work housing developments particularly in the Downtown. Live/work units provide local workforce affordable housing, generate additional economic activity in the community, and improve the jobs/housing balance. Encourage opportunities for live/work developments where housing can be provided for workers on-site or caretaker or other types of housing can be provided in appropriate locations.

H-5.6: Infill Development: Support careful well-designed infill housing development in areas currently served by City services.

H-5.7: Sustainable Development: Encourage and support sustainable site planning and development.

Implementing Tasks
How Results Will be Achieved

H-5.a: Apply the CEQA Infill Exemption when possible and perform expedited review for well designed, compact projects using green and sustainable design and building techniques.

H-5.c: Prepare and present a green building/sustainable development incentive tool(s) for consideration that could include expedited permit processing, density bonuses and relief from parking and other zoning requirements.

H-5.d: Green Building Codes: Consider Amending the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice requirements for new developments, remodels and retrofits. Topics to be included are: Green building materials and practices, Passive solar design and siting, Energy efficient heating and cooling technology, Alternative water storage, wastewater treatment and reclamation, and storm-water management systems

H-5.e: Continue to administer the solar and energy efficiency rebate programs.

H-5.f: Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.

H-5.g: Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, and information of onsite renewable energy generation technologies and financing options.

H-5.h: Promote stormwater management systems for multi-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.

H-5.i: Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family housing both prior to and during project review.

H-5.j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, safety, and connectivity to schools, neighborhoods, and commerce.

STAFF COMMENT: *The Goals, Policies, and Implementation measures seek to encourage sustainable development practices that would result in a walkable community, the efficient use of land, and the implementation of low-impact development standards. These Goals, Policies, and Implementation do not propose any increases in density over what is currently permitted.*

Goal H-6 “We want to maintain a collaborative working relationship with all groups and organizations dedicated to providing affordable housing in the community, and ensure broad public participation in the development of housing goals and policies.”
Policies to Support Goal H-6 H-6.1: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies. H-6.2: Assume a Leadership Role in the development of all types of needed housing in the community.
Implementing Tasks <i>How Results Will be Achieved</i> H-6.b: Develop a Housing Resources webpage that may be used to facilitate the development and improvement of affordable housing. Included on the webpage could be items such as funding resources, affordable housing development agencies and developers, energy conservation and green-building resources and services. H-6.c: Conduct periodic meetings with developers, non-profit housing development agencies, the Ukiah Police Department and others to identify constraints to development of affordable housing and use the information gained to consider zoning code amendments.

STAFF COMMENT: *The Goals, Policies, and Implementation measures seek to encourage development of housing as a community effort involving many stakeholders. They encourage a collaborative community process, the goal of which is to facilitate discussions and development of affordable housing. These Goals, Policies, and Implementation measures do not propose any density increases.*

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May 25, 2016

Attn: Kevin Thompson, Principal Planner
City of Ukiah
Planning & Community Development Dept.
300 Seminary Avenue
Ukiah, CA 95482
planning@cityofukiah.com



By U.S. mail

RE: City of Ukiah General Plan Update
Housing Element: Negative Declaration, June 1, 2016

Dear Mr. Thompson:

Please include this correspondence in the administrative record of the proceedings in conjunction with the City's update to its General Plan, including the Housing Element, and in the agenda materials for the City Council meeting of June 1, 2016. This office represents the Ukiah Valley Sanitation District ("the District"), with respect to the City of Ukiah's ("City") update to the City of Ukiah General Plan. Pursuant to Cal. Government Code §§ 65092 and 65353, please provide the undersigned at the address listed above with copies of any and all notices, letters, correspondence, and/or staff materials prepared in conjunction with this matter, from this point forward. For the reasons set forth below, the District opposes approval of the Initial Study/Negative Declaration ("IS/ND") proposed in conjunction with the City's application.

Applicable Law:

Adoption and amendment of a General Plan is a "project" under the California Environmental Quality Act ("CEQA") and therefore, environmental review must be performed. *City of Santa Ana v. City of Garden Grove* (1979) 100 Cal. App. 3d 521. It is recognized California law that there is a "low threshold" for requiring an agency to prepare an Environmental Impact Report ("EIR"). "The test is whether 'it can be fairly argued on the basis of substantial evidence that the project may have significant environmental impact.'" *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 310 (quoting *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d. 68, 75).

Substantial evidence is defined in the CEQA Guidelines at 14 Code of California Regulations (CCR) § 15384 as:

“(a) . . . enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. . . Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.

(b) Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.”

It is further recognized California law that a negative declaration must provide the basis for its findings that a project will have no significant environmental impact. Therefore an IS/ND must be supported by evidence in the administrative record. (14 CCR §15063(d)(3), 15063(f)). See *Sundstrom, supra* at 305; *Citizens Ass’n for Sensible Dev. v. County of Inyo* (1985) 172 Cal. App. 3d 151, 171. Significantly, where, as in the instant matter, the IS/ND lacks sufficient support for the agency’s determination that significant impacts will not occur, the decision to proceed pursuant to an ND will be set aside. *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 311 (“CEQA places the burden of environmental investigation on government rather the public.”) *Id.* Here, City has failed to meet the legal requirements to proceed based upon IS/ND.

Negative Declaration

The purpose of CEQA is to disclose to decision makers and the public the potential significant environmental impacts that a project may cause. It should be a public process to the extent possible. The Initial Study is used to identify impacts and ways to avoid them by mitigation. A Negative Declaration is utilized when there is a determination that a project will not significantly impact the environment or in cases where mitigations can be identified for the project that will reduce impacts to a level of insignificance. If impacts are identified that can be fairly argued, based on substantial evidence in light of the whole record, to potentially still have a significant impact regardless of the mitigations proposed (or if no mitigation can adequately address them), then an EIR must be prepared.

As defined by 14 CCR § 15371, a Negative Declaration, “is a written statement by the Lead Agency briefly describing the reasons that a proposed project, not exempt from CEQA, will not

have a significant effect on the environment and therefore does not require the preparation of an EIR.”

A negative declaration is inappropriate for the Housing Element update to the General Plan because, as identified with more particularity below, substantial evidence exists that the project may have a significant effect on the environment.

Notice/Procedural Flaws

As a public service provider, the District should have been considered an affected stakeholder and should have been provided specific notice of the project process. Both CEQA and the Government Code require extensive consultation with public agencies during the development of a General Plan.

Government Code § 65352 requires:

“(a) Before a legislative body takes action to adopt or substantially amend a general plan, the planning agency shall refer the proposed action to all of the following entities:

(1) A city or county, within or abutting the area covered by the proposal, and any special district that may be significantly affected by the proposed action, as determined by the planning agency.”

Despite being a public service provider, the District received no notice of the commencement of the proposed action. In your letter to this office dated April 7, 2016, you state that “the City’s planning agency has determined that Ukiah Valley Sanitation District is not significantly affected by the proposed action to update the General Plan Housing Element.” The District is the gateway to any sewer hook ups for any proposed housing located in the “overlap area” of the city of Ukiah. As such, it is difficult to understand the City’s conclusion that the District is not a special district that may be significantly affected by the proposed action, thus deserving of notice pursuant to Government Code § 65352 above.

Furthermore, Government Code § 65589.7(a) provides that a housing element and any amendments made to that element shall be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the territory of the legislative body.

The State of California Department of Housing and Community Development, Division of Housing Policy Development, in its Memorandum dated May 22, 2006, to all Planning Directors, Public Works Directors, Water and Sewer Service Providers and Interested Parties, (copy enclosed), has interpreted § 65589.7 as requiring, among other things, that, in order to effectively

implement the law, local governments should consult with water and sewer providers **during the development and update of the housing element**, as well as sending copies of the adopted plan. (Emphasis added). In this instance, The District was not consulted during the development of the current housing plan amendment.

Comments Regarding the Initial Study/Proposed Negative Declaration

As a general observation, the District notes that the City attempts to forgo environmental review of the housing element based on the argument that the site specific projects will be evaluated at the time of a specific proposal. This argument is fallacious, however, because any development will occur in the overlap area. Based upon current data, there will be inadequate capacity and/or ESSUs to dispose of additional waste generated as a result of the density contemplated by the proposed housing element.

Comments Specific to Areas of Significant Impact

As identified below, the proposed negative declaration contains several checklist items of specific relevance to the District.

i. **Area IX. Hydrology and Water Quality**

“Would the project: a) Violate any water quality standards or waste discharge requirements?”

“No Impact. Although the Housing Element Update does not propose or mandate the construction of new housing units in the city, it does have policies that could result in additional density in as-of-yet unspecified portions of the incorporated area.”

To the extent that these “as of yet unspecified portions of the incorporated area” fall within the boundaries of the District, any environmental impacts associated with the housing element are the concern of the District.

Of specific concern to the District is the order of the California North Coast Regional Water Quality Control Board, issued September 5, 2012. (Order No. R1-2012-0068 and **Cease and Desist** Order No. R1-2012-0069. (Emphasis added). Those orders compel the City to remedy, and achieve full compliance with, certain effluent limitations by August 1, 2017, and clearly identify existing substantial environmental impacts.

To suggest that a finding of “No Impact” be made, in conjunction with a perfunctory environmental study, at the same time that a “Cease and Desist Order” has been made by the Regional Board is, to say the least, reckless, and is contrary to CEQA law.

ii. Area X. Land Use Planning

Similarly, where IS/ND section X asks whether the project would:

“Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating and environmental effect”, the above-referenced action by The North Coast Regional Water Quality Control Board controls.

Furthermore, the rapidly dissipating capacity of the wastewater treatment plant and infrastructure to meet demand for service further calls into question the accuracy of the “no impact” finding. Capacity limitations are identified in, without limitation, the City of Ukiah’s Wastewater Treatment Plant Improvement Project Planning Phase Report-Technical Memorandum dated January 23rd 2004, Ukiah Valley Sanitation District’s Sewer Connection Fee Study, revised 12-21-2010, the City of Ukiah’s letter to Regional Water Quality Control Board, North Coast Region dated March 18, 2011, and the City of Ukiah and UVSD ESSU Statistics Report, dated April 1, 2015.

Collectively, such documents, which are enclosed, demonstrate that the wastewater system’s capacity to continue to serve its existing users is close to, or at, maximum, and to contemplate adding even hypothetical density, as contemplated in the proposed housing element, raises significant adverse environmental impacts.

iii. Area XIV: Public Services

The IS/ND checklist asks:

“a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?”

Staff recommends a finding of no impact, as follows:

“**No Impact:** While the Housing Element Update does not cause the construction of housing units, the Element does include implementation measures that could facilitate increased housing density in some areas, thereby requiring additional public services. At this point, however, it is impossible to predict where and what districts these areas will be located.”

As demonstrated above, if the referenced implementation measures do facilitate increased housing density, if any of the contemplated “areas” require additional public services in the form of sewer hookups, capacity will likely be exhausted, thus the impacts identified above apply, and preclude a finding of “no impact”.

iv. Area XVII. Utilities and Service Systems

“Would the project: a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing, the construction of which could cause significant environmental effects?

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

g) Comply with federal, state, and local statutes and regulations related to solid waste?”

“No Impact a –g: The City’s Housing Element is a policy plan intended to address housing needs. While the Housing Element Update does not cause the construction of housing units, the Element does include implementation measures that could facilitate increased housing density in some areas, thereby requiring additional public services. At this point, however, it is impossible to predict where and what districts these areas will be located. Nor is it possible to predict whether or not development will actually occur. Thus, the Housing Element is not expected to exceed wastewater treatment requirements, require new or expanded wastewater, storm damage, solid waste, or water facilities, or conflict with federal, state or local regulations pertaining to solid waste. Impact is considered less than significant.”

Again, both as to capacity for continued service, and current and ongoing scrutiny related to previously identified, noncompliant, levels of effluent, significant adverse environmental impacts exist, and findings of “no impact” such as those proposed to support a negative declaration, are unsustainable.

As to specific finding a), the District has demonstrated, above, that not only would the project exceed wastewater treatment requirements of the Regional Water Quality Control Board, but that the Board currently monitors the City for past wastewater violations.

Finding b), which references "no impact", in response to the construction of new wastewater facilities, or expansion of existing facilities, is patently false, again based on the inevitable shortage of ESSUs for any expanded housing density at this time.

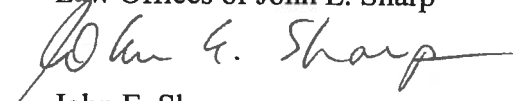
Perhaps most importantly, finding e), which asks whether the project will result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments cannot be made. That provider, (the District), at least within the jurisdictional boundaries of the District, has clearly advised you that it anticipates exceeding capacity to provide future demand, if the housing element, as proposed, is adopted. Thus, the finding of "no impact" simply cannot be supported. But for the fact that the District was not properly provided notice, and was not included in your deliberations as contemplated pursuant to Government Code § 65589.7, you would have been advised by the District at the outset of this project, that the wastewater system, and its infrastructure, have serious constraints on capacity.

Conclusion

The City has failed to meet its legal burden to support the findings required to successfully proceed according to an IS/ND. The proposed environmental documents do not provide the City Council or members of the public a means for identifying, understanding, and evaluating the broad range of environmental impacts that will arise from the adoption of the proposed update to the Housing Element. As more fully set forth above, given the City's failure to meet its burdens under the California Environmental Quality Act, the project cannot proceed without preparation of a full Environmental Impact Report. For these reasons, the District respectfully requests that the City Council reject the IS/ND and direct that an Environmental Impact Report be prepared.

Representatives of the District will be present at your meeting of June 1, 2016, to give testimony and argument, and to respond to any questions the Council may have as a result of those matters addressed in this letter, and any of the referenced documents. Thank you for your attention to these matters.

Very truly yours,
Law Offices of John E. Sharp


John E. Sharp

cc: Sage Sangiacomo, City Manager;
David Rapport, City Attorney
Client
Enclosures

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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FAX (916) 327-2643

**MEMORANDUM**

DATE: May 22, 2006

TO: Planning Directors
Public Works Directors
Water and Sewer Service Providers
Interested Parties

FROM: 
Cathy E. Creswell, Deputy Director
Division of Housing Policy Development

SUBJECT: Senate Bill 1087, Legislation Effective January 1, 2006:
Water and Sewer Service Priority for Housing Affordable
to Lower-Income Households

Chapter 727, Statutes of 2005 (SB 1087) establishes processes to ensure the effective implementation of Government Code Section 65589.7. This statute requires local governments to provide a copy of the adopted housing element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers. This memorandum notifies pertinent agencies of these existing and new responsibilities.

For local governments, Chapter 727 now requires all cities and counties to immediately deliver the adopted housing elements of the local general plan and any amendments to water and sewer service providers. The Department recommends that copies of existing housing elements and amendments be submitted to service providers within a month of receipt of this notice. Future updates or amendments to the housing element should be sent within a month after adoption. When submitting copies of housing elements to service providers the Department further recommends inclusion of a summary/quantification of the local government's regional housing need allocation and any other appropriate housing information. Moreover, to effectively implement the law, local governments should consult with water and sewer providers during the development and update of the housing element, as well as sending copies of the adopted plan. This will facilitate effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, especially housing for lower-income households.

Chapter 727, Statutes of 2005 – Water and Sewer Service Priority
Page 2

For water and sewer providers, Chapter 727 establishes specific procedural requirements to facilitate implementation, such as:

1. Requiring water and sewer providers to adopt written policies and procedures, **no later than July 1, 2006**, that grant priority to proposed development that includes housing affordable to lower-income households. For private water and sewer companies regulated by the Public Utilities Commission, the commission shall adopt written policies and procedures for use by those companies in a manner consistent with the statute.
2. Prohibiting water and sewer providers from denying or conditioning the approval or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.
3. Requiring Urban Water Management Plans to include projected water use for single-family and multifamily housing needed for lower-income households.

The Department hopes this information is helpful. The amended statutory language is enclosed as Attachment 1. Attachments 2 and 3 contain a summary of California's deepening housing crisis and an overview of housing element law, respectively. Also, a copy of the legislation can be found on the Department's website: www.hcd.ca.gov/hpd. Copies of published bills from the 2005 session can be obtained from the Senate's website: www.senate.ca.gov or the Legislative Bill Room at (916) 445-2323. If you have any questions or would like additional information or technical assistance, please contact Paul Mc Dougall, of our staff, at (916) 445-4728.

~~Attachments~~

Att. 1



North Coast Regional Water Quality Control Board

September 5, 2012

Mr. Tim Ericksen
City of Ukiah
300 Seminary Drive
Ukiah, CA 95482-5400

Dear Mr. Ericksen:

Subject: Transmittal of Adopted Waste Discharge Requirements and National Pollutant Discharge Elimination System Permit and Cease and Desist Order for the City of Ukiah Wastewater Treatment Facility, NPDES Permit No. CA0022888

File: City of Ukiah Wastewater Treatment Facility, Sonoma County
WDID No. 1B84029OMEN

Enclosed are the Waste Discharge Requirements and National Pollutant Discharge Elimination System Permit (WDRs) Order No. R1-2012-0068 and Cease and Desist Order No. R1-2012-0069 for the City of Ukiah Wastewater Treatment Facility adopted by the California Regional Water Quality Control Board, North Coast Region (Regional Water Board) on August 23, 2012. The WDRs will serve for a five year term beginning October 1, 2012.

The Cease and Desist Order contains interim effluent limitations for ammonia and nitrate and a compliance schedule requiring the City of Ukiah to achieve full compliance with ammonia and nitrate effluent limitations by August 1, 2017.

Additional copies of the Orders can be obtained from the Regional Water Board office or from the Regional Water Board website at:
http://water100.waterboards.ca.gov/rb1/adopted_orders/index.asp.

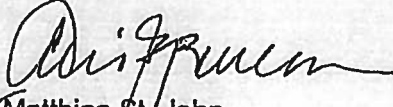
Mr. Tim Ericksen

- 2 -

September 5, 2012

Please contact Cathleen Goodwin of the Regional Water Board staff at (707) 576-2687 or Cathleen.Goodwin@waterboards.ca.gov, if you have any questions.

Sincerely,


for Matthias St. John
Executive Officer

120905_CAG_Ukiah_Transmittal Adopted

Return Receipt Requested

Enclosures:

Adopted Waste Discharge Requirements Order No. R1-2012-0068
Adopted Cease and Desist Order No. R1-2012-0069

cc (without attachments):

Andrew Luke, City of Ukiah, 300 Plant Road, Ukiah, CA 95482-5400

Ecc (with email attachments):

Amelia Whitson, U.S. EPA, Region 9, CWA Standards and Permits Office (WTR-5)
75 Hawthorne Street, San Francisco, CA 94105
Whitson.Amella@epamail.epa.gov

RWQB - 02794

Att. 2



North Coast Regional Water Quality Control Board



ORDER NO. R1-2012-0068
NPDES NO. CA0022888
WDID NO. 1B84029OMEN

WASTE DISCHARGE REQUIREMENTS

FOR THE

**CITY OF UKIAH
UKIAH WASTEWATER TREATMENT PLANT
MENDOCINO COUNTY**

The following Permittee is subject to waste discharge requirements as set forth in this Order:

Table 1. Permittee Information

Permittee	City of Ukiah
Name of Facility	Ukiah Wastewater Treatment Plant
Facility Address	300 Plant Road
	Ukiah, CA 95482-5400
	Mendocino County
Type of Facility	Publicly-Owned Treatment Works (POTW)
Facility Design Flow	Secondary Treatment: 3.01 mgd (average daily dry weather design flow ¹) 24.5 mgd (peak daily wet weather design flow ²) Advanced Wastewater Treatment: 7.0 mgd (peak wet weather flow)

¹ Average daily dry weather design flow is defined as the average of daily inflows calculated during the lowest consecutive 30-day period each calendar year.

² Peak daily wet weather design flow is defined as the maximum volume of effluent that may be treated, based on the capacity of the advanced wastewater treatment filters.

ORDER NO. R1-2012-0068
CITY OF UKIAH
NPDES NO. CA0022886

Table 2. Discharge Locations

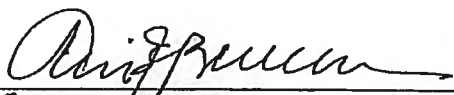
Discharge Point	Effluent Description	Discharge Point Latitude	Discharge Point Longitude	Receiving Water
001	Disinfected tertiary treated municipal wastewater	39° 07' 07" N	123° 11' 28"	Russian River
002	Disinfected secondary treated municipal wastewater	--	--	Percolation ponds adjacent to the Russian River

Table 3. Administrative Information

This Order was adopted by the Regional Water Quality Control Board on:	August 23, 2012
This Order shall become effective on:	October 1, 2012
This Order shall expire on:	September 30, 2017
The Permittee shall file a Report of Waste Discharge as an application for renewal of waste discharge requirements in accordance with title 23, California Code of Regulations, no later than:	December 30, 2016
The U.S. Environmental Protection Agency (USEPA) and the Regional Water Quality Control Board have classified this discharge as a major discharge.	

IT IS HEREBY ORDERED, that this Order supersedes Regional Water Quality Control Board (Regional Water Board) Order No. R1-2006-0049 upon the effective date specified in Table 3. In order to meet the provisions contained in division 7 of the California Water Code (Water Code) (commencing with section 13000) and regulations adopted thereunder, and the provisions of the federal Clean Water Act (CWA) and regulations and guidelines adopted thereunder, the Permittee shall comply with the requirements in this Order. This action in no way prevents the Regional Water Board from taking any enforcement action for past violations of the previous permit. If any part of this Order is subject to a temporary stay of enforcement, unless otherwise specified, the Permittee shall comply with the analogous portions of Order No. R1-2006-0049, which shall remain in effect for all purposes during the pendency of the stay.

I, Matthias St. John, Executive Officer, do hereby certify that this Order with all attachments is a full, true, and correct copy of the Order adopted by the California Regional Water Quality Control Board, North Coast Region, on August 23, 2012.


for Matthias St. John, Executive Officer

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
NORTH COAST REGION

ORDER NO. R1-2012-0069

REQUIRING THE CITY OF UKIAH WASTEWATER TREATMENT PLANT
TO CEASE AND DESIST FROM DISCHARGING OR THREATENING
TO DISCHARGE EFFLUENT IN VIOLATION OF
WASTE DISCHARGE REQUIREMENTS
ORDER NOS. R1-2006-0049 AND R1-2012-0068

NPDES NO. CA0022888
WDID NO. 1B84029OMEN

MENDOCINO COUNTY

The California Regional Water Quality Control Board, North Coast Region, (hereafter Regional Water Board) finds that:

1. The City of Ukiah (hereinafter Permittee) is the owner and operator of the City of Ukiah Wastewater Treatment Plant (hereinafter Facility) located in Ukiah, California. The Facility is located on the west bank of the Russian River at the southern end of Ukiah and treats wastewater from two entities, the City of Ukiah and the Ukiah Valley Sanitation District (UVSD). The Facility serves a population of approximately 20,700, including 15,700 within the City and 5,000 in the UVSD.
2. The Facility produces disinfected secondary effluent that is discharged to three percolation ponds adjacent to the Russian River and disinfected, dechlorinated advanced wastewater treatment (AWT) effluent that is discharged to the Russian River through an outfall pipe. The Facility is designed to treat an average daily dry weather flow of 3.01 mgd and a peak weekly wet weather flow of 24.5 mgd of secondary effluent and 7.0 mgd of advanced treated wastewater. The treatment system consists of primary sedimentation, trickling filters, secondary sedimentation, coagulation, filtration, chlorination, dechlorination, and biosolids digestion and dewatering. Solids handling facilities consist of anaerobic digesters and a belt press for dewatering.
3. The Facility has been regulated by Waste Discharge Requirements (WDRs), Regional Water Board Order No. R1-2006-0049, National Pollutant Discharge Elimination System (NPDES) No. CA0022888, WDID No. 1B84029OMEN, adopted by the Regional Water Board on September 20, 2006. The permit expired on November 9, 2011, and was administratively extended since the Permittee submitted a Report of Waste Discharge for its permit renewal in a timely manner. Order No. R1-2006-0049 contained interim and final effluent limits for copper, dichlorodibromomethane (DCBM), and nitrate. Order No. R1-2006-0049 also included a compliance schedule for the Permittee to comply with final effluent limitations for copper and DCBM by May 18, 2010 and nitrate by September 20, 2011.
4. Regional Water Board Order No. R1-2012-0068, WDRs and NPDES Permit No. CA0022888, WDID No. 1B84029OMEN is scheduled to be adopted by the

Regional Water Board concurrently with this Cease and Desist Order (CDO). Order No. R1-2012-0068 will become effective on October 1, 2012, at which time it will supersede Order No. R1-2006-0049. Order No. R1-2012-0068 establishes effluent limitations, including interim and final limitations and monitoring for ammonia and nitrate, as well as discharge prohibitions, receiving water limitations, and compliance provisions.

5. During the term of this Order, the Permittee will be subject to the terms of two separate WDRs - Order No. R1-2006-0049 through September 30, 2012, and Order No. R1-2012-0068 beginning on October 1, 2012. This Order uses the term "the Permit" when referring to both WDR orders and the order number when referring to a specific WDR order.
6. Section 13301 of the California Water Code (Water Code) states "When a regional board finds that a discharge of waste is taking place, or threatening to take place, in violation of requirements or discharge prohibitions prescribed by the regional board or the state board, the board may issue an order to cease and desist and direct that those persons not complying with the requirements or discharge prohibitions (a) comply forthwith, (b) comply in accordance with a time schedule set by the board, or (c) in the event of a threatened violation, take appropriate remedial or preventative action."
7. The Permit, as identified in Findings 3 and 4 above, implements provisions of the Water Quality Control Plan for the North Coast Region (Basin Plan) by requiring the Permittee to monitor its effluent for certain non-CTR constituents (e.g., ammonia and nitrate) that may have reasonable potential to cause or contribute to an excursion above a water quality criterion or objective applicable to the receiving water. The Basin Plan also includes a narrative toxicity objective that requires all waters to be maintained free of toxic substances in concentrations that are toxic to, or that produce detrimental physiological responses in human, plant, animal, or aquatic life. This Basin Plan objective is applicable because ammonia is toxic to aquatic life and must be controlled in order to prevent toxicity.
8. The Permittee is violating, or threatening to violate, the following terms in Order No. R1-2006-0049:

IV. EFFLUENT LIMITATIONS AND DISCHARGE SPECIFICATIONS

A. Effluent Limitations

1. **Final Effluent Limitations – Discharge Point 001 (Discharge to Russian River)**
 - a. The discharge of advanced treated wastewater, as defined by the numerical limitations below, shall maintain compliance with the following effluent limitations at Discharge Point 001, with compliance measured at

Monitoring Location M-001B as described in the attached Monitoring and Reporting Program (Attachment E). The advanced treated wastewater shall be adequately oxidized, filtered and disinfected as defined in Title 22, Division 4, Chapter 3, California Code of Regulations (CCR).

Parameter	Units	Effluent Limitations				
		Average Monthly ¹	Average Weekly ¹	Maximum Daily ¹	Instantaneous Minimum ¹	Instantaneous Maximum ¹
Nitrate (as N)	mg/L	10	—	—	—	—

9. Beginning October 1, 2012, the Permittee will be violating, or threatening to violate, the following terms in Order No. R1-2012-0068:

IV. EFFLUENT LIMITATIONS AND DISCHARGE SPECIFICATIONS

A. Effluent Limitations

1. Final Effluent Limitations – Discharge Point 001 (Discharge to Russian River)

- a. The discharge of advanced treated wastewater, as defined by the numerical limitations below, shall maintain compliance with the following effluent limitations at Discharge Point 001, during periods of discharge to the Russian River, with compliance measured at Monitoring Location EFF-001B as described in the attached MRP (Attachment E). The advanced treated wastewater shall be adequately oxidized, filtered, and disinfected as defined in title 22, division 4, chapter 3, of the CCR.

Table 4. Final Effluent Limitations – Discharge Point 001 (Discharge to Russian River)

Parameter	Units	Effluent Limitations				
		Average Monthly ¹	Average Weekly ¹	Maximum Daily ¹	Instantaneous Minimum ¹	Instantaneous Maximum ¹
Nitrate (as N)	mg/L	10	—	—	—	—
Ammonia	mg/L	3.5	—	6.8	—	—

10. Untreated domestic wastewater contains ammonia. Nitrification is a biological process that converts ammonia to nitrite and nitrite to nitrate. Denitrification is a process that converts nitrate to nitrite or nitric oxide and then to nitrous oxide or nitrogen gas, which is then released to the atmosphere. Depending on the degree of nitrification and/or denitrification in a wastewater treatment process, there can be varying levels of ammonia and nitrate. There can also be concentrations of nitrite and organic nitrogen, however these are usually found at lower

¹ See Definitions in Attachment A and Compliance Determination discussion in section VII of this Order.

concentrations than nitrate or ammonia. The Permittee does not currently use nitrification to remove ammonia from the waste stream (by converting it to nitrate). Inadequate or incomplete nitrification may result in the discharge of ammonia to the receiving stream. Ammonia is known to cause toxicity to aquatic organisms in surface waters. Discharges of ammonia would violate the Basin Plan narrative toxicity objective. However, prior to 2007, the discharge also contained levels of nitrate that exceeded the primary drinking water maximum contaminant level of 10 mg/L established by the California Department of Health Services for the protection of human health.

11. In 2006, the Permittee began the most recent Facility upgrade project, which was completed in June 2009. The Permittee was not aware of the need to address treatment of ammonia and nitrate at the time that the Facility upgrade was designed. The Facility upgrade included a new influent pumping station, bar screen facility and grit removal; conversion of the former secondary clarifiers to primary clarifiers; new trickling filter pumping station and modifications to the trickling filter distribution arms; conversion of the former primary clarifiers to solids contact tanks; new secondary clarifiers; modifications to the secondary chlorine disinfection system and AWT chlorine contact system; new dissolved air flotation thickeners; and conversion of the floating covers on the anaerobic digesters to fixed covers.
12. During the term of Order No. R1-2006-0049, the Permittee achieved compliance with the final average monthly effluent limitation for nitrate from February 2007 through December 2011. It is not clear whether compliance was achieved through operational changes or in response to the Facility upgrade project since the Facility was not designed for nitrogen removal. The Permittee failed to comply with the monthly average nitrate effluent limitation in January 2012.
13. Data collected during the term of Order No. R1-2006-0049 demonstrated reasonable potential for ammonia to cause or contribute to an excursion above the ammonia water quality criterion.
14. Pursuant to federal regulations at section 122.44(d)(1)(i), title 40 of the Code of Federal Regulation (CFR), NPDES permit effluent limitations must control all pollutants which are or may be discharged at a level which will cause or have the reasonable potential to cause or contribute to an in-stream excursion above any State water quality standard, including any narrative criteria for water quality. Beneficial uses, together with their corresponding water quality objectives or promulgated water quality criteria, can be defined per federal regulations as water quality standards.
15. Order No. R1-2012-0068 establishes new effluent limitations for ammonia. The Permittee will be required to evaluate the wastewater treatment system for removal of ammonia and nitrate. Since nitrate is formed during the treatment of ammonia (See Finding 10), the Permittee plans to study the potential for operational

modifications to remove both forms of nitrogen simultaneously. Since treatment for ammonia will result in varying nitrate concentrations, the Permittee must evaluate and assess the feasibility of various alternatives to reduce ammonia and nitrate levels. Operational modifications that may be necessary to comply with the ammonia effluent limitations can be expected to temporarily increase nitrate concentrations until such time as the Facility is able to consistently nitrify and denitrify to remove both ammonia and nitrate to acceptable concentrations. In accordance with Water Code section 13385(j)(3), the Regional Water Board finds that, based upon the relationship between ammonia and nitrate, the Permittee will not be able to consistently comply with the final effluent limitations for nitrate during treatment modifications to reduce ammonia discharges. The limitations for ammonia are new requirements that become applicable to the Order after the effective date of adoption of the waste discharge requirements, and after July 1, 2000, for which new or modified control measures are necessary in order to comply with the limitation, and the new or modified control measures cannot be designed, installed, and put into operation within 30 calendar days. The Permittee's evaluation of operational control measures to reduce ammonia will have a direct impact on nitrate concentrations in the treatment process and effluent and may result in temporary increases in nitrate concentrations above the final effluent limitations established in Order No. R1-2012-0068.

16. On December 12, 2011, the Permittee submitted an Infeasibility Study Report for ammonia which contains an analysis of the Permittee's inability to immediately comply with ammonia effluent limitations; identifies the need for some flexibility regarding nitrate compliance due to the direct relationship between ammonia and nitrate; and identifies proposed actions and time frames to comply with final ammonia and nitrate effluent limitations. The Infeasibility Study Report includes a request for a compliance schedule and interim effluent limitations to complete monitoring and treatment plant evaluations to determine the most effective way to comply with final effluent limitations for ammonia and nitrate at the same time.
17. Regional Water Board staff reviewed the Infeasibility Study Report and concurs with the Permittee's assessment that it is infeasible to comply with final effluent limitations for ammonia and that evaluation of operational changes for compliance with ammonia effluent limitations will have an impact on nitrate concentrations in the wastewater. Regional Water Board staff found that the Permittee's proposed compliance schedule is designed to bring the waste discharge into compliance with final effluent limitations for ammonia and nitrate in the shortest time frame possible.
18. This Order provides a compliance schedule for the Permittee to develop, submit, and implement methods of compliance, including developing and implementing pollution prevention activities or constructing necessary treatment facilities to meet the new effluent limitation for ammonia and the existing effluent limitation for nitrate.

19. Pursuant to Water Code section 13385(j)(3), mandatory minimum penalties (MMPs) will not apply to future violations of the final effluent limitations for ammonia and nitrate if:
- a. A cease and desist order is issued on or after July 1, 2000, and specifies the actions that the discharger is required to take in order to correct the violations that would otherwise be subject to MMPs;
 - b. The regional board finds that the discharger is not able to consistently comply with one or more of the effluent limitations established in the waste discharge requirements applicable to the waste discharge because the effluent limitation is a new or more stringent regulatory requirement that has become applicable to the waste discharge after the effective date of the waste discharge requirements and after July 1, 2000, new or modified control measures are necessary in order to comply with the effluent limitation, and the new or modified control measures cannot be designed, installed, and put into operation within 30 calendar days;
 - c. The regional board establishes a time schedule for bringing the waste discharge into compliance with the effluent limitations that is as short as possible, taking into account the technological, operational, and economic factors that affect the design, development, and implementation of the control measures that are necessary to comply with the effluent limitations, and where the time schedule exceeds one year, the time schedule includes interim requirements and actions and milestones leading to compliance; and
 - d. The discharger has prepared and is implementing in a timely and proper manner, or is required by the regional board to prepare and implement, a pollution prevention plan pursuant to Water Code section 13263.3.
20. The Permittee meets the requirements of Water Code section 1385(j)(3), and therefore, during the term of this CDO, no MMPs will be assessed for violations of final effluent limitations for ammonia and nitrate. Specifically, the Regional Water Board finds that:
- a. The CDO is being issued after July 1, 2000, and specifies the actions the Permittee is required to take to correct the violations of the Permit, as set out in Findings 8 and 9 respectively, above;
 - b. Ammonia effluent limitations are being newly applied to the Permittee in Order No. R1-2012-0068. The Permittee is unable to consistently comply with final nitrate effluent limitations that are in effect when new or modified control measures are implemented for the Permittee to comply with new final ammonia effluent limitations, and the new or modified control measures for compliance with ammonia and nitrate are dependent on the completion of a series of

studies, thus the new or modified control measures cannot be designed, installed, and put into operation within 30 calendar days;

- c. Requirement 1 of this Order establishes a compliance schedule for bringing the Facility into compliance with the final ammonia and nitrate effluent limitations that is as short as possible. The Permittee has until August 1, 2017 to achieve full compliance with the final effluent limitations for nitrate and ammonia.
 - d. The Permittee's Infeasibility Study Report identified several options for reducing the loading of nitrogen compounds in the Facility's discharge to the Russian River. These options include operational and treatment modifications, nutrient offsets, and additional process infrastructure.
21. Accordingly, the Regional Water Board finds that MMPs for violations of effluent limitations for ammonia and nitrate when discharging to the Russian River do not apply, so long as the Permittee complies with the Interim effluent limitations, compliance schedules, and other requirements included in this Order.
22. The compliance schedule established for ammonia and nitrate in this Order is intended to be as short as possible. The compliance schedule for ammonia and nitrate accounts for the interrelationship between ammonia and nitrate, the time necessary to evaluate Facility performance with respect to ammonia and nitrate removal, and the time necessary to evaluate and assess other alternatives. The Regional Water Board may wish to revisit these timeframes as more information becomes available.
23. This Order requires the Permittee to comply with interim effluent limitations for ammonia and nitrate. Interim effluent limitations for ammonia are based on the highest individual and average monthly concentrations recorded during the period of February 2007 and January 2012. Interim effluent limitations for nitrate are retained from Order No. R1-2006-0049. As operational modifications take place for compliance with the final ammonia effluent limitations contained in Order No. R1-2012-0068, it is not yet known how much nitrate concentrations will increase. Retaining the interim effluent limitations established in Order No. R1-2006-0049 is intended to provide flexibility to the Permittee while maintaining acceptable performance. Interim effluent limitations for nitrate will not be necessary until such time as the Facility begins to implement testing and modifications to address compliance with the final effluent limitations for ammonia.
24. Pursuant to Water Code section 13389 and section 15321 of title 14 of the CCR, this is an enforcement action for violations and threatened violations of waste discharge requirements, and as such is exempt from the requirements of the California Environmental Quality Act (Public Resources Code sections 21000-21177). Section 15321 of the CEQA Guidelines provides a categorical exemption for actions by regulatory agencies to enforce a permit, but does not exempt construction activities related to that enforcement. The Permittee is the lead

agency for CEQA compliance for adoption and implementation of the CIP. In addition, this CDO action is exempt from CEQA pursuant to Water Code § 13389. That section exempts from the requirements of CEQA the Regional Water Board's adoption of waste discharge requirements. In *Pacific Water Conditioning Association v. City Council of the City of Riverside*, 73 Cal. App. 3d 546, 556 (1977), the court held that the CEQA exemption provided by 13389 also applies to CDOs that are enforcing NPDES permits. In addition, an environmental analysis is not required for this CDO action because there is no possibility that the activity in question may have a significant effect on the environment. (CCR., title 14, section 15061(b)(3).) The CDO extends deadlines to meet the effluent limitations in the existing WDRs/NPDES Permit, but this CDO action does not change currently existing baseline conditions. The CDO is intended to require the Permittee to achieve compliance with the NPDES requirements. It can, therefore, be seen with certainty that the adoption of the CDO does not have any possibility of having a significant adverse effect on water quality.

25. On August 23, 2012, after due notice to the Permittee and all other interested persons, the Regional Water Board conducted a public hearing and received evidence regarding this Order.
26. Any person affected by this action of the Regional Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with Water Code section 13320 and title 23, section 2050 of the CCR. The petition must be received by the State Water Board within 30 days of the date of this Order. Copies of the law and regulations applicable to filing petitions will be provided upon request. In addition to filing a petition with the State Water Board, any person affected by this Order may request the Regional Water Board to reconsider this Order. Note that even if reconsideration by the Regional Water Board is sought, filing a petition with the State Water Board within the 30-day period is necessary to preserve the petitioner's legal rights. If you choose to request reconsideration of this Order or file a petition with the State Water Board, be advised that you must comply with the Order while your request for reconsideration and/or petition is being considered.

THEREFORE, IT IS HEREBY ORDERED, that pursuant to Water Code sections 13300 and 13301, the Permittee shall cease and desist from discharging waste contrary to the prohibitions and effluent limitations contained in Findings 8 and 9 above, and comply with the following requirements:

1. The Permittee shall achieve compliance with ammonia and nitrate effluent limitations at the earliest possible date in accordance with the following compliance schedule:

Compliance Schedule for Final Effluent Limitations for Ammonia and Nitrate:

Task	Task Description	Compliance Date
1	Submit Nitrogen Study Work Plan for Executive Officer Approval (Compliance Schedule assumes Executive Officer approval within 30 days of workplan submittal).	October 1, 2012
2	Submit a pollution prevention plan (PPP) that meets the requirements of Water Code section 13263.3(d)(3). The PPP shall be designed to identify and control pollution at the Facility during the interim period of time until the Facility achieves full compliance with final effluent limitations for ammonia and nitrate.	December 31, 2012
3	Begin enhanced monitoring program for nitrogen species throughout Facility at key locations.	November 15, 2012
4	Submit Preliminary Assessment Report for Executive Officer Approval (Compliance Schedule assumes Executive Officer approval within 30 days of Report submittal). The Report will include: a) Summary of data collected to date b) Evaluation of the upgraded Facility performance with regard to ammonia and nitrate removal c) Evaluation of the potential for operational modifications to achieve desired nitrogen removal d) Evaluation of nutrient offsets to achieve reduced total loading in the Russian River. e) Feasibility Study for additional process infrastructure required to achieve desired nitrogen removal. This evaluation will include a comparison of alternative technologies, development of ranking criteria, and a recommendation for a preferred alternative to achieve compliance with ammonia and nitrate effluent limitations if operational modifications and offsets are unsuccessful	June 30, 2013
5	Submit Work Plan for Mixing Zone Compliance and Anti-Degradation Study for Executive Officer approval (Compliance Schedule assumes Executive Officer approval within 60 days of work plan submittal).	July 31, 2013
6	The Permittee shall submit annual reports identifying progress toward compliance with final ammonia and nitrate effluent limitations.	Beginning October 1, 2013
7	Submit Mixing Zone Compliance and Anti-Degradation Study Report for Executive Officer approval (Compliance Schedule	June 30, 2014

Task	Task Description	Compliance Date
	assumes Executive Officer approval within six months of Report submittal)	
8	Implement, monitor and report on operational modifications identified under Task 4	July 31, 2014
9	Complete and submit CEQA document and construction contract documents for the recommended alternative	June 30, 2015
10	Secure project funding	July 14, 2015
11	Award construction contract	September 30, 2015
12	Finalize construction of improvements	April 30, 2017
13	Startup and performance testing of completed Facility upgrades	July 31, 2017
14	Achieve full compliance with final ammonia and nitrate effluent limitations	August 1, 2017

2. The Permittee shall comply with the following interim effluent limitations for ammonia and nitrate at Discharge Point 001 (Monitoring Location EFF-001B) during the interim period established by this Order for the Permittee to reach compliance with the final effluent limitations set forth in Order No. R1-2012-0068:

Interim Effluent Limitations for Discharge Point 001, Discharge to Russian River

Parameter	Units	Average Monthly Effluent Limitation	Maximum Daily Effluent Limitation
Ammonia Nitrogen, as N	mg/L	14	20
Nitrate Nitrogen, Total(as N)	mg/L	26.6	---

3. Interim effluent limitations for nitrate shall not become effective until the Permittee submits a request, in writing, to the Regional Water Board stating that interim effluent limitations for nitrate are necessary in relation to operational modifications or testing at the Facility to achieve compliance with the final effluent limitations for ammonia and nitrate as described in Finding 23 above.
4. During the time period described in Requirement 1 above, the Permittee shall operate and maintain, as efficiently as possible, all facilities and systems necessary to comply with all prohibitions, effluent limitations, and requirements identified in the Permit or any future waste discharge requirements issued for the Facility.
5. If, for any reason, the Permittee is unable to perform any activity or submit any documentation in compliance with the deadlines set forth in Requirement 1 above, the Permittee may request, in writing, that the Regional Water Board grant an extension of time. The extension request shall include justification for the delay and shall be submitted at least 30 days prior to the deadline the

Permittee is requesting to extend. An extension may be granted by the Regional Water Board Executive Officer for good cause, in which case this Order will be accordingly revised in writing.

6. If the Executive Officer of the Regional Water Board finds that the Permittee fails to comply with the provisions of this Order, the Executive Officer may take all actions authorized by law, including referring the matter to the Attorney General for judicial enforcement or issuing a complaint for administrative civil liability pursuant to Water Code sections 13350 and 13385. The Regional Water Board reserves the right to take any enforcement actions authorized by law.

CERTIFICATION

I, Matthias St. John, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, North Coast Region, on August 23, 2012.



for Matthias St. John
Executive Officer

12_0069_CDO_Ukiah

CITY OF UKIAH, CA
WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT
PLANNING PHASE REPORT – TECHNICAL MEMORANDUM

DRAFT Technical Memo No. 29

January 23, 2004

Subject: Design Criteria (Flows and Loads)

PURPOSE

The subject of this technical memorandum is the evaluation of past flows and loads to the Ukiah Wastewater Treatment Plant for the purpose of predicting future flows and loads.

EXECUTIVE SUMMARY

Six years of influent data (1997 – 2002) were used to evaluate past flows and loads to the Ukiah Wastewater Treatment Plant. This evaluation was limited by two important factors:

- Little in the way of unit process performance data have historically been collected at the plant; essentially only influent and effluent performance data are collected.
- Samples collected by the influent sampler include the following recycle streams: sludge lagoon supernatant, backwash/flushing water basin supernatant (mostly a constant flow during periods of AWT plant operation), waste secondary sludge (a constant flow year round), belt filter press pressate (occurs only during periods of belt filter press operation; that is, 8 hours every third day), and digester overflow (rarely occurs).

In the period January 1997 through December 2002, the permitted average dry weather flow (ADWF) of 2.8 million gallons per day (MGD) was not exceeded. We used a common definition of ADWF: that is, the average daily flow for of a month with the lowest flow during a year. The City's NPDES permit does not allow discharge to the Russian River between May 15 and September 30. Flows during this period may exceed the ADWF (for instance, June can be a rainy month resulting in high infiltration and inflows).

Peak daily flow occurring during the wet weather period when the City is allowed to discharge to the Russian River (defined as October 1 through May 14) reached 17.05 MGD in 1997. Flows and five-day biochemical oxygen demand (BOD₅) and non filterable residue (NFR) loads for the year 2025 were predicted. Figure 29-1 shows design criteria for 2025.

Table 29-1 Design Criteria for 2025

Flow, MGD	Design Criteria for 2025	
Average Dry Weather	3.01	
Average Annual	5.69	
Average Wet Weather	6.89	
Peak Day Dry Weather	3.64	
Peak Day Wet Weather	21.70	
Peak Hour Wet Weather	24.50	
Peak Week Dry Weather	3.40	
Peak Week Wet Weather	15.77	
Peak Month Dry Weather	3.25	
Peak Month Wet Weather	13.70	
October Average Daily Flow	2.80	
BOD₅, lb/day	With Recycle	Without Recycle
Average Dry Weather	5505	5081
Average Annual	6495	5995
Average Wet Weather	7101	6554
Peak Week Dry Weather	9303	8586
Peak Week Wet Weather	13541	12498
Peak Month Dry Weather	7321	6757
Peak Month Wet Weather	9853	9094
TSS, Lb/day		
Average Dry Weather	6733	5292
Average Annual	8147	6403
Average Wet Weather	9022	7091
Peak Week Dry Weather	13667	10743
Peak Week Wet Weather	20131	15823
Peak Month Dry Weather	8820	7515
Peak Month Wet Weather	10638	8361

INTRODUCTION

Six years of flow, influent BOD₅, and influent NFR data were reviewed from January 1, 1997 through December 31, 2002. The influent samples are from the primary clarifier influent channel. This is problematic because all the in-plant recycle flows (including waste secondary sludge, sludge lagoon supernatant, AWT backwash/flushing water supernatant, and belt filter press pressate) enter the headworks upstream of the influent sampler. Sampling, performed in February 2003, of the raw influent and some of the recycle streams was used to adjust the historic "influent" sample data to

raw influent. In the discussion that follows, "influent" refers to the historic influent sample data that includes the recycle streams. These data are adjusted at the end of the analysis that follows.

Effluent flow data are collected every day. Influent and effluent BOD₅ and NFR analyses are performed, typically, only once per week. Of the 299 measurements recorded between January 1, 1997, and December 31, 2002, almost all of them were collected on Thursdays; some were collected on Wednesdays, Fridays, and, to a far lesser extent, Tuesdays. In this data set, there were no influent samples analyzed that were collected Sundays, Mondays, or Saturdays. This likely results in a bias in the data set. Furthermore, with this low frequency of sampling, it is not possible to quantify peak day loads. In addition, no data are collected around individual process units.

DISCUSSION

Daily flows for the period January 1, 1997 to December 31, 2002 are shown on Figure 29-1. The vertical lines on the figure indicate the wet (W) and dry (D) weather seasons (i.e., October 1 – May 14 and May 15 – September 30, respectively).

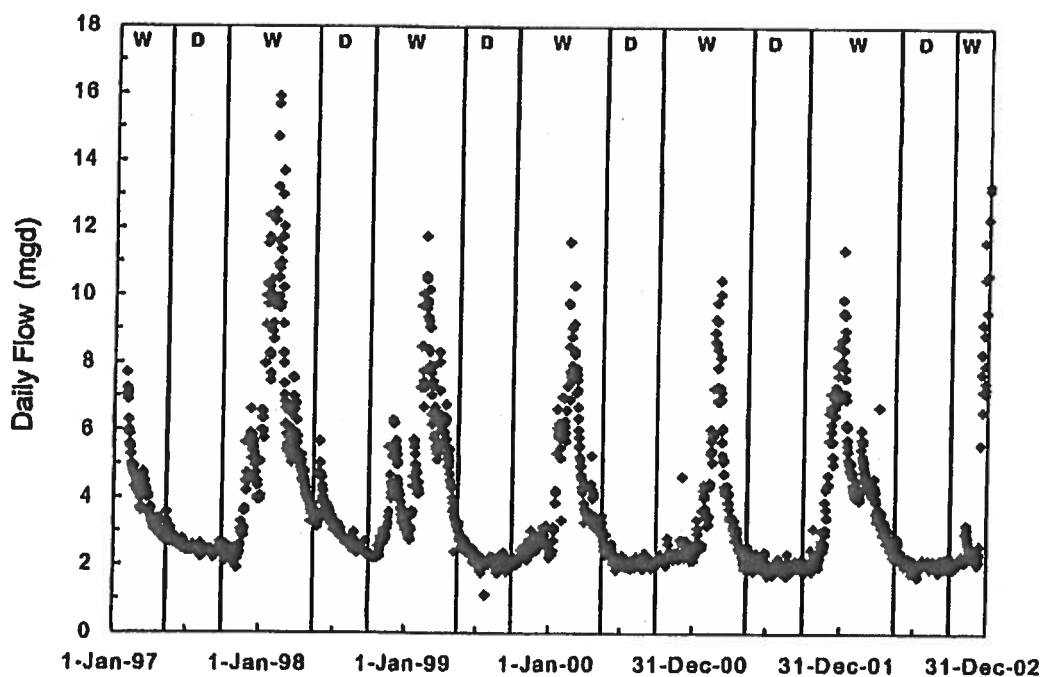


Figure 29-1. Daily Effluent Flows for the Period January 1, 1997 through December 31, 2002, with Wet (W) and Dry (D) Weather Seasons

For each of the six years of record, the following daily flows were determined: average annual flow (AAF), average dry weather flow (ADWF), average wet weather flow (AWWF), peak average daily flow dry weather, peak average daily flow wet weather, peak average weekly flow dry weather, peak average weekly flow wet weather, peak average monthly flow dry weather, and peak average monthly flow wet weather. For design purposes, ADWF was defined as the average of the three lowest consecutive flow months during the dry-weather season in any given year. The permitted definition of ADWF is the lowest average daily flow for a calendar month during a given year. These flows are given in Table 29-2.

Table 29-2. Different Daily Flows for the Period January 1, 1997 through December 31, 2002

Designation	Flow (MGD) for year:					
	1997	1998	1999	2000	2001	2002
Average annual	3.69	4.66	3.54	3.30	3.26	3.36
ADWF ¹	2.38	2.46	2.05	2.10	1.97	2.04
AWWF	4.40	5.64	4.37	3.97	4.03	4.14
Peak day dry weather	2.68	2.97	2.38	2.38	2.32	2.29
Peak day wet weather	17.18	15.90	11.74	11.59	10.45	13.30
Peak week dry weather	2.47	2.78	2.17	2.19	2.13	2.12
Peak week wet weather	9.62	12.90	9.43	8.86	8.33	9.24
Peak month dry weather	2.42	2.66	2.08	2.13	2.11	2.06
Peak month wet weather	8.53	11.20	8.11	7.48	6.80	6.46
October average daily flow	2.34	2.30	2.18	2.22	2.06	2.11

NOTE: ¹Defined as average of the three consecutive lowest flow months during the dry-weather season.

Peaking factors were calculated by taking the ratio of the various flows in Table 29-2 and dividing by the average dry weather flow (ADWF). These peaking factors are given in Table 29-3. Also shown in the table are inches of rain recorded during the three ADWF months and for the year.

Table 29-3. Observed Flow Peaking Factors and Rainfall for 1997 to 2002

Ratio	Peaking factor for year and rainfall					
	1997	1998	1999	2000	2001	2002
AAF:ADWF	1.55	1.89	1.73	1.57	1.65	1.65
AWWF:ADWF	1.85	2.29	2.13	1.89	2.04	2.03
Peak day dry weather:ADWF	1.12	1.21	1.16	1.13	1.17	1.12
Peak day wet weather:ADWF	7.21	6.45	5.72	5.52	5.29	6.51
Peak week dry weather:ADWF	1.04	1.13	1.06	1.04	1.08	1.04
Peak week wet weather:ADWF	4.04	5.24	4.59	4.22	4.22	4.53
Peak month dry weather:ADWF	1.02	1.08	1.01	1.01	1.07	1.01
Peak month wet weather:ADWF	3.58	4.55	3.95	3.56	3.44	3.17
Oct. average daily flow:ADWF	0.98	0.93	1.06	1.05	1.04	1.03
Rainfall, in., ADWF (3 months)	3.92	2.35	0.69	0.32	0.90	0.00
Rainfall, in., annual	37.5	67.1	34.0	36.4	40.7	38.5

The maximum peaking factors observed over the six-year period were identified. For the most part, these represent a year with an unusual amount of rainfall (1998) both for the year and the three-month ADWF period. Rainfall for these periods is shown in Table 29-3. These are the recommended peaking factors to be used for the upgrade of the City's wastewater treatment plant and are repeated in Table 29-4. Instead of the maximum, the minimum ratio of the October average daily flow to the ADWF was used.

Table 29-4. Flow Peaking Factors Recommended for Design

Ratio	Recommended peaking factor
AAF:ADWF	1.89
AWWF:ADWF	2.29
Peak day dry weather:ADWF	1.21
Peak day wet weather:ADWF	7.21
Peak week dry weather:ADWF	1.13
Peak week wet weather:ADWF	5.24
Peak month dry weather:ADWF	1.08
Peak month wet weather:ADWF	4.55
October average daily flow:ADWF	0.93

Figure 29-2 was prepared by City staff. This figure shows the average daily influent flow for each month for the years 1976 and 1980-2000. It was concluded from this figure that the minimum impact of infiltration and inflows on the daily flow to the plant occurs in the month of October. As can be seen in the figure, the average daily flows recorded over this time period are low (but perhaps not the lowest) and, more importantly, least variable in October. Figure 29-3 shows the average daily flows for the month of October for the years 1980 through 2002 (the 1976 average daily flow for October seemed high relative to the other years and the 2001 average daily flow for October seemed low relative to other years so these two flows were dropped from this analysis). The line of best fit through these data was determined using linear least squares (see Figure 29-3). Assuming the service area of the plant will continue to grow at the same rate as it has for the last 20 years, the slope of this line, 0.0214 MGD/year, was used to predict the average daily flow for October 2025, 2.80 MGD. Using the ratio of the October average daily flow to the ADWF reported in Table 29-4 (0.93), the ADWF for the year 2025 was calculated to be 3.01 MGD (i.e., $2.80/0.93=3.01$). Table 29-5 shows design flows for all flows for the year 2025.

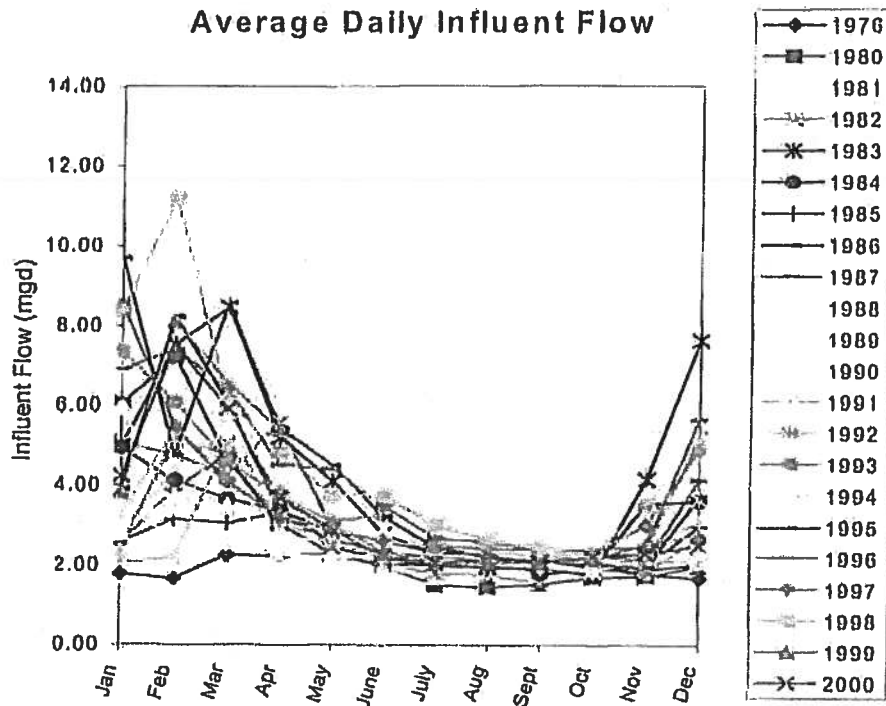


Figure 29-2. Monthly Average Daily Influent Flows for Years 1976 and 1980-2000

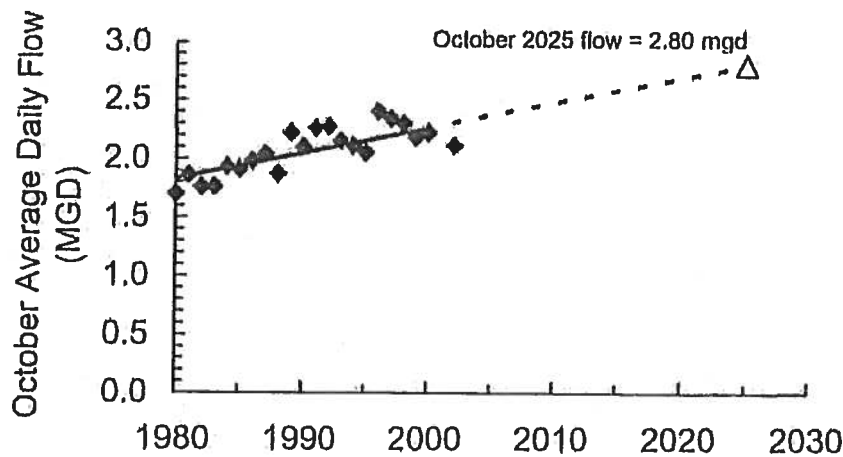


Figure 29-3. Observed Average Daily Flow for October for Years 1980 through 2002
Showing Line of Best Fit and 2025 Prediction

Table 29-5. Design Flows for 2025

Flow designation	Design flow (mgd)
ADWF (3 month average)	3.01
Average annual flow	5.68
AWWF	6.89
Peak day dry weather	3.64
Peak day wet weather	21.7
Peak week dry weather	3.40
Peak week wet weather	15.7
Peak month dry weather	3.25
Peak month wet weather	13.69
October average daily flow	2.80

The projected ADWF (three-month average) of 3.01 MGD represents the minimum three-month flow occurring during a year with a rainy summer. It is notable that if a dry summer were to occur in the year 2025, the ADWF would be at or less than 2.8 MGD according to our projections. This can be seen by examining Tables 29-2 and 29-3, where, in summers with low rainfall, the October average flow/ADWF ratio equals or exceeds 0.99.

The daily influent BOD₅ and NFR loads were calculated. BOD₅ data recorded for January, February, and March 2001 seemed extremely high. The plant staff were asked about these data. As it turns out, there was some question about the BOD₅ data reported to the plant by the contracted laboratory used by the City at that time. The BOD₅ analyses the plant performed at that time were quite different than reported by the contracted laboratory. Table 29-6 shows the differences.

Table 29-6. Differences between BOD₅ Results Reported by Contracted Lab and Plant Lab in Early 2001

Date	BOD ₅ (mg/L) reported by:	
	Contracted lab	Plant lab
11-Jan-01	400	204
17-Jan-01	300	229
31-Jan-01	250	241
8-Feb-01	440	195
15-Feb-01	230	129
15-Mar-01	520	124
29-Mar-01	240	154

Comparatively, the BOD₅ loads calculated with the plant laboratory data in Table 29-6 were in much more agreement with other load data. On this account, the plant lab data were used.

Table 29-7 shows the highest 10 percent of the BOD₅ and NFR loads that were calculated and the dates that these loads occurred. The highest NFR load, 23,520 lb NFR/d, seems excessively high,

almost twice the next largest load. As this data point appears anomalous, it was dropped from further consideration.

Table 29-7. Highest 10 Percent of Daily BOD₅ and NFR Influent Loads Measured between January 1, 1997 and December 31, 2002, with January - March 2001 BOD₅ Plant Lab Data

Date	BOD ₅ Load (lb/d)	Date	NFR Load (lb/d)
8-Mar-01	10,722	22-Apr-98 ¹	23,520 ¹
22-Feb-01	10,064	19-Aug-99	12,992
1-Mar-01	9,797	30-Mar-00	11,589
4-Apr-02	9,164	22-Apr-99	11,479
26-Nov-97	8,514	29-Jan-98	11,197
22-Apr-98	8,491	11-Apr-97	11,042
28-Dec-00	8,294	26-Nov-97	11,007
19-Aug-99	7,795	4-Apr-02	10,729
31-Jan-01	7,196	31-Jan-01	10,331
26-Nov-98	7,026	8-Sep-99	10,310
20-Dec-01	6,971	17-Dec-98	9,432
17-Dec-98	6,969	11-Mar-99	8,986
21-Nov-01	6,872	26-Nov-98	8,791
3-Mar-00	6,498	26-Aug-99	8,764
18-Apr-02	6,443 ²	2-Sep-99	8,713
27-Dec-02	6,431	21-Nov-01	8,696 ²
7-Feb-02	6,240	21-Jan-99	8,449
30-Mar-00	6,181	7-Aug-97	8,380
19-Dec-02	6,168	12-Mar-98	8,374
20-Dec-00	6,119	17-Jan-02	8,167
26-Aug-99	6,110	27-Mar-97	8,053
16-Mar-00	6,077	24-Jan-02	7,976
21-Feb-02	6,053	27-Dec-02	7,940
4-Aug-99	6,042	21-Feb-02	7,686
18-Oct-01	5,933	24-Apr-97	7,671
22-May-97	5,895	28-Aug-97	7,549
28-Feb-02	5,841	15-Feb-01	7,318
7-Nov-02	5,816	31-Jul-97	7,313
13-Dec-01	5,801	20-Mar-97	7,312
		22-Feb-01	7,277

Notes: ¹Not used in further analyses; ²Indicates the 95th-percentile values.

Even with the plant laboratory data, the three highest BOD₅ loads all occurred in early 2001. These loads do not appear to be caused by particulate BOD₅ since the three highest NFR loads occurred more randomly throughout the period of record. This may reflect the lack, in 2001, of a properly functioning pretreatment system at the local brewery, since the plant has had problems with the strength of waste sometimes discharged from there, but this cannot be confirmed. The brewery currently has a pretreatment system that is functioning well.

Of the 29 highest BOD₅ loads reported in Table 29-7, four of them occurred on days from May 15 through September 30. All the others occurred during the wet weather season, October 1 through May 14. Of the 29 highest NFR loads reported in Table 29-7, six of them, including the highest, occurred on days during the dry weather season. All the others occurred during the wet weather season.

The maximum BOD₅ and NFR influent daily loads given in Table 29-7 are 10,722 lb BOD₅/d and 12,992 lb NFR/d. The 95th-percentile values of all loads calculated over the six-year period are 6,443 lb BOD₅/d and 8,696 lb NFR/d as indicated in Table 29-7.

For each year of record, the following BOD₅ daily loads were calculated: average annual, average annual dry weather (corresponding to the non-discharge season), average annual wet weather (corresponding to the Russian River discharge season), peak week dry weather, peak week wet weather, peak month dry weather, and peak month wet weather. Only complete months were used in the calculation of monthly loads, that is, May was excluded since half of May is in the discharge season (May 1 to 14) and the other half is in the non-discharge season (May 15 to 31). Similarly, NFR daily loads were calculated. Peaking factors for each load were then calculated by dividing by the average dry weather load. The average dry weather load is used because it best reflects the base load contributed by users of the wastewater collection system. The BOD₅ daily loads and peaking factors are given in Tables 29-8 and 29-9, respectively. The NFR daily loads and peaking factors are given in Tables 29-10 and 29-11, respectively. The maximum BOD₅ and NFR peaking factors observed over the six-year period were identified. These are the recommended peaking factors to be used for the upgrade of the City's wastewater treatment plant and are repeated in Table 29-12.

Table 29-8. Different Daily BOD₅ Loads for Period January 1, 1997 through December 31, 2002

	BOD ₅ load (lb/d) for year:					
	1997	1998	1999	2000	2001	2002
Average annual load	4,597	4,619	4,240	3,793	5,119	5,133
ADWL	4,558	4,278	4,604	3,380	4,354	4,776
AWWL	4,621	4,815	4,044	4,051	5,598	5,356
Peak week load DW	5,895	4,880	7,795	4,809	5,558	5,628
Peak week load WW	8,514	8,491	5,671	8,294	10,722	9,164
Peak month load DW	4,486	4,457	6,132	3,530	4,487	4,790
Peak month load WW	5,141	5,595	4,807	6,054	7,202	6,409

ADWF = average dry weather load, AWWL = average wet weather load, DW = dry weather, WW = wet weather.

Table 29-9. Observed BOD₅ Load Peaking Factors

	BOD ₅ load peaking factor for year:					
	1997	1998	1999	2000	2001	2002
Average annual load:ADWL	1.01	1.08	0.92	1.12	1.18	1.07
AWWL:ADWL	1.01	1.13	0.88	1.20	1.29	1.12
Peak week load DW:ADWL	1.29	1.14	1.69	1.42	1.28	1.18
Peak week load WW:ADWL	1.87	1.98	1.23	2.45	2.46	1.92
Peak month load DW:ADWL	0.98	1.04	1.33	1.04	1.03	1.00
Peak month load WW:ADWL	1.13	1.31	1.04	1.79	1.65	1.34

ADWL = average dry weather load, AWWL = average wet weather load, DW = dry weather, WW = wet weather.

Table 29-10. Different Daily NFR Loads for the period January 1, 1997 through December 31, 2002

	NFR load (lb/d) for year:					
	1997	1998	1999	2000	2001	2002
Average annual load	6,303	5,729	5,533	4,284	5,468	5,546
ADWL	5,952	5,053	6,385	3,870	4,528	4,604
AWWL	6,522	6,118	5,122	4,542	6,055	6,135
Peak week load DW	8,380	6,977	12,992	7,087	5,688	6,045
Peak week load WW	11,042	11,197	11,479	11,589	10,331	10,729
Peak month load DW	6,733	5,496	8,371	4,674	4,708	4,663
Peak month load WW	7,694	7,015	6,967	5,851	7,149	7,045

ADWL = average dry weather load, AWWL = average wet weather load, DW = dry weather, WW = wet weather.

Table 29-11. Observed NFR Load Peaking Factors

	NFR load peaking factor for year:					
	1997	1998	1999	2000	2001	2002
Average annual load:ADWL	1.06	1.13	0.87	1.11	1.21	1.20
AWWL:ADWL	1.10	1.21	0.80	1.17	1.34	1.33
Peak week load DW:ADWL	1.41	1.38	2.03	1.83	1.26	1.31
Peak week load WW:ADWL	1.86	2.22	1.80	2.99	2.28	2.33
Peak month load DW:ADWL	1.13	1.09	1.31	1.21	1.04	1.01
Peak month load WW:ADWL	1.29	1.39	1.09	1.51	1.58	1.53

ADWL = average dry weather load, AWWL = average wet weather load, DW = dry weather, WW = wet weather.

Table 29-12. BOD₅ and NFR Peaking Factors Recommended for Design

	Recommended peaking factor	
	BOD ₅	NFR
Average annual load:ADWL	1.18	1.21
AWWL:ADWL	1.29	1.34
Peak week load DW:ADWL	1.69	2.03
Peak week load WW:ADWL	2.46	2.99
Peak month load DW:ADWL	1.33	1.31
Peak month load WW:ADWL	1.79	1.58

ADWL = average dry weather load, AWWL = average wet weather load, DW = dry weather, WW = wet weather.

Design loads for the year 2025 are given in Table 29-13. These were developed first by computing the average dry weather loads for the six recent years (1997 to 2002) for BOD₅ and NFR (4,325 and 5,290 lb/day, respectively). Then the average October daily flow was calculated for the same period (2.20 MGD). The ADWF loads for both BOD₅ and NFR for 2025 were determined by multiplying the ADWF loads for the six recent years by the ratio of the projected 2025 October flow to current October flow. (For BOD₅, the 2025 ADWF load would be $4,325 \times 2.8/2.2 = 5,505$ lb/d).

We could not fully account for the influence of plant recycles on the six years of data, making it difficult to use in our projections. Special sampling done in February, 2003, used in preparing the plant mass balance (Technical Memorandum 31), indicated that of the primary influent BOD₅ and NFR loads, approximately 92.3 and 78.6 percent, respectively, were due to raw wastewater loadings, with the remainder due to plant recycles. These factors were used to generate the second set of columns in Table 29-13, which represent the projected loadings, unaffected by plant recycles. It would be desirable to repeat the sampling during the summer months to determine if similar factors apply then.

Table 29-13. Design BOD₅ and NFR Loads for Year 2025

	Design loads with recycles		Design loads without recycles	
	BOD ₅	NFR	BOD ₅	NFR
ADWL	5,505	6,733	5,081	5,292
Average annual load	6,495	8,147	5,995	6,403
AWWL	7,101	9,022	6,554	7,091
Peak week load DW	9303	13,667	8,586	10743
Peak week load WW	13,541	20,131	12,498	15,823
Peak month load DW	7,321	8,820	6,757	7,515
Peak month load WW	9,853	10,638	9,094	8,361

ADWL = average dry weather load, AWWL = average wet weather load, DW = dry weather, WW = wet weather.

As discussed, the influent samples from the primary influent channel downstream from where all the in-plant recycle streams are returned. During sampling conducted February 6 to 25, 2003, raw wastewater samples were collected in a manhole upstream of any recycle streams. The BOD₅ and NFR analyses performed on these composite samples are compared to the composite samples collected at the primary influent channel in Table 29-14.

The average concentrations shown in Table 29-14 indicate substantial disagreement between the sampling points. As the long-term record is based on the current sampling location, the long-term record was used for all projections. However, establishing a new sampling location ahead of all plant recycles should have a high priority, since plant loading is the foundation of process design. Once that new station is established and a longer term record is available for comparison, the plant loadings should be reassessed.

Table 29-14. Comparison of Composite Samples Collected without (Raw) and with (Primary Influent) In-plant Recycle Streams

Date	Raw		Primary Influent	
	NFR (mg/L)	BOD ₅ (mg/L)	NFR (mg/L)	BOD ₅ (mg/L)
6-Feb	140	130	170	74
7-Feb	110	62	140	79
8-Feb	75	80	85	38
9-Feb	160	240	130	30
10-Feb			170	74
11-Feb	210	200	190	76
12-Feb	210	360	180	62
13-Feb	330	230	240	120
14-Feb	470	210	270	78
15-Feb	850	170	390	65
16-Feb	220	10	92	58
17-Feb	240	92	130	70
18-Feb	190	97	120	55
19-Feb	270	160	100	65
20-Feb	140	160	120	84
21-Feb	130	240	120	82
22-Feb	220	240	67	79
23-Feb	110	210	190	130
24-Feb	210	210	140	120
25-Feb	240	240	56	55
Averages	238	176	155	74.7

CONCLUSIONS

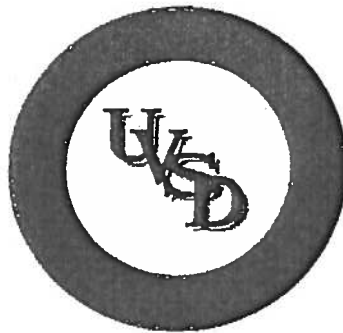
The Ukiah wastewater treatment plant is subjected to substantial infiltration and inflow (I/I). Flow projections for 2025 were primarily based on a very wet year, 1998, when both very high flows and high rainfall prevailed. The summer months in 1997 also had higher than average rainfall that elevated the ADWF numbers and therefore the 2025 projections. The projected ADWF is 3.01 MGD, with a peak day flow of 21.7 MGD as shown in Table 29-5. The ratio of peak day to ADWF is 7.21, which is a substantial wet weather peaking factor. Collection system improvements for I/I correction may prove beneficial in reducing the planned future design flows for 2025.

Projections of loadings to the year 2025 were based on six years of data as shown in Table 29-13. There is some uncertainty in the actual loadings, as plant recycles impacted all of the influent samples. Plant recycle loadings account for 7.7 percent of the BOD₅ loading and 21.4 percent of the NFR loading. There should be a high priority given to obtaining a long term data base at a new sampling station located upstream of the plant recycles. Then, plant loadings should be reassessed.

UKIAH VALLEY SANITATION DISTRICT

SEWER CONNECTION FEE STUDY

DECEMBER 2010
(REVISED 12-21-10)



PREPARED BY:
RICK KENNEDY, P.E.
DISTRICT MANAGER/ENGINEER/CLERK

New residential and commercial construction within the Ukiah Valley has been severely impacted as a result of the current economic downturn. An insufficient number of ESSUs have been sold to offset the annual debt service payment and the fund balance within the Capital Improvement Fund from which the annual debt service payment is paid is rapidly being depleted. As required in the Finance Agreement between the City of Ukiah and the District, the District pledged its rate revenue to meet the District's share of the WWTP bond costs. It is anticipated that the District will need to borrow from its rate payers, via a surcharge applied to the monthly sewer service charges, sufficient revenue to cover any shortfall in the revenues received from the allocation of ESSUs. The revenue shortfall will be borrowed at a 4% interest rate compounded annually and the interest expense will be expensed to the Capital Improvement Fund. The revised connection fee must include a revenue component to pay for the interest expense and, because revenue receipts from the sale of ESSUs will be variable, it is recommended that the revenue component be a variable surcharge to the connection fee.

The revised connection fee needs to generate sufficient revenue to pay for the unused treatment system capacity provided by the Advanced Wastewater Treatment (AWT) facility, and to pay the fair share of the remaining value in existing rolling stock that will be utilized to provide maintenance service to new sewer customers.

New Assumptions

The following assumptions will be utilized in the calculation of a new connection fee:

- All rate payers, existing and new, will equally benefit from all the elements of the WWTP Project. There is not one element of the WWTP Project that specifically benefits existing connections over future connections; the replacement of the facility components of the WWTP provide additional capacity (ie, the replaced components are "bigger" and rehabilitated, and modernized units provide plant efficiency and additional capacity).
- The number of new connections afforded by the expansion of the plant is 2400 ESSUs and not 2,349 as stated in the City Manager's Report dated October 27, 2003.
- Plant capacity of the former plant was reached at 9,800 ESSU's. This is the average of the ESSUs for January 2001 (9,668) and January 2004 (9,938) as reported in the City Manager's Report dated Oct 27, 2003.
- Post construction plant capacity is the sum of the added new connections of 2400 and the pre-project maximum capacity of 9,800 or 12,200 ESSU's; it is to be noted that these figures differ substantially from those provided in the ESSU Statistics Reports (see Appendix D).
- For the five year period from January 1, 2011 to January 1, 2016, 30 ESSUs per year will be allocated by the District for which payment will be received; for this same period, money will be borrowed from existing rate payers via a surcharge on the sewer service charges at an annual interest rate of 4% compounded annually to make up the shortfall in the revenue needed to make the annual debt service related to expansion.
- The existing annual allocation of \$638,000 for the District's debt service related to expansion will be modified to \$600,700.



300 SEMINARY AVE., UKIAH, CA 95482-5400

March 18, 2011

Ms. Cathleen Goodwin
Regional Water Quality Control Board, North Coast Region
5550 Skylane Blvd., Suite A
Santa Rosa, CA 95403

11-125804-850/1

NRWQCB

MAR 18 2011

Subject: Application for National Pollutant Discharge Elimination System (NPDES) Permit Renewal, City of Ukiah Wastewater Treatment Plant and Disposal Facilities, Permit No. CA0022888

Dear Ms. Goodwin:

The City of Ukiah (City) Wastewater Treatment Plant and Disposal Facilities (WWTP) is submitting the enclosed permit renewal for National Pollutant Discharge Elimination System (NPDES) Permit No. CA0022888. Included with this transmittal are United States Environmental Protection Agency (U.S. EPA) Form 1 (General Information), Form 2A, and Form 200 (Application/Report of Waste Discharge, General Information Form).

Included with the attached NPDES permit application package, are responses to communiqués of July 16, 2010 Re: NOV Order No. R1-2006-0049 - Copper / Nitrate effluent limitation Compliance Implementation Plan and your memo of November 17, 2010 Re: Tour/ Inspection of the Ukiah WWTP facility. The completed RWQCB Form 200 and EPA Forms 1 and 2A are listed in the Appendices.

The responses to specific sections within the forms and RWQCB communiqués and inquiries follow:

1) Characterization of Discharge

a) Waste flow

Measured flow concentrations of raw influent entering the WWTP are summarized in Table 1 providing wet and dry seasonal statistics for monthly average daily flow (ADF) MGD and Peak Day Flows (PDF) in MG measured January 2006 thru December 2010. The WWTP currently treats average of approximately 3.0 MGD dry weather flow (ADWF) and an average of 7.0 MGD wet weather flow (AWWF) measured during the driest and wettest months respectively. The parameters for which the waste is monitored include influent volume, biochemical oxygen demand (BOD), and total suspended solids (TSS). Refer to Table 6.

"We Are Here To Serve"

RWQB - 02173

Att. 5

The City has one significant industrial user, Mendocino Brewing Company. Pretreated effluent from Mendocino Brewing Company is approximately 20,000 gallons per day (gpd) - less than 2 percent of the total plant inflow. The City requires the Mendocino Brewing Company to pretreat its wastewater prior to discharging it to the City's collection system. The City also requires that the Mendocino Brewing Company self monitor and report the results, including but not limited to BOD and TSS once per month. The City randomly inspects the treatment facilities and does side-by-side comparisons of the monitoring.

Commercial contribution is estimated to have remained at approximately 26 percent of plant influent based upon the City's sewer audit report. The commercial and business effluent includes restaurants, hotels, cookie factories, car washes, auto mechanics, car dealerships, hospitals, dental offices, photo processing shops, and other small businesses. The remaining 72 percent of flow is considered residential concentration. The WWTP accepts no septage, bulk loads, chemical toilets, or other waste sources.

Copper: Effluent 001 (river outfall) has been analyzed for copper and has been detected in all samples. Copper analysis results range from a high of 60ug/l in Jan 2010 to a low of 8.8 in Nov of that same year. River hardness is generally measured in the 50 to 75 range. In November, the River hardness (at 80mg/l) required a Maximum Daily Effluent Limitation (MDEL) of 11.3, which was in acceptable limits but not the Ave Monthly Effluent Limitation (AMEL) of 5.64.

The City was issued a Notice of Violation (NOV - July 16, 2010) with a requirement to develop a Copper Compliance Implementation Plan. Toward the goal of implementing a plan, the City has been pursuing methods to reduce the levels of copper in the Plant discharge. WWTP Staff conducted pilot tests in February, 2011 using different polymers. The polymers test results proved marginally effective in reducing levels of copper. The WWTP staff will continue to evaluate alternative polymers and technology to find a reliable solution for copper removal. The City is currently evaluating how to conduct relevant tests for copper in the collection system to detect point source discharge. The evaluation will set a benchmark attributed to the overall presence of copper coming from corrosion of water system components and storm water runoff entering the collection system through infiltration and inflow (I/I). Any unusual upward deviation from the benchmark will cause action to investigate where the contributing source may be coming from within the system. In addition, The City Staff participated in the EPA's recent evaluation of pretreatment needs for Categorical Waste Dischargers which may be useful in identifying possible sources of copper discharge. It is expected that staff should be able to develop and implement a plan for compliance in the later part of this year.

TCDD Equivalents: The City samples Effluent 001 for TCDD. There has been no detectable trace evidence of TCDD equivalents in Effluent 001, and the City has no knowledge of any potential source.

Nitrates: In response to the above mentioned NCRWQCB NOV, the City's consultant, Winzler & Kelley Engineering completed and submitted to RWQCB a nitrate study report in late November, 2010. The report's analysis of plant records and continuing testing and measurement of the raw waste stream and treated discharge demonstrates that there is very little phosphorus with Nitrate and Nitrogen removal values within compliance (see results – EPA Form 2A in appendices). Testing for Nitrites (TKN) is not required under the current NPDES permit. The Water Board's NOV requested the City submit a nitrate removal implementation plan. The nitrate study report and subsequent measurements at the plant shows that nitrate removal is in compliance. Therefore, an implementation plan is unnecessary.

Bromomethanes: Analysis for Halogenated methanes from 2006 thru 2010 consistently yield results of less than 0.5 ppb for Bromoform, Dichlorobromomethane and Chlorodibromomethane (refer to EPA Form 2A in appendices). The City requests that the requirement to test for Bromomethanes be removed from the NPDES permit.

Chlorine Residual: The current NPDES permit requires a maximum chlorine residual of 0.10 mg/l in the treated effluent. The State Water Board (SWB) recommendations for its draft Chlorine Residual Policy are to establish new acute and chronic limits at 0.011 mg/l and 0.018 mg/l respectively. Should these limits be implemented, the Plant Chlorine Analyzers are capable of detecting residuals at that level.

b) Discharge

The current WWTP NPDES allows for seasonal discharge to the Russian River at a discharge rate of one percent of the river flow (October 1 to May 14). From May 15 to September 30, the wastewater discharge is collected in the WWTP retention ponds and disposed of by a combination of evaporation and percolation. A percentage of reclaimed treated effluent is recycled for use onsite in plant processes and maintenance.

The scheduled WWTP Upgrade Project to the plant (as characterized in the previous NPDES permit renewal) was completed in June 2009. The average dry weather flow capacity has been increased from 2.8 million gallons per day (MGD) to 3.0 MGD include a new influent pumping station, bar screen facility and grit removal system; conversion of the existing secondary clarifiers to primary clarifiers; new trickling filter pumping station; modifications to the trickling filter distribution arms; conversion of the existing primary clarifiers to solids contact tanks, new secondary clarifiers, modifications to the chlorine contactor pipe, disinfection system, advanced wastewater treatment (AWT) pump pad, AWT chlorine contact basin, and wash water recovery ponds; new dissolved air flotation thickeners; and converting the floating covers on the existing anaerobic digesters to fixed covers. A revised process flow diagram of all treatment processes is provided in Figure 4.

c) *Disposal and Percolation Ponds*

The WWTP has three percolation ponds. Pond 1 capacity is 14.7 volume acre feet (ac. ft.) and has a design percolation rate of 50,000 gpd per acre. Pond 2 volume is 14.7 ac. ft. and has a design percolation rate of 80,000 gpd per acre. Pond 3 volume is 12.4 ac. ft. and has a design percolation rate of 175,000 gpd per acre.

Calculations of the water balance performed prior to 2006 determined the City can treat, store, and dispose of its wastewater under foreseeable weather conditions. The City has the ability to discharge up to 7 mgd to the Russian River based on its advanced wastewater treatment capacity and dispose another 4.01 mgd via the percolation ponds. The WWTP also has about 115 MG of wastewater storage capacity among the three percolation ponds. At a rate of 2 mgd during wet weather, it was calculated that capacity would be exceeded after 50 consecutive days of wet weather. However, the ponds did approach capacity during unusual storm events in late spring of 2010. As a result, The City is actively working to increase its storage pond capacity in negotiating to purchase 40 plus acres of land adjacent to the Plant where additional ponds can be constructed. As an alternative, the City may consider the feasibility of renovating the abandoned sludge ponds for use as back-up emergency storage ponds after the remaining sludge has been removed. In addition, the City and the Ukiah Valley Sanitation District are in the middle of a multi-year program re-lining the sewer collector system. Re-lining the sewers should substantially reduce Inflow and infiltration (I&I) that historically has increased up to 2.5 times the waste stream volume entering the WWTP during the wet season. The City and Sanitary District are also currently preparing a Recycled Water Management Plan that is expected to re-cycle up 20% of reclaimed wastewater from the plant discharge by year 2020. Furthermore, because of the WWTP advanced treatment capabilities, the Plant has consistently demonstrated a high level of nutrient and chemical removal in the quality of its treated wastewater discharge. The City has requested of NCRWQCB to be permitted to increase its wet weather discharge to the Russian River from the current limit of 1% of the plant total MGD treated flows to 5%. Being able to raise the surface water discharge threshold will help reduce capacity concerns of the percolation ponds during wet weather months. The City would ask that NCRWQCB consider granting its request to increase the surface water discharge limits to 5%.

The NCRWQCB requested the City prepare a hydrologic study of the percolation ponds to investigate possible connectivity to the Russian River. The City hired the firm of Balance Hydrologics Inc. as a consultant to prepare and submit a monitoring study of the percolation ponds and adjacent River stream bank to NCRWQCB. The report, submitted to NCRWQCB November, 2010 did not find conclusive evidence of hydrologic connection of percolated treated wastewater entering the River. The RWQCB July 2010 NOV stated that the Regional Water Board would make a determination from the submitted report whether the City was violating discharge prohibitions to the Russian River. The City has received no further direction from NCRWQCB concerning the matter and therefore assumes that the percolation ponds are not in violation of discharge prohibition.

d) Solids Handling and Disposal Methods

Solids and sludge in the waste stream are reduced, treated and removed. Sludge is thickened in the Dissolved Air Flotation thickener (DAFT) Units then sent to the anaerobic digesters to stabilize the solids removed and dewatered by belt-press before being sent to an authorized landfill. The stabilized anaerobic digested solids meet EPA Class B Sludge standards.

The bio-solids remaining in the abandoned sludge ponds are being removed over time during summer months and spread out in the old sludge drying bed. After the sludge dries it is disposed of in authorized Landfills. This process will continue until the sludge ponds have been emptied. At this time, the City has no plans to renovate the ponds. Should the City decide to consider using the ponds for emergency back-up storage of treated effluent it will prepare studies for impacts to surface and groundwater and make any required improvements necessary to avoid unauthorized discharges.

e) Narrative Description of Other Facility Structures

The wastewater collection system in the City and Ukiah Valley Sanitation District consists of approximately 67 miles of pipelines that are 6 inches in diameter or larger. A trunk sewer which ranges in size from 15 to 42 inches in diameter extends northward from the WWTP for a distance of 6 miles. The majority of the sewers are gravity collection lines. There are no bypass or overflow structures in the system.

The lift stations from El Dorado Estates and Vichy Springs discharge to force mains, which cross under the Russian River at two different locations. Although there have been no apparent problems to date with the river crossings, they present a potential risk of discharge if the pipeline breaks. In case of lift station malfunction, there is a bypass around the pumps, which allows the system to flow by gravity (via a siphoning effect), thus preventing overflows.

As part of the WWTP upgrade project a 1.5-MW back-up generator was installed to replace the 500-kW diesel-powered emergency backup generator to provide emergency power in the event of loss of power from the utility grid.

2) Additional NCRWQCB requests and requirements

a) Storm water Discharge Permit

The City has been issued WDIS # 1231020002 in compliance with the Statewide General Permit to discharge storm water associated with industrial activity. The City has previously provided a narrative of planned Best Management Practices (BMP's) with the submittal for renewal of current NPDES.

b) Labeling of storm water inlets on WWTP property

The RWQCB memo of November 17, 2010 of the WWTP requested that the storm water drains and inlets discharging directly to surface waters within the facilities be appropriately labeled to prevent unauthorized discharges. WWTP staff has completed labeling the storm drains and inlets.

c) Scheduled or Planned Plant, Process and Operational Changes.

At this time there are no scheduled or proposed changes to the WWTP physical configuration. The WWTP staff continues to experiment and evaluate techniques to improve the process and plant operations.

The City of Ukiah would like to extend its appreciation to NCRWCB's continuing help and support of the City's effort's to run an effective wastewater treatment operation and for your personal assistance in helping City staff prepare this submittal for renewal of the NPDES permit.

Very truly yours,



Loren Clifton, P.E.
Deputy Director of Public Works – Water and Sewer

Cc: Andrew Luke – WWTP Supervisor
Tim Eriksen – City Engineer / Director Public Works
File

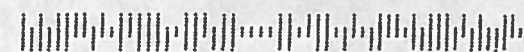
CITY OF UKIAH AND UVSD
 ESSU STATISTICS REPORT
 APRIL 1, 2015
 (04/01/2014 - 03/31/2015)

	City Accounts # ESSU Units	UVSD #ESSU Units	Total All Acct. #ESSU Units
Report March 2015	6297.14	5692.22	11989.36
March 2015 % of Total	52.52%	47.48%	100.00%
Percent Use to Date March 2015	59.66%	57.87%	58.49%
New Plant 20 Year Net ESSU Used	501.12	902.7	1403.82
New Plant Total ESSU's Remaining To Date	338.88	657.3	996.18
New Plant Agreement	35.00%	65.00%	100.00%
New Plant Capacity	840	1560	2400



Law Offices of
JOHN E. SHARP
24 Professional Center Pkwy
Suite 100
San Rafael, CA 94903-2762

Sage Sangiacomo, City Manager
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482



HOUSING ELEMENT



City Council

6-01-16

BACKGROUND

- Working on the Housing Element for the past 2 years
- Planning Commission hearings December 9th and January 13th
- Airport Landuse Commission found it consistent with the Airport Landuse Plan on March 17th
- The Council conducted a Public Hearing on February 17th
- The Council continued the item to allow more public / Sanitation District comments



COUNCIL COMMENTS

New for more market rate housing

- H-2.6 Promote the construction of new market rate single-family units.
- H-2.s Pursue annexation of land that can accommodate single-family residential development.



C O R R E S P O N D E N C E

- Received letter from Sanitation District
 - Concerns centered around, noticing, density and sewer capacity
- Staff responded to the letter
 - Attached in your packet
- No other correspondence has been received



R E C O M M E N D A T I O N

- Conduct Public Hearing
- Staff requests that the City Council adopt the resolution approving both the Negative Declaration and Draft Housing Element
- Direct staff to submit the Housing Element to the Department of Housing and Community Development (HCD) for certification.





ITEM NO.: 11c

MEETING DATE: June 1, 2016

AGENDA SUMMARY REPORT

SUBJECT: CONDUCT A PUBLIC HEARING TO DISCUSS THE CITY OF UKIAH'S SB X7-7 WATER USE TARGET METHOD, THE 2015 URBAN WATER MANAGEMENT PLAN AND ADOPT A RESOLUTION APPROVING THE TARGET METHOD AND THE 2015 URBAN WATER MANAGEMENT PLAN

Summary: Council will conduct a Public Hearing to discuss the City's SB X7-7 Water Use Target Method, the 2015 Urban Water Management Plan and will consider adopting a resolution approving the Water Use Target and the 2015 Urban Water Management Plan.

Background: The City of Ukiah (City) currently has over 4,781 active water service connections and provided 2,534 acre-feet of potable water to customers in 2015. Therefore, the City is required to comply with the requirements of the Urban Water Management Planning Act, which was originally established by Assembly Bill 797 (AB797) on September 21, 1983.

Adoption of an Urban Water Management Plan (UWMP) is required every five years by the Urban Water Management Planning Act for urban retail water suppliers that "directly provide potable municipal water to more than 3,000 end users or that supply more than 3,000 acre-feet of potable water annually at retail for municipal purposes". The proposed 2015 UWMP complies with requirements of the Urban Water Management Planning Act.

In November 2009, the Water Conservation Act of 2009 (Senate Bill X7-7), was signed into law as part of a comprehensive water legislation package. The Water Conservation Act of 2009, addresses both urban and agricultural water conservation and sets a goal of achieving a twenty percent statewide reduction in urban per capita water use by the year 2020 (i.e., "20 by 2020"), and directs urban retail water suppliers to establish an "interim" gallons per capita per day (GPCD) target to be met by 2015, and a "final" GPCD target to be met by 2020.

Continued on Page 2

RECOMMENDED ACTION(S): Conduct a Public Hearing to discuss the City of Ukiah's SB X7-7 Water Use Target Method, the 2015 Urban Water Management Plan and adopt a resolution approving the Target Method and the 2015 Urban Water Management Plan.

ALTERNATIVES: Do not approve the resolution and provide direction to Staff.

Citizens advised:	Required agencies, persons and organizations.
Requested by:	Sage Sangiacomo, City Manager.
Contact/Prepared by:	Sean White, Water and Sewer Director.
Coordinated with:	N/A
Presenters:	Sean White, Water and Sewer Director; Jarod Thiele, Public Works Project Analyst; and Jim Connell, West Yost Associates.
Attachments:	1. 2015 Draft UWMP 2. Resolution 3. West Yost Presentation

COUNCIL ACTION DATE: _____: ☐ Approved ☐ Continued to _____ ☐ Other _____

RECORDS APPROVED: ☐ Agreement: _____ ☐ Resolution: _____ ☐ Ordinance: _____

Note: Please write Agreement No. in upper right corner of agreement when drafted.

Approved: Sage Sangiacomo
Sage Sangiacomo, City Manager

Prior to adoption of the 2015 Urban Water Management Plan, the City is required to select a water use target method.

Discussion: In 2015, the City entered into an agreement with West Yost Associates to develop the City's 2015 UWMP (Attachment 1). UWMPs are required to be updated and submitted to the State Department of Water Resources (DWR) every five years under the Urban Water Management Planning Act.

As a component of the agreement, West Yost Associates reviewed the City's data, and established the base per-capita water usage for the water system, and compared calculated GPCD targets based on the methodologies developed by the DWR. Prior to adoption of the 2015 UWMP, the City must conduct a Public Hearing to discuss, as well as approve and adopt the urban water use target method (Attachment 2). A copy of the presentation for the June 1, 2016, meeting is included as Attachment 3.

With the completion of the 2015 UWMP, water supply and demand projections are provided in five-year increments to the year 2040 to provide for a twenty-five year planning horizon. Submittal of the adopted UWMP fulfills compliance with the Urban Water Management Planning Act and enables the City to be eligible for State Water Management grants or loans.

In accordance with California Water Code Section 10621(b), the City notified Mendocino County and other stakeholders that the City was preparing the 2015 UWMP more than sixty days prior to the date of Public Hearing. The Draft 2015 UWMP was made available to the public and interested parties for review and comment. A notice of public hearing was published in the local newspaper and posted at City facilities in accordance with Section 6066 of the Government Code.

Within thirty days following adoption, the adopted 2015 UWMP will be submitted to DWR and the California State Library. Copies of the 2015 UWMP will be made available for public review during normal business hours at: the City Clerk's office, the Ukiah Branch (Mendocino Public Library), and on the City's website.

FISCAL IMPACT:				
Budgeted Amount in 15-16 FY	New Appropriation Source of Funds (Title & No.)	Account Number	Budget Amendment Required	Previous Contract or Purchase Order No.
N/A	N/A	N/A	Yes ☐ No ☒	N/A

Please see the separate attachment for the 2015 Draft UWMP (Attachment #1).

RESOLUTION NO. 2016-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH TO ADOPT A RESOLUTION ACCEPTING: AN URBAN WATER USE TARGET METHOD AS REQUIRED BY THE WATER CONSERVATION ACT OF 2009 (SB X7-7); AND THE 2015 URBAN WATER MANAGEMENT PLAN, AS REQUIRED BY THE URBAN WATER MANAGEMENT PLANNING ACT.

WHEREAS, the City last updated its Urban Water Management Plan ("UWMP") on June 15th, 2011; and

WHEREAS, California Water Code (CWC) Section 10620 Urban Water Management Planning requires all urban water suppliers to prepare and adopt an Urban Water Management Plan (UWMP) and update said plan at least once every five years; and

WHEREAS, an urban water supplier is defined by CWC Section 10617 as "...a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually"; and

WHEREAS, the City of Ukiah is currently providing water for municipal purposes to approximately 4,781 customers and therefore meets the definition of urban water supplier; and

WHEREAS, CWC Section 10608 Sustainable Water Use and Demand Reduction, also known as the Water Conservation Act of 2009 and Senate Bill SB X7-7, requires all urban water suppliers to develop a water use target and adopt a method for determining its water use target; and

WHEREAS, the City has notified required agencies, persons and organizations; and

WHEREAS, the City has considered and responded to all comments received on the draft plan; and

WHEREAS, the City published in a newspaper of general circulation notice of the hearing and mailed notice of the hearing to Mendocino County all as required by law; and

WHEREAS, the City of Ukiah has identified DWR Target Method 1 for calculating 2015 (Interim) and 2020 (Final) per-capita water use targets as the preferred target method; and

WHEREAS, the City of Ukiah has prepared the required plan, allowed public review and held the appropriate public hearing.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ukiah as follows:

- 1) The City of Ukiah hereby adopts DWR Water Use Target Method 1.
- 2) The City of Ukiah hereby adopts the 2015 Urban Water Management Plan.

PASSED AND ADOPTED this first day of June, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stephen G. Scalmanini, Mayor

ATTEST:

Kristine Lawler, City Clerk



Attachment 3



City of Ukiah

2015 Urban Water Management Plan

Public Hearing

June 1, 2016

WEST YOST ASSOCIATES

Presentation Outline

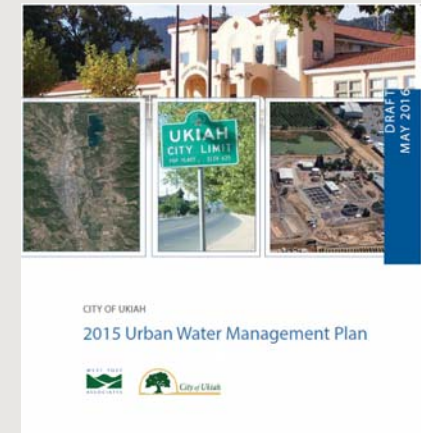
- Overview of Urban Water Management Planning Act Requirements
- Components of the City's 2015 UWMP
- Actions Completed to Date
- Next Steps
- Questions

Urban Water Management Planning Act (AB 797) (Water Code Sections 10610-10656)

- Applies to urban water suppliers directly or indirectly serving more than 3,000 customers or more than 3,000 AFY of supply.
- 20-year comparison of supplies and demands under normal, single dry, and multiple dry years
- Required to be updated every 5 years (due to DWR 30 days after adoption, or by July 1, 2016)
- Required for the urban water supplier (the City) to remain eligible for State grants and loans

City is an Urban Water Supplier

- 4,781 Connections
- 2,534 AF Delivered in 2015
- Previous UWMP was adopted in June 2011



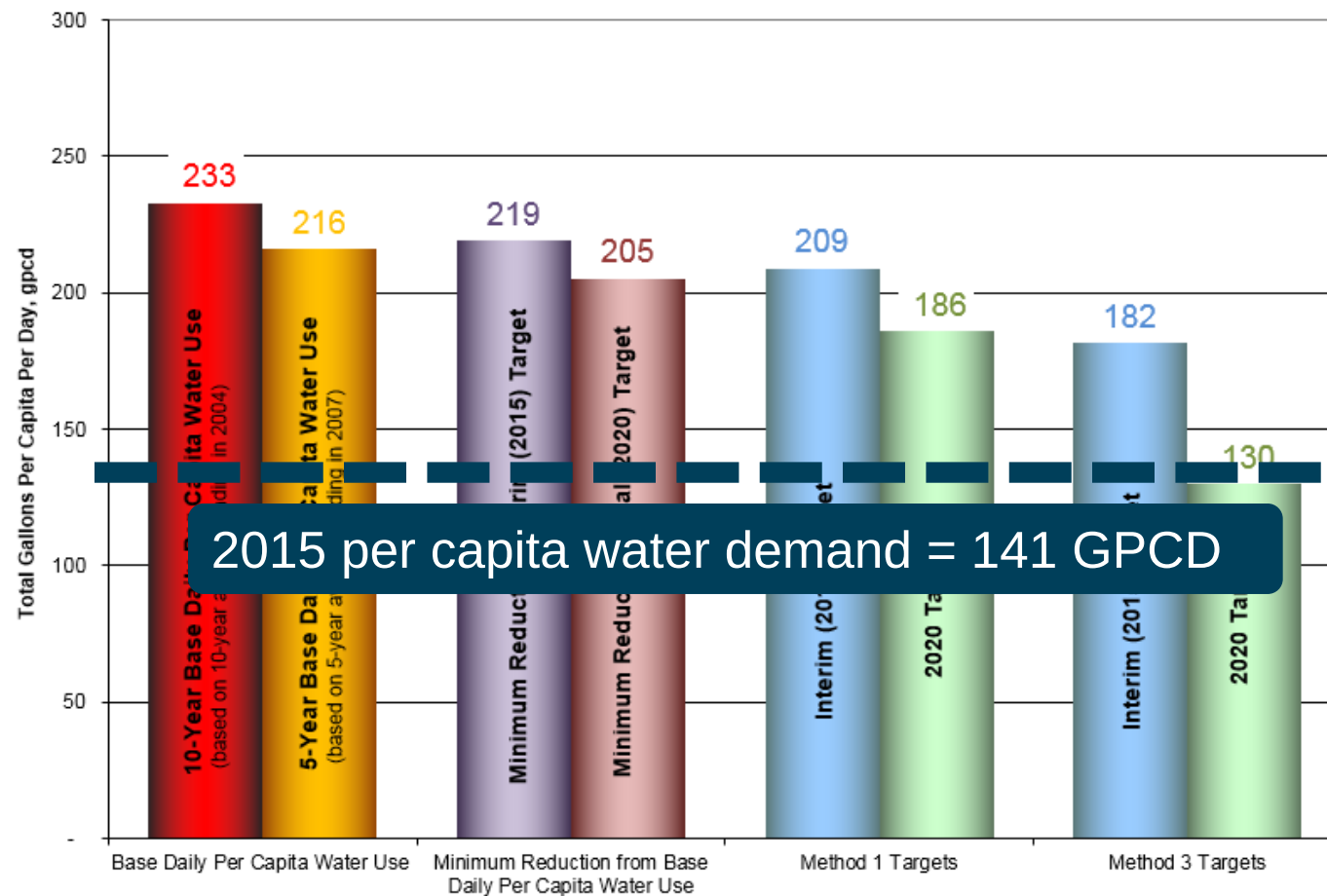
Key Components of the City's 2015 UWMP

- **Executive Summary**
- **Introduction and Overview** (Chapter 1)
- **Plan Preparation** (Chapter 2)
- **System Description** (Chapter 3)
- **Water Demand Projections** (Chapter 4)
- **SB X7-7 Compliance** (Chapter 5)
- **Water Supplies** (Chapter 6)
- **Water Supply Reliability Assessment** (Chapter 7)
- **Water Shortage Contingency Plan** (Chapter 8)
- **Demand Management Measures** (Chapter 9)
- **Plan Adoption, Submittal, and Implementation** (Chapter 10)

Water Conservation Act of 2009 (SB X7-7) Compliance

- Enacted 2009 and first included in 2010 UWMPs
- Requires urban water suppliers to:
 - Calculate a “baseline” per capita water use in gallons per capita per day (GPCD) from historical population and water use data
 - Set GPCD targets for 2015 (Interim) and 2020 (Final)
- Role in 2015 UWMP
 - Requires update of population data to be consistent with 2010 Census data
 - Opportunity to review and revise methods and GPCD targets
 - Confirm compliance with adopted 2015 (interim) GPCD target

Per Capita Water Use Targets



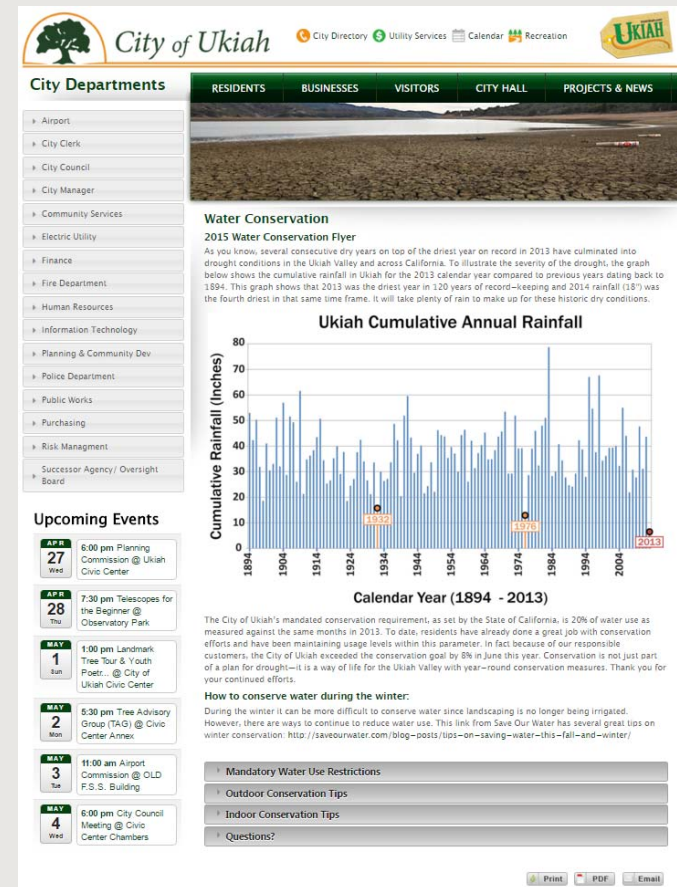
**Recommend
Target
Method 1:**

2015 Target
209 GPCD

2020 Target
186 GPCD

Continued Compliance with SB X7-7 Targets

- Continued Implementation of Water Conservation Demand Management Measures
- Current water conservation programs are already funded by existing water rates
- Compliance with 2020 (Final) targets may reduce water use, which may reduce revenues to the City. These potential impacts have been considered in the City's current water rates.



Projected Water Supplies

Surface Water - Russian River Pre-1914
Water Rights and Water Rights Permit
12952

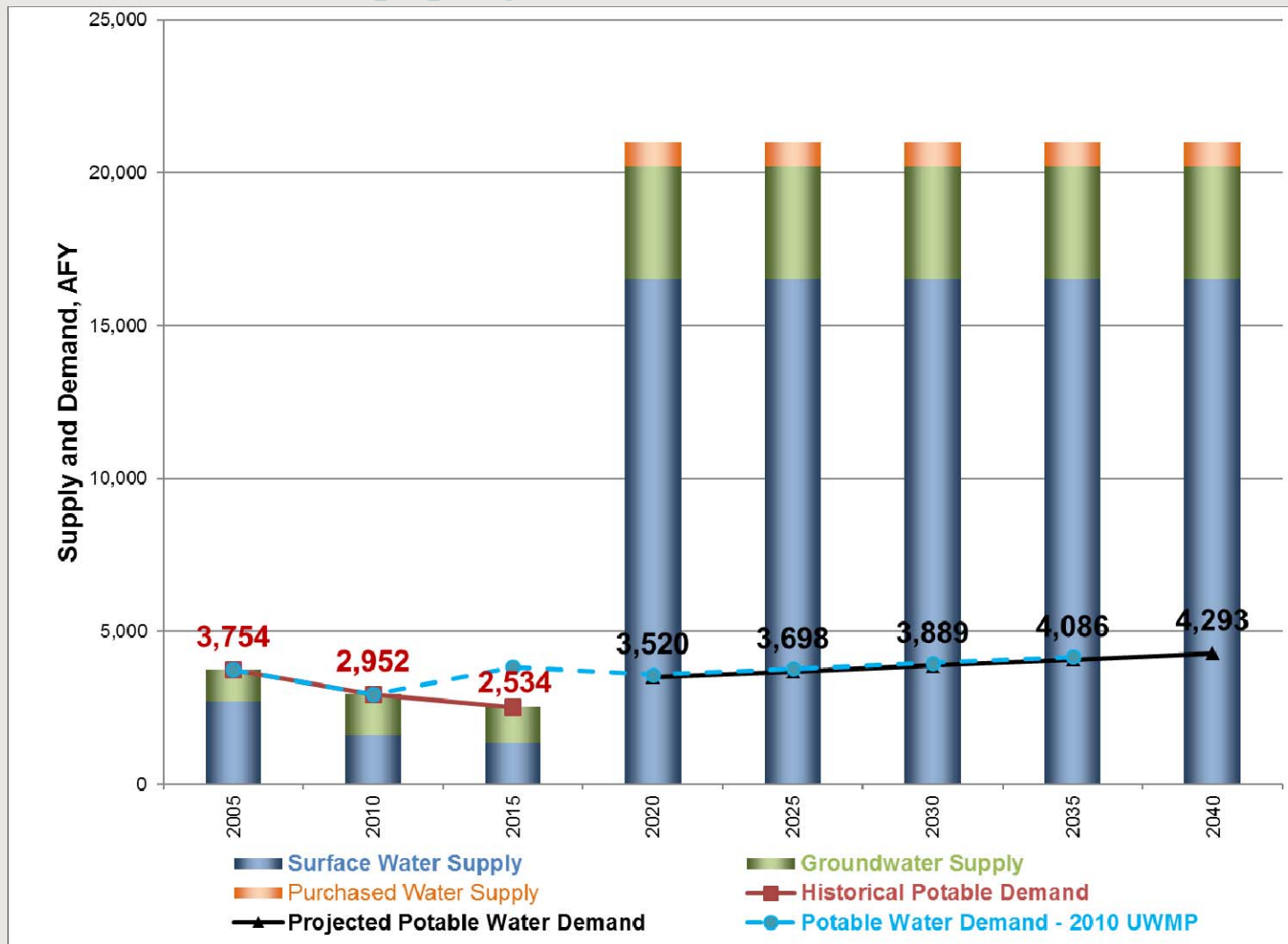
Groundwater - Ukiah Valley Groundwater
Basin

Purchased Water – Lake Mendocino
Water Available from Flood Control
District if needed

Recycled Water - Coming Soon



Potable Water Supply vs. Demand

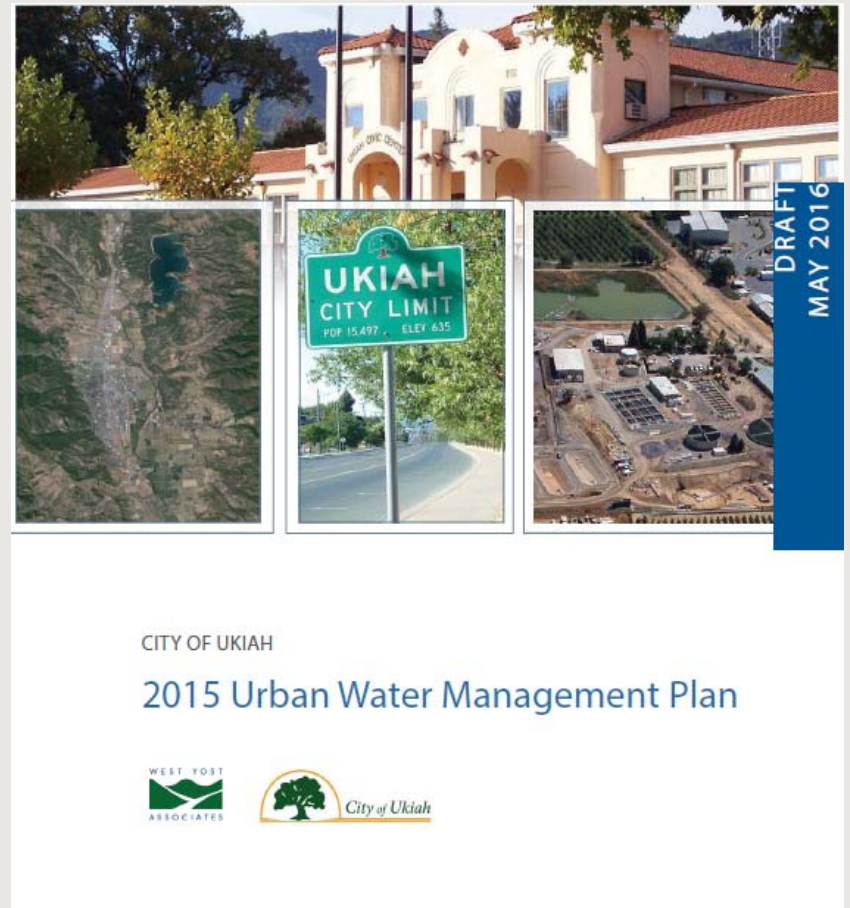


Actions Completed to Date

- Provided 60-day notice to Mendocino County and other local agencies and stakeholders (March 2016)
- Prepared Draft UWMP for public review and comment (May 2016)
- Provided copies of Draft UWMP at City Clerk's Office, Public Library and on the City's website for public review (May 2016)
- Provided notice of public hearing in the Valley Times (May 2016)

Proposed Action Items for Today

- Conduct Public Hearing for 2015 Draft UWMP
- Consider adoption of the SB X7-7 urban water use target method (Method 1 is recommended) and revised 2015 and 2020 targets
- Consider adoption of the 2015 UWMP



Upon Adoption of the 2015 UWMP

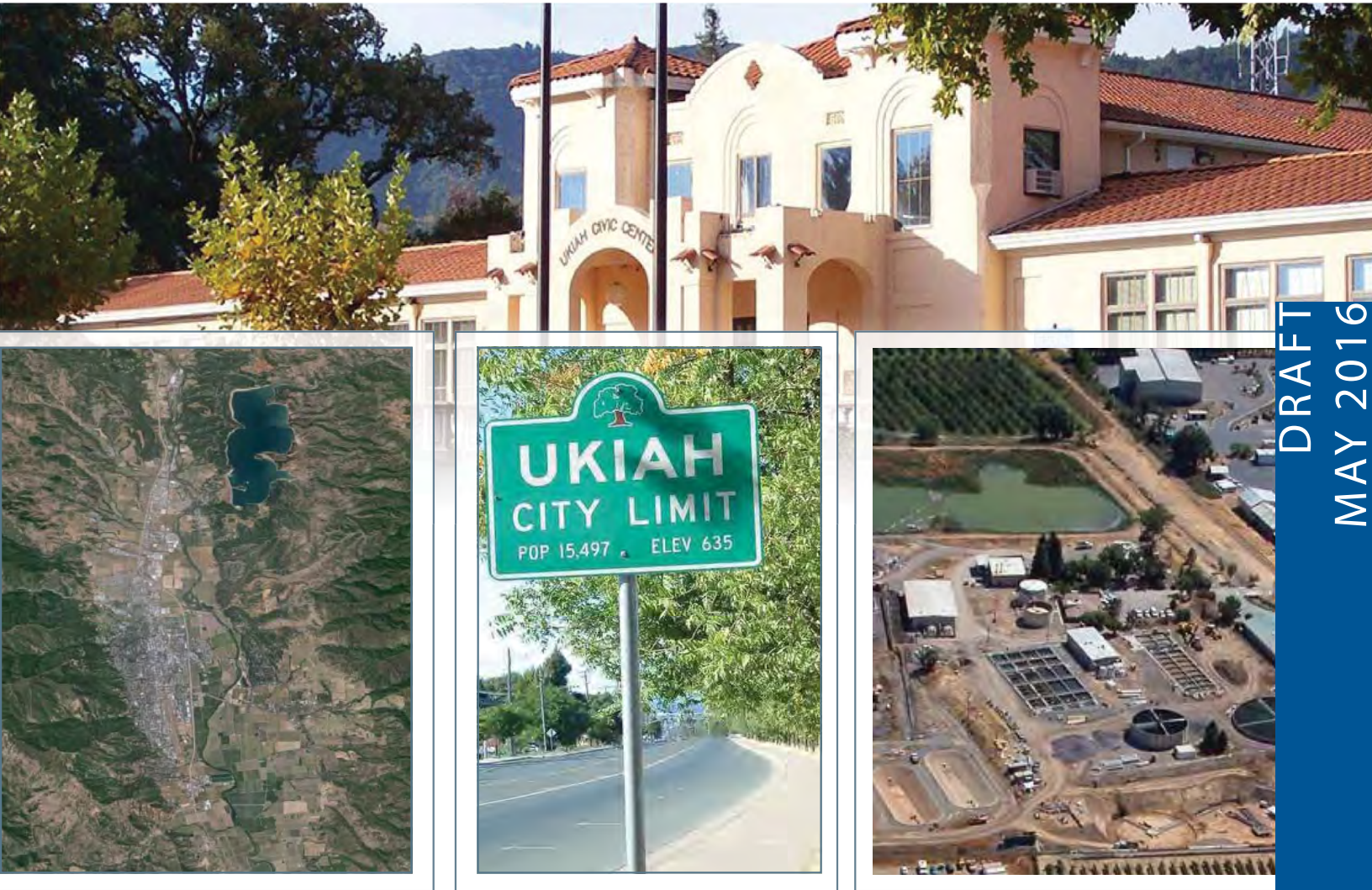
- Submit 2015 UWMP and provide copies for public review:
 - DWR (electronically via DWR WUEdata tool)
 - California State Library
 - Mendocino County
 - Key stakeholders
 - City Clerk's Office
 - Public Library
 - City's Website (www.cityofukiah.com)



Questions



WEST YOST ASSOCIATES



DRAFT
MAY 2016

CITY OF UKIAH

2015 Urban Water Management Plan



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Draft

2015 Urban Water Management Plan

Prepared for

City of Ukiah

May 2016



592-12-15-03

Project Manager
James P. Connell, PE

Date

QA/QC Review
Elizabeth T. Drayer, PE

Date

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Table of Contents



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- Appendix K: UWMP Adoption Resolution

List of Acronyms and Abbreviations

AB	Assembly Bill
Act	Urban Water Management Act
AF	Acre-Feet
AFY	Acre-Feet Per Year
AWT	Advanced Wastewater Treatment
Baseline GPCD	Baseline Gallons Per Capita Per Day
Basin	Ukiah Valley Groundwater Basin
BMP	Best Management Practice
CCR	California Code of Regulations
CDoF	California Department of Finance
cfs	Cubic Feet Per Second
CII	Commercial, Industrial, and Institutional
CIMIS	California Irrigation Management Information System
City	City of Ukiah
CUWCC	California Urban Water Conservation Council
CWC	California Water Code
DEIR	Draft Environmental Impact Report
DMMs	Demand Management Measures
DWR	Department of Water Resources

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DWR 2015 Guidebook	2015 Urban Water Management Plans Guidebook for Urban Water Suppliers
ETo	Reference Evapotranspiration
Flood Control District	Mendocino County Russian River Flood Control and Water Conservation Improvement District
GHG	Greenhouse Gas
GPCD	Gallons Per Capita Per Day
GPM	Gallons Per Minute
LID Manual	Low Impact Development Technical Design Manual
MGD	Million Gallons Per Day
MOU	Memorandum of Understanding
NPDES	National Pollutant Discharge Elimination System
PWS	Public Water System
RUWMP	Regional Urban Water Management Plan
SB X7-7	Water Conservation Act of 2009
SOI	Sphere of Influence
UVSD	Ukiah Valley Sanitation District
UWMP	Urban Water Management Plan
UWWTP	Ukiah Wastewater Treatment Plant
West Yost	West Yost Associates

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ES.1 INTRODUCTION

Over the last several years, Urban Water Management Plans (UWMPs) have assumed a very important role in water supply planning and management for communities in California. UWMPs have become the foundational documents which cities and water agencies use to develop water supply assessments and other key water supply reliability documents in support of providing water service to existing customers and future development in accordance with adopted General Plans and established Spheres of Influence.

With the current unprecedented water supply conditions in California, development of the 2015 UWMPs comes at a pivotal time. Current drought conditions have resulted in unprecedented State mandates for water conservation and have led to the passage of the Sustainable Groundwater Management Act of 2014. These actions will impact all water suppliers and all water users in the State. With the improving economy statewide, the need for reliable water supplies to serve existing customers, as well as new development, is more critical than ever. Also, 2015 is the first compliance year for the interim water use targets required by the Water Conservation Act of 2009 (SB X7-7).

As described in this 2015 UWMP, the City of Ukiah (City's) residents and businesses have responded positively to the call for water conservation and the City continues to be committed to the implementation of good water management practices to ensure that adequate, reliable water supplies are available to meet existing and projected demands. With its 2015 actual per capita water use of 141 gallons per capita per day (GPCD), the City has met its interim 2015 per capita water use target of 209 GPCD by a substantial margin, and can be expected to meet its final 2020 water use target per capita water demand of 186 GPCD by continuing its efficient water use practices, recycled water program, and effective demand management.

ES.2 WATER CODE REQUIREMENTS

The Urban Water Management Planning Act (UWMP Act) requires water suppliers that provide over 3,000 acre-feet per year or have over 3,000 connections to prepare and submit to the State Department of Water Resources (DWR) an Urban Water Management Plan every 5 years.

The UWMP Act has been modified over the years in response to the State's water shortages, droughts and other factors. A significant amendment was made in 2009, after the 2007 to 2009 drought, and as a result of the Governor's call for a statewide 20 percent reduction in urban water use by the year 2020. This was the Water Conservation Act of 2009, also known as SB X7-7. This act required agencies to establish water use targets for 2015 and 2020 that would result in statewide water savings of 20 percent by 2020.

The primary objective of the UWMP Act is to direct "urban water suppliers" to develop an UWMP which provides a framework for long-term water supply planning and documents how urban water suppliers are carrying out their long-term resource planning responsibilities to ensure adequate water supplies are available to meet existing and future water demands.

In 2015, the City supplied approximately 2,534 acre-feet of water to approximately 4,781 residential and non-residential connections located within its water service area. The City is therefore considered an urban water supplier and is required to submit an UWMP. This

2015 UWMP describes the City water system, historical and projected water use, water supply sources, and a comparison of projected water supply to water demands during normal, single-dry, and multiple-dry years in five-year increments from 2020 to 2040. As required by SB X7-7, this 2015 UWMP also confirms the City's 2015 and 2020 water use targets, verifies the City's compliance with the interim 2015 water use target, and describes the City's implementation plan for meeting the City's final 2020 water use target.

The City's 2015 UWMP (or Plan) has been prepared in accordance with the UWMP Act, as defined by the California Water Code, Division 6, Part 2.6, Sections 10610 through 10656 (Urban Water Management Planning), and the Water Conservation Act of 2009 (WC Act, also known as SB X7-7), as defined by California Water Code, Division 6, Part 2.55, Section 10608 (Sustainable Water Use and Demand Reduction). A copy of the relevant sections of the Water Code are included in Appendix A of this document.

A brief summary of this 2015 UWMP's contents and the public review and adoption process is provided below, following a discussion of the legislative changes that have been enacted since the 2010 UWMPs were prepared and adopted.

ES.3 LEGISLATIVE CHANGES FROM 2010 UWMP

The legislative changes to the UWMP Act are described in Chapter 1. Some highlighted changes include:

- Demand Management Measures: Address the nature and extent of each water demand management measure implemented over the past 5 years in narrative form.
- 2015 UWMP Submittal Date to DWR: Changed from December 31, 2015 to July 1, 2016.
- Water Loss: Requires water suppliers to quantify and report on distribution system water loss using the AWWA Water Audit methodology.
- Voluntary Reporting of Passive Savings due to new water codes and requirements.
- Voluntary Reporting of Energy Intensity: Describe the water/energy nexus.
- Defining Water Features: Water Shortage Contingency Plans must distinguish between water features that are artificially supplied with water (including ponds, lakes, waterfalls, and fountains) and swimming pools and spas.

ES.4 PLAN ORGANIZATION

This 2015 UWMP contains the appropriate sections and tables required per California Water Code Division 6, Part 2.6 (Urban Water Management Planning Act), included in Appendix A of this 2015 UWMP, and has been prepared based on guidance provided by the DWR in their March 2016 "2015 Urban Water Management Plans, Guidebook for Urban Water Suppliers" (DWR 2015 Guidebook).

DWR's Urban Water Management Plan Checklist, as provided in the DWR 2015 Guidebook, has been completed to demonstrate the Plan's compliance with applicable requirements. A copy of the completed checklist is included in Appendix C.

This 2015 UWMP is organized into the following chapters:

- Chapter 1: Introduction and Overview
- Chapter 2: Plan Preparation
- Chapter 3: System Description
- Chapter 4: System Water Use
- Chapter 5: SB X7-7 Baselines and Targets
- Chapter 6: System Supplies
- Chapter 7: Water Supply Reliability Assessment
- Chapter 8: Water Shortage Contingency Planning
- Chapter 9: Demand Management Measures
- Chapter 10: Plan Adoption, Submittal and Implementation

Appendices (listed in Chapter 1) provide relevant supporting documents, including the 2015 UWMP tables and SB X7-7 Verification Form.

ES.5 PLAN REVIEW AND ADOPTION

The UWMP Act requires the water supplier to coordinate the preparation of its Plan with other appropriate agencies, including other water suppliers that share a common source, water management agencies, and relevant public agencies. These agencies, as well as the public, participated in the coordination and preparation of this 2015 UWMP. The coordination and outreach are described in Chapter 2.

A public hearing to discuss the Draft 2015 UWMP was held on June 1, 2016.

Public hearings provide an opportunity for all City water users and the general public to become familiar with the Plan and to ask questions about its water supply and the City's continuing plans for providing a reliable, safe, high-quality water supply. The adoption, implementation and economic impact of revised per capita water use targets (described in Chapter 5) was also discussed. Copies of the draft Plan were made available for public inspection at the City Manager's office, and at local public libraries.

Water Code § 10621 (b) requires agencies to notify the cities and counties to which they serve water that the Plan is being updated and reviewed. This notification must be sent out at least 60 days in advance of the public hearing. In early 2016, a notice of preparation was sent to the cities and counties, and other stakeholders, to inform them of the UWMP update process and schedule and to solicit input for the Plan update. The notifications to cities and counties, the public hearing notifications, and the public hearing and adoption are discussed in Chapter 10 and provided in Appendix D.

This Plan was adopted by the City Council on _____. A copy of the adoption resolution is provided in Appendix K.

Executive Summary



Within 30 days of Plan adoption, a copy of the Plan was submitted to DWR, the California State Library and the cities and counties to which the urban water supplier provides water.

Within 30 days of submitting the adopted Plan to DWR, copies of this Plan will be made available during normal business hours at the following locations:

- Local public libraries, and
- City Manager's Office.

A copy of the adopted Plan will also be available for review and download on the City's website: <http://www.cityofukiah.com/>.

Should this Plan be amended or changed, copies of amendments or changes to the Plan shall be submitted to DWR, the California State Library, and any city or county within which the City provides water supplies within 30 days after adoption of the amendment(s).

CHAPTER 1

Introduction and Overview



This chapter provides an introduction and overview of the City of Ukiah (City) 2015 Urban Water Management Plan (UWMP) including the importance and extent of the City's water management planning efforts, changes since the preparation of the City's 2010 UWMP, and organization of the City's 2015 UWMP. This 2015 UWMP has been prepared jointly by City staff and West Yost Associates (West Yost).

1.1 INTRODUCTION

The Urban Water Management Planning Act (Act) was originally established by Assembly Bill (AB) 797 on September 21, 1983. Passage of the Act was recognition by state legislators that water is a limited resource and a declaration that efficient water use and conservation would be actively pursued throughout the state. The primary objective of the Act is to direct "urban water suppliers" to develop an UWMP which provides a framework for long-term water supply planning and documents how urban water suppliers are carrying out their long-term resource planning responsibilities to ensure adequate water supplies are available to meet existing and future water demands. A copy of the current version of the Act, as incorporated in Sections 10610 through 10656 of the California Water Code (CWC), is provided in Appendix A of this document.

1.2 IMPORTANCE AND EXTENT OF CITY'S WATER MANAGEMENT PLANNING EFFORTS

The purpose of the UWMP is to provide a planning tool for the City for developing and delivering municipal water supplies to the City's water service area. The City has had a long history of providing clean and reliable water to its customers. Production wells and extensive water rights meet the needs for water in the community. The City's UWMP is a comprehensive guide for planning for a safe and adequate water supply.

1.3 CHANGES FROM 2010 UWMP

The Urban Water Management Planning Act has been modified over the years in response to the State's water shortages, droughts and other factors. A significant amendment was made in 2009, after the 2007 to 2009 drought, and as a result of the Governor's call for a statewide 20 percent reduction in urban water use by the year 2020. This was the Water Conservation Act of 2009, also known as Senate Bill Seven of the Senate's Seventh Extraordinary Session of 2009 (SB X7-7). This act required agencies to establish water use targets for 2015 and 2020 that would result in statewide water savings of 20 percent by 2020.

There have been several additions and changes to the California Water Code since the City's 2010 UWMP was prepared. These are summarized below:

- AB 2067 (Weber 2014)
 - CWC Section 10631 (f)(1) and (2): Demand Management Measures
 - Requires water suppliers to provide narratives describing their water demand management measures, as provided.

- Requires retail water suppliers to address the nature and extent of each water demand management measure implemented over the past 5 years and describe the water demand management measures that the supplier plans to implement to achieve its water use targets.
- See Chapter 9 of this 2015 UWMP for a description of the City's Demand Management Measures.
- CWC Section 20621 (d): Submittal Date
 - Requires each urban water supplier to submit its 2015 plan to the Department of Water Resources (DWR) by July 1, 2016.
- SB 1420 (Wolk 2014)
 - CWC Section 10644(a)(2): Submittal Format
 - Requires the plan, or amendments to the plan, to be submitted electronically to the department.
 - CWC Section 10644(a)(2): Standardized Forms
 - Requires the plan, or amendments to the plan, to include any standardized forms, tables, or displays specified by the department.
 - CWC 10631 (e)(1)(J) and (e)(3)(A) and (B): Water Loss
 - Requires a plan to quantify and report on distribution system water loss.
 - See Chapter 4 of this 2015 UWMP for a description of the City's distribution system water losses.
 - CWC 10631 (e)(4): Voluntary Reporting of Passive Savings
 - Provides for water use projections to display and account for the water savings estimated to result from adopted codes, standards, ordinances, or transportation and land use plans, when that information is available and applicable to an urban water supplier.
 - The City has opted to not report passive savings in this 2015 UWMP.
- SB 1036 (Pavley 2014)
 - CWC 10631.2 (a) and (b): Voluntary Reporting of Energy Intensity
 - Provides for an urban water supplier to include certain energy-related information, including, but not limited to, an estimate of the amount of the energy used to extract or divert water supplies.
 - The City has opted to not report on energy intensity in this 2015 UWMP.
- CWC 10632: Defining Water Features
 - Commencing with the UWMP update due July 1, 2016, for purposes of developing the water shortage contingency analysis, requires urban water suppliers to analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas.
 - See Chapter 8 of this 2015 UWMP for a discussion of water features that are artificially supplied with water.

1.4 PLAN ORGANIZATION

This 2015 UWMP contains the appropriate sections and tables required per California Water Code Division 6, Part 2.6 (Urban Water Management Planning Act), included in Appendix A of this 2015 UWMP, and has been prepared based on guidance provided by the DWR in their March 2016 “2015 Urban Water Management Plans, Guidebook For Urban Water Suppliers” (DWR 2015 Guidebook).

This 2015 UWMP is organized into the following chapters:

- Chapter 1: Introduction and Overview
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- Chapter 7: Water Supply Reliability Assessment
- Chapter 8: Water Shortage Contingency Planning
- Chapter 9: Demand Management Measures
- Chapter 10: Plan Adoption, Submittal and Implementation

This 2015 UWMP also contains the following appendices of supplemental information and data related to the City’s 2015 UWMP:

- Appendix A: Legislative Requirements
- Appendix B: DWR Urban Water Management Plan Tables
- Appendix C: DWR 2015 UWMP Checklist
- Appendix D: Notices
- Appendix E: DWR Water Audit
- Appendix F: SB X7-7 Compliance and Verification Forms
- Appendix G: Technical Memorandum on Water Supply, Rights, and Reliability (Wagner & Bonsignore)
- Appendix H: 2014 Annual Water Quality Report
- Appendix I: Water Shortage Emergency Plan
- Appendix J: Water Shortage Emergency Ordinance and Resolution
- Appendix K: UWMP Adoption Resolution

Chapter 1

Introduction and Overview



Furthermore, this 2015 UWMP contains all of the tables recommended in the DWR 2015 Guidebook, both embedded into the UWMP chapters where appropriate and included in Appendix B.

DWR's Urban Water Management Plan Checklist, as provided in the DWR 2015 Guidebook, has been completed by West Yost to demonstrate the plan's compliance with applicable requirements. A copy of the completed checklist is included in Appendix C.

DRAFT

CHAPTER 2

Plan Preparation



This chapter describes the preparation of the City's 2015 UWMP, including the basis for the preparation of the plan, individual or regional planning, fiscal or calendar year reporting, units of measure, and plan coordination and outreach.

2.1 BASIS FOR PREPARING A PLAN

The Urban Water Management Planning Act requires every "urban water supplier" to prepare and adopt an UWMP, to periodically review its UWMP at least once every five years and make any amendments or changes which are indicated by the review. An "urban water supplier" is defined as a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually (AFY).

A Public Water System (PWS) is a system that provides drinking water for human consumption. The City manages PWS CA2310003. As shown in Table 2-1, the City provided water supplies to 4,781 customer connections and supplied 2,534 acre-feet (AF) of water in 2015. Therefore, the City is required to prepare an UWMP. The City's last UWMP, the 2010 UWMP, was adopted by the City Council in June 2011.

Table 2-1. Retail: Public Water Systems (DWR Table 2-1)

Public Water System Number	Public Water System Name	Number of Municipal Connections 2015	Volume of Water Supplied 2015
CA2310003	Ukiah, City of	4,781	2,534
TOTAL		4,781	2,534

NOTES: Volumes are in AF.

2.2 REGIONAL PLANNING

As described in Section 2.3 below, the City has prepared this 2015 UWMP on an individual reporting basis, not part of a regional planning process.

2.3 INDIVIDUAL OR REGIONAL PLANNING AND COMPLIANCE

This 2015 UWMP has been prepared on an Individual Reporting basis covering only the City's service area (Table 2-2). The City does not participate in a regional alliance, and it has not prepared a Regional Urban Water Management Plan (RUWMP). As described below in Section 2.5, the City has notified and coordinated with appropriate regional agencies and constituents.

Table 2-2. Plan Identification (DWR Table 2-2)

Select Only One	Type of Plan	Name of RUWMP or Regional Alliance <i>if applicable</i>
☒	Individual UWMP	
☐	Water Supplier is also a member of a RUWMP	
☐	Water Supplier is also a member of a Regional Alliance	
☐	Regional Urban Water Management Plan (RUWMP)	

2.4 FISCAL OR CALENDAR YEAR AND UNITS OF MEASURE

The City is a water retailer.

The City's 2015 UWMP has been prepared on a calendar year basis, with the calendar year starting on January 1 and ending on December 31 of each year. Water use and planning data for the entire calendar year of 2015 has been included.

The water volumes in this 2015 UWMP are reported in units of AF.

The City's reporting methods for this 2015 UWMP are summarized in Table 2-3.

Table 2-3. Agency Identification (DWR Table 2-3)

Type of Agency (select one or both)	
☐	Agency is a wholesaler
☒	Agency is a retailer
Fiscal or Calendar Year (select one)	
☒	UWMP Tables Are in Calendar Years
☐	UWMP Tables Are in Fiscal Years
Units of Measure Used in UWMP (select from Drop down)	
Unit	AF

2.5 COORDINATION AND OUTREACH

This section includes a discussion of the City's inter-agency coordination and coordination with the general public. The UWMP Act requires the City to coordinate the preparation of its Plan with other appropriate agencies and all departments within the City, including other water suppliers that share a common source, water management agencies, and relevant public agencies. These agencies, as well as the public, participated in the coordination and preparation of this 2015 UWMP, and are summarized below.

2.5.1 Wholesale and Retail Coordination

Water Code §10631 (j) An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision (c). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (c).

The City is a retail agency that does not receive water supply from a wholesaler, therefore, DWR Table 2-4 is not included.

2.5.2 Coordination with Other Agencies and the Community

The City coordinated its UWMP preparation with other local agencies and the community.

2.5.2.1 Coordination with other Agencies

Water Code §10620 (d)(2)

(d) (2) Each urban water supplier shall coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.

The City draws water from the Russian River and the Ukiah Valley Groundwater Basin. The City shares these water sources with several agencies including: Redwood Valley County Water District, Willow County Water District, Millview County Water District, Calpella County Water District, Rogina Water Company, Mendocino County Russian River Flood Control and Water Conservation District (Flood Control District), Mendocino County Water Agency, and Sonoma County Water Agency. As indicated below, these and other agencies, as well as the public, participated in the coordination and preparation of this 2015 UWMP.

2.5.2.2 Coordination with the Community

Water Code §10642 Each urban water supplier shall encourage the active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of the plan. Prior to adopting a plan, the urban water supplier shall make the plan available for public inspection and shall hold a public hearing thereon. Prior to the hearing, notice of the time and place of hearing shall be published within the jurisdiction of the publicly owned water supplier pursuant to Section 6066 of the Government Code. The urban water supplier shall provide notice of the time and place of hearing to any city or county within which the supplier provides water supplies. A privately owned water supplier shall provide an equivalent notice within its service area. After the hearing, the plan shall be adopted as prepared or as modified after the hearing.

The City encouraged community and public involvement in the 2015 UWMP update. The City's public participation program includes both active and passive means of obtaining input from the community, such as mailings, public meetings, and web-based communication. The City's website describes on-going projects and posts announcements of planned rate increases to fund these water projects.

Public noticing, pursuant to Section 6066 of the Government Code, was conducted prior to commencement of a public comment period. Public hearing notices are included in Appendix D of this document. During the public comment period, the Draft UWMP update was made available on the City's website and at City offices and library.

The public hearing provided an opportunity for all City water users and the general public to become familiar with the Plan and ask questions about its water supply in addition to the City's continuing plans for providing a reliable, safe, high-quality water supply.

The organizations that were notified and solicited for input in Plan preparation include:

- City of Ukiah
- Ukiah Chamber of Commerce
- County of Mendocino
- Mendocino County Local Agency Formation Commission
- Mendocino County Planning and Building Services
- Mendocino County Water Agency
- Mendocino Environmental Center
- Sonoma County Water Agency
- Redwood Valley County Water District
- Millview County Water District
- Willow County Water District
- Calpella County Water District
- Rogina Water Company
- Mendocino County Russian River Flood Control and Water Conservation Improvement District

2.5.3 Notice to Cities and Counties

Water Code §10621(b)

Every urban water supplier required to prepare a plan pursuant to this part shall, at least 60 days before the public hearing on the plan required by Section 10642, notify any city or county within which the supplier provides water supplies that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan. The urban water supplier may consult with, and obtain comments from, any city or county that receives notice pursuant to this subdivision.

Water Code § 10621 (b) requires agencies to notify the cities and counties to which they serve water at least 60 days in advance of the public hearing that the plan is being updated and reviewed. In early 2016, a notice of preparation was sent to the cities and counties, and other stakeholders, to inform them of the UWMP update process and schedule and to solicit input for the Plan update. The notifications to cities and counties, the public hearing notifications, and the public hearing and adoption are discussed in Chapter 10.

This chapter describes the City's water system and service area. This includes information of the water system facilities, climate, population, and housing within the City's service area.

3.1 GENERAL DESCRIPTION

The City is located in Mendocino County in the northern coastal region of California. The City is situated in the Yokayo (Ukiah) Valley approximately 60 miles north of Santa Rosa, 20 miles south of Willits, and 5 miles south-west of Lake Mendocino. The valley is bordered on the west by the Mendocino Range and on the east by the Mayacamas Mountains. Interstate Highway 101 runs north and south through the City along its eastern boundary. The Russian River flows from north to south through the Ukiah area. The City is the county seat for Mendocino County.

Originally part of a Mexican Land Grant, the City began its history as a valley settlement in 1856. Lumber production became a major industry by the end of the 1940s because of the City's moderate climate and productive soil; currently, agriculture is the largest industry in Ukiah and the rest of Mendocino County. Ukiah is home to wineries, grape vineyards, pear orchards, wood production plants, and non-agricultural manufacturers.

The incorporated area of the City is governed by a five-person City Council in a Council- Mayor-Manager form of government. The Mayor is selected by the City Council each year from the five member Council. General administration and day-to-day operations are directed by the City Manager who is appointed by the Council. The City is a general law municipality, governed by the State of California in conjunction with its local ordinances.

The City water system is responsible for delivering treated water to residential, commercial, and agricultural customers. As of 2015, the system serves about 4,781 connections within the City boundaries. Although the City serves most of the residents within the City limits, a minor amount (less than 1 percent) of City residents are served by other water systems.

3.2 SERVICE AREA

The City's current water service area is predominantly within the City boundaries. Water demand within the City's service area correlates with land use, which is primarily residential, but also includes commercial/institutional, and industrial land use.

In the future, the City's water service area may expand to the "Sphere of Influence" (SOI) as described in the City's General Plan. The SOI is an unincorporated area that represents the land limits to which the City may extend its services and project its growth over the next 20 years.

The location of the City's current and projected service area boundaries are shown in Figure 3-1.

The City's water distribution system consists of five active wells (four groundwater wells and one surface water well), one surface water (Ranney) collector, the water treatment plant, eight distribution reservoirs, and piping to and within the distribution system.

The existing distribution system is divided into four pressure zones. The main zone, Zone 1 (approximately 97 percent of the system) is served by gravity from the two largest storage tanks. The remaining three smaller zones are supplied by booster pump stations via the main distribution zone.

3.3 SERVICE AREA CLIMATE

The City's climate is influenced by the Pacific Ocean and is divided into wet and dry seasons. Most of the annual precipitation normally falls between November and April. Winters are cool, and below-freezing temperatures occasionally occur. Summers are warm and the frost-free season is fairly long. Average annual precipitation in the Ukiah area is 37.26 inches.

Water use within the City's service area is dependent on various climate factors such as temperature, precipitation, and evapotranspiration (ET_o). Climate data, including temperature and precipitation estimates, were obtained from the Western Regional Climate Center in Ukiah, California. The period of record was January 1, 1893 to May 24, 2013.

ET describes the combined water lost through evaporation from the soil and surface-water bodies and plant transpiration. In general, the ET_o is given for turf grass, and then corrected for a specific crop type. Local ET_o data was obtained from the California Irrigation Management Information System (CIMIS) Station 106 (Sanel Valley).

The historical climate characteristics affecting water management in the City's service area is shown in Table 3-1.

Table 3-1. Monthly Average Climate Data Summary

Month	Standard Monthly Average ET _o , inches	Average Total Rainfall, inches	Average Temperature, degrees Fahrenheit	
			Max	Min
January	1.26	7.85	56.5	35.5
February	1.81	6.52	60.6	37.7
March	3.28	4.75	64.6	39.0
April	4.65	2.35	70.1	41.2
May	6.29	1.07	76.8	45.4
June	7.32	0.35	84.3	50.3
July	7.92	0.04	92.7	53.5
August	7.03	0.08	92.1	52.3
September	5.23	0.45	87.0	49.0
October	3.40	1.90	77.0	44.0
November	1.53	4.66	64.2	39.0
December	1.03	7.24	56.5	35.8
Totals	50.75	37.26	73.5	43.6
(a) Source: California Irrigation Management Information System (CIMIS) data for Sanel Valley station 106 (downloaded January 28, 2016)				
(b) Source: Western Regional Climate Center (www.wrcc.dri.edu) data for Ukiah station 049122 (period of record: June 1, 1902 to January 31, 2013)				

3.3.1 Climate Change

The DWR 2015 Guidebook recommends urban water suppliers include a discussion of climate change in their UWMPs. The City's Climate Action Plan (2012) inventories City Greenhouse Gas (GHG) emissions, establishes an emissions reduction target, and outlines strategies to meet these goals. The full public draft report is available at <http://www.cityofukiah.com/NewWeb/wp-content/uploads/2013/05/Final-Draft-Climate-Action-Plan.pdf>.

The California Adaptive Planning Guide (2012) projects temperature increases throughout the North Coast region. By 2100, January temperatures are projected to increase by 5°F, and July temperatures are projected to increase by 6°F. The number of heat waves, defined regionally as five consecutive days with temperatures as high as 93°F, is not expected to increase within the City. Snowpack is projected to decrease significantly throughout the North Coast region, and precipitation in Ukiah is projected to decrease 10 percent by 2050. The City is not susceptible to the projected rise in sea level associated with global climate change. Public health and safety and sensitive species (e.g., coho salmon) will likely be impacted by climate change. The City has seven adaptation planning strategies for mitigating climate change impacts to residents, businesses, agriculture, infrastructure, biodiversity and public health¹.

3.4 SERVICE AREA POPULATION AND DEMOGRAPHICS

3.4.1 Service Area Population

The City's current (2015) population is derived from United States Census Bureau data. Three water districts surround the city, but they deliver water to a minor amount (less than 1 percent) of City residents. Because the City's water service area boundary is less than 1 percent different than the City limits, California Department of Finance (CDoF) population data for the City is used as the service area population. The CDoF uses an analysis of 2010 census data to update city population estimates for 2001-2015. Service area population is used to determine per capita water use (Chapter 5).

Current and projected service area population is summarized in Table 3-1. The California Department of Finance estimates the City's 2015 population to be 16,073 residents. Based on recent periods of slow growth, population decline, future annexation plans, the projected future service area population was calculated assuming an annual population growth rate of 1 percent. The City considers this the maximum expected growth rate over the next 40 years.

Because very little vacant land remains in the current City limits, the City permits medium- and high-density residential development in its commercial zoning districts. In the City, 518 residential housing units were built between 1990 and 2011. Of those residential housing units, 169 were single family residential units, and 349 were multiple family units². The City's SOI represents the land limits to which the City may extend its services over the next 20 years.

¹ City of Ukiah Climate Action Plan, March 12, 2014

² City of Ukiah General Plan Housing Element Update, March 2011

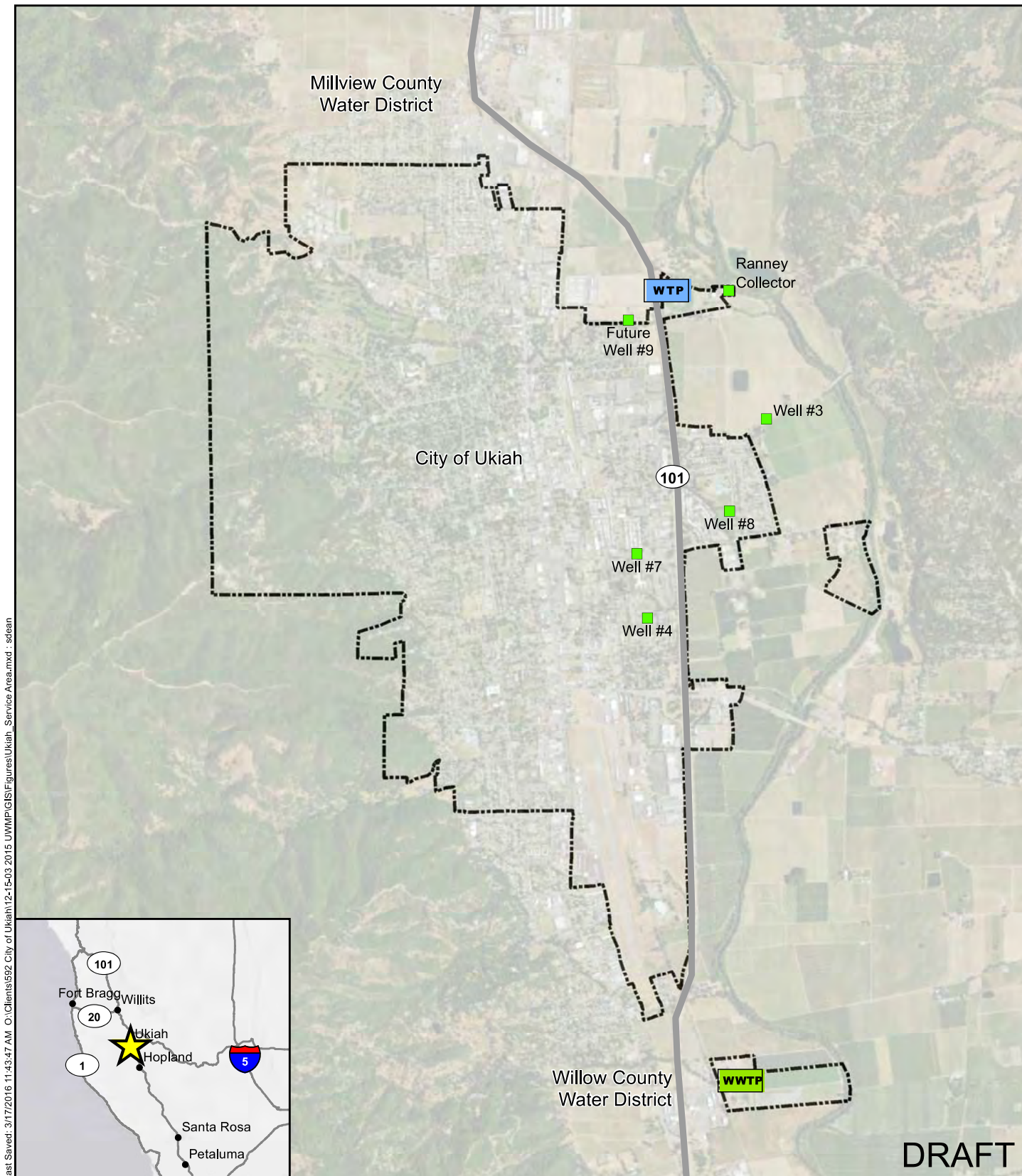
Table 3-2. Retail: Population – Current and Projected (DWR Table 3-1)

Table 3-1 Retail: Population - Current and Projected						
Population Served	2015	2020	2025	2030	2035	2040(opt)
	16,073	16,893	17,754	18,660	19,612	20,612
NOTES: Volumes are in AF. 2015 population reported from California Department of Finance. 2020-2040 population growth projected at a rate of 1 percent per year.						

3.4.2 Service Area Demographics

Ukiah is a unique rural city in an exceptionally beautiful setting. It has a diverse community with a variety of cultural influences. There is a significant senior population and a growing Hispanic population³. There are no specific community demographics that require special water supply planning.

³ City of Ukiah General Plan Housing Element Update, March 2011



Symbology

- Water Service Area
- Well
- Water Treatment Plant
- Wastewater Treatment Plant

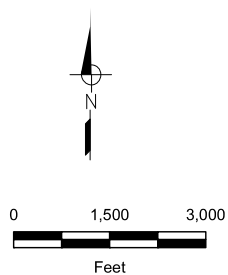


Figure 3-1
City of Ukiah
Current Water Service Area

City of Ukiah
2015 Urban Water
Management Plan

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This chapter describes and quantifies the City's historical, current and projected water use to the extent that records are available. The terms "water use" and "water demand" are used interchangeably and refer to water conveyed by a distribution system and used by the City and its customers for any purpose.

4.1 RECYCLED VERSUS POTABLE AND RAW WATER DEMAND

The City provides potable water to customers within its water service area. Potable water is water that is safe to drink and which typically has had various levels of treatment and disinfection.

Recycled water is municipal wastewater that has been treated to a specified quality to enable it to be used again. As discussed in Chapter 6, the City treats its wastewater to Title 22 disinfected tertiary recycled water requirements and is constructing a recycled water system. The recycled water system is projected to be in service by 2020. The recycled water system will serve agricultural and landscape irrigation demands both inside and outside of the City's potable water service area.

Raw water is untreated water that is used in its natural state or with minimal treatment. The City does not deliver raw water to any customers in its service area.

4.2 WATER USES BY SECTOR

This section describes the City's water use by customer type, or sector, through the year 2040. The City delivers water to the following water use sectors: single-family, multi-family, commercial, institutional/governmental, industrial, landscape irrigation, and other. The City does not have any agricultural customers. For reporting purposes, the City combines commercial and institutional/governmental uses into a single sector, referred to in this 2015 UWMP as "Other (Commercial/Institutional)." Water use by the fire service is reported as "Other (Fire Service)." The remaining "demand" is unaccounted-for system losses, as described below. The City uses the following definitions for each water use sector as outlined in the DWR 2015 Guidebook:

- **Single-family residential:** A single-family dwelling unit. A lot with a free-standing building containing one dwelling unit that may include a detached secondary dwelling.
- **Multi-family:** Multiple dwelling units contained within one building or several buildings within one complex.
- **Industrial:** A water user that is primarily a manufacturer or processor of materials as defined by the North American Industry Classification System code sectors 31 to 33, inclusive, or an entity that is a water user primarily engaged in research and development. CWC 10608.12 (h).
- **Landscape:** Water connections supplying water solely for landscape irrigation. Such landscapes may be associated with multi-family, commercial, industrial, or institutional/governmental sites, but are considered a separate water use sector if the connection is solely for landscape irrigation.

- **Other (Commercial/Institutional)** A water user that provides or distributes a product or service. CWC 10608.12 (d) (commercial), or, a water user dedicated to public service (institutional/governmental). The institutional/governmental type of user includes, among other users, higher education institutions, schools, courts, churches, hospitals, government facilities, and nonprofit research institutions. CWC 10608.12 (i).
- **Other (Fire Service)** A water user that is solely dedicated to servicing fire hydrants and building sprinklers.
- **Distribution System Losses** Distribution system water losses (also known as “real losses”) are the physical water losses from the water distribution system and the supplier’s storage facilities, up to the point of customer consumption.

The City’s historical water deliveries for 2005-2010 are summarized in Table 4-1.

Table 4-1. Historical Water Deliveries by Water Use Sector, AF

Water Use Sector	2005	2010
Single-Family	1,321	738
Multi-Family	1,290	738
Industrial	0	51
Landscape	221	192
Other (Commercial/Institutional)	922	707
Other (Fire)	0	0
Total	3,754	2,427

The City currently serves 4,781 water connections as of December 2015. Of those connections, 80 percent service residential customers. The numbers of accounts in each customer category currently served by the City are shown in Table 4-2.

Table 4-2. 2015 Water Accounts

Customer Class	Number of Accounts in 2015
Single-family Residential	3,249
Multi-Family Residential	573
Industrial	2
Landscape Irrigation	143
Other (Commercial/Institutional)	814
Other (Fire)	0
Total	4,781
<i>Source: DWR 2015 Public Water Systems Statistics</i>	

Water demand by sector for the year 2015 is summarized in Table 4-3. As shown, all of the City's water deliveries were treated to a level of drinking water. The City did not supply water to wholesale customers in 2015. The total water demand for 2015 was 2,534 AF.

Table 4-3. Retail: Demands for Potable and Raw Water – Actual (DWR Table 4-1)

Use Type	2015 Actual		
	Additional Description (as needed)	Level of Treatment When Delivered	Volume
Single Family		Drinking Water	665
Multi-Family		Drinking Water	665
Other	Commercial & Institutional	Drinking Water	594
Industrial		Drinking Water	41
Landscape		Drinking Water	166
Other	Fire Service	Drinking Water	22
Other	Unbilled Metered	Drinking Water	25
Other	Unbilled unmetered	Drinking Water	33
Losses		Drinking Water	323
TOTAL			2,534
NOTES: Volumes are in AF. Volume for each Water Use Type is based on 2015 Public Water System Statistics.			

Projected water demands by sector through the year 2040 are reported in Table 4-4. Water demand projections in this report assume a 1 percent growth in population, and meeting the 2020 SB X7-7 Target.

Table 4-4. Retail: Demands for Potable and Raw Water – Projected (DWR Table 4-2)

Use Type	Additional Description (as needed)	Projected Water Use Report To the Extent that Records are Available				
		2020	2025	2030	2035	2040-opt
Single Family		924	971	1,021	1,073	1,127
Multi-Family		924	971	1,021	1,073	1,127
Other	Commercial & Institutional	825	867	912	958	1,007
Industrial		57	60	63	66	70
Landscape		231	242	255	268	281
Other	Fire Service	31	32	34	35	37
Losses		528	555	583	613	644
TOTAL		3,520	3,698	3,889	4,086	4,293
NOTES: Volumes are in AF. Volume for each Water Use Type is based on 2015 Public Water System Statistics.						

Actual and projected total water demand from above and recycled water demand from Table 6-7 are summarized in Table 4-5.

Table 4-5. Retail: Total Water Demands (DWR Table 4-3)

	2015	2020	2025	2030	2035	2040 (opt)
Potable and Raw Water <i>From Tables 4-1 and 4-2</i>	2,534	3,520	3,698	3,889	4,086	4,293
Recycled Water Demand* <i>From Table 6-4</i>	0	685	685	685	685	685
TOTAL WATER DEMAND	2,534	4,205	4,383	4,574	4,771	4,978
<i>*Recycled water demand fields will be blank until Table 6-4 is complete.</i>						
NOTES: Volumes are in AF. Table references refer to DWR table numbers.						

4.3 DISTRIBUTION SYSTEM WATER LOSSES

This section describes the City's distribution system water losses for the most recent 12 month period available. Distribution system water losses are losses from the water distribution system and the City's storage facilities up to the point of customer consumption. A detailed analysis of the system losses was prepared using the DWR Water Audit Method (Appendix E).

The most recent 12 month period began on January 1, 2015. As shown in Table 4-6, City water system losses for 2015 were approximately 323 AF. Projected distribution system losses in five year increments for the years 2020-2040 are included in Table 4-4.

Table 4-6. Retail: 12 Month Loss Audit Reporting (DWR Table 4-4)

Reporting Period Start Date	Volume of Water Loss*
01/2015	323
<i>* Taken from the field "Water Losses" (a combination of apparent losses and real losses) from the AWWA worksheet.</i>	
NOTES: Volume is in AF.	

4.4 ESTIMATING FUTURE WATER SAVINGS

The DWR 2015 Guidebook suggests that urban water suppliers consider the passive savings from codes, standards, ordinances, or transportation and land use plans. Such water savings decrease the water use for new and future customers.

For the purposes of this 2015 UWMP, the City has opted not to include analysis of passive savings, as indicated in Table 4-7.

Table 4-7. Retail Only: Inclusion in Water Use Projections (DWR Table 4-5)

Are Future Water Savings Included in Projections? (Refer to Appendix K of UWMP Guidebook)	No
Are Lower Income Residential Demands Included In Projections?	Yes

4.5 WATER USE FOR LOWER INCOME HOUSEHOLDS

A lower income household has an income below 80 percent of an area median income, adjusted for family size. The City's 2009-2014 Housing Element indicates that approximately 67.7 percent of the City's households were Low Income (15.0 percent), Very-Low Income (32.3 percent), or Extremely-Low Income (20.4 percent). The City assumes that gross per capita water demand is equal for all residential housing units regardless of income. Therefore, an estimated 900 AF (67.7 percent) of the City's residential water deliveries (1,330 AF) were to lower income households in 2015.

Projected total water demands described in Section 4.2 include projected water demands for lower income households (Table 4-7). The City assumes that lower income households will continue to represent approximately 67.7 percent of the City's total residential customers through 2040.

4.6 CLIMATE CHANGE

DWR 2015 Guidebook suggests that urban water suppliers consider the potential effects related to climate change in their 2015 UWMPs, though there are currently no specific requirements related to addressing the potential impacts of climate change. This section includes a discussion of potential climate change impacts on the City's water demand.

The City's Climate Action Plan (2014) inventories City GHG emissions, establishes an emissions reduction target, and outlines strategies to meet these goals. The full report is available from the City website at <http://www.cityofukiah.com/NewWeb/wp-content/uploads/2013/05/Final-Draft-Climate-Action-Plan.pdf>.

The City's water demand may be impacted by climate change. For example, wildfire frequency could increase as the climate changes¹. The City promotes water conservation, repairs leaking infrastructure, and manages water carefully to ensure a reliable water supply for firefighting and other emergencies.

Changing temperatures may affect irrigation and frost protection, the two primary agricultural water demands outside of the City's current service area. Surface water diversions for purposes of frost protection have been shown to have significant effects on salmonid mortality². The City has completed a Recycled Water Feasibility Study and plans to offset nearby agricultural water demand with recycled water.

¹ Department of Water Resources Climate Change Adaptation Strategy, October 2008

² City of Ukiah Recycled Water Feasibility Study, December 2012

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CHAPTER 5

SB X7-7 Baselines and Targets



In November 2009, SB X7-7, The Water Conservation Act of 2009, was signed into law as part of a comprehensive water legislation package. The Water Conservation Act addresses both urban and agricultural water conservation. The legislation sets a goal of achieving a 20 percent statewide reduction in urban per capita water use by the year 2020 (i.e., “20 by 2020”), and directs urban retail water suppliers to establish an “interim” per capita water use target to be met by 2015 and a “final” per capita water use target to be met by 2020.

The City’s compliance with SB X7-7 was first addressed in the City’s 2010 UWMP. The City’s baseline per capita water use was determined, and urban water use targets for 2015 and 2020 were established and adopted. SB X7-7 included a provision that an urban water supplier may update its 2020 urban water use target in its 2015 UWMP, and may use a different target method than was used in 2010. Also, the SB X7-7 methodologies developed by DWR in 2011 noted that water suppliers may revise population estimates for baseline years when the 2010 Census information became available (as described below, the 2010 Census data was not finalized until 2012). The DWR 2015 Guidebook indicates that there were significant discrepancies between the CDoF estimated 2010 population (based on 2000 U.S. Census data) and the actual 2010 population (based on 2010 U.S. Census data). Therefore, if a water supplier did not use 2010 Census data for their baseline population calculations in the 2010 UWMP, DWR has determined that these water suppliers must recalculate their baseline population for the 2015 UWMP using 2000 and 2010 Census data, and baseline and 2015 and 2020 urban water use targets must be modified accordingly.

This chapter provides a review and update of the City’s baseline per capita water use, 2015 interim per capita water use target, and 2020 final per capita water use target in accordance with the requirements described in the DWR 2015 Guidebook and based on the 2010 Census population data. The City calculated baselines and targets on an individual reporting basis in accordance with SB X7-7 legislation requirements and *Methodologies for Calculating Baseline and Compliance Urban Per Capita Water Use* (DWR, 2016). With its 2015 actual per capita water use of 141 GPCD, the City has met its interim 2015 per capita water use target of 209 GPCD by a substantial margin, and can be expected to meet its final 2020 water use target per capita water demand of 186 GPCD by continuing its efficient water use practices, recycled water program, and effective demand management. The SB X7-7 Verification Forms are included in Appendix F.

5.1 UPDATING CALCULATIONS FROM 2010 UWMP

Population data from the 2010 United States Census were not made available until 2012, after the City submitted its 2010 UWMP. Therefore, the City updated population, baselines, and targets for this 2015 UWMP to reflect 2010 Census data. The following sections describe these updates.

5.2 BASELINE PERIODS

SB X7-7 requires each urban water retailer to determine their baseline daily per capita water use, measured in gallons per capita per day (Baseline GPCD), over a 10-year or 15-year baseline period. The 10-year baseline period is defined as a continuous 10-year period ending no earlier than December 31, 2004 and no later than December 31, 2010. SB X7-7 also defines that for those urban water retailers that met at least 10 percent of their 2008 water demand using recycled water, the urban water retailer can extend the Baseline GPCD calculation for a maximum of a continuous 15-year baseline period, ending no earlier than December 31, 2004 and no later than December 31, 2010.

In 2008, the City had no recycled water deliveries. Therefore, the City's Baseline GPCD is calculated over a 10-year period. The City has selected a 10-year baseline period of 1995 through 2004 (See Appendix F). This is the same 10-year baseline period reported in the City's 2010 UWMP.

SB X7-7 also requires each urban water retailer to determine a 5-year baseline per capita water demand, which DWR calls the Target Confirmation, calculated over a continuous 5-year period ending no earlier than December 31, 2007 and no later than December 31, 2010. The City's 5-year Target Confirmation is calculated for the period 2003 through 2007 (see Appendix F). This is the same 5-year period reported in the City's 2010 UWMP.

5.3 SERVICE AREA POPULATION

This section includes a discussion of the City's service area population including 2000 and 2010 U.S. Census data. Population reported in the City's 2010 UWMP did not include 2010 U.S. Census data because the full Census data set was not available until 2012.

Two areas within City limits are served by other water agencies, Millview County Water District and Willow County Water District. The population of the City service area, based on the service area boundary provided by the City, is over 99 percent of the total City population as of the 2010 census. Therefore, Department of Finance population estimates for the City have been used as the water service area population.

Service area population during the current compliance year (2015), and the 10- and 5-year baseline periods are shown in Appendix F.

5.4 GROSS WATER USE

Annual gross water use is the water that enters the City's distribution system over a 12-month period (calendar year) with certain exclusions. This section discusses the City's annual gross water use for each year in the baseline periods, as well as 2015, in accordance with Methodology 1: Gross Water of DWR's *Methodologies* document.

CWC 10608.12 (g) "Gross Water Use" means the total volume of water, whether treated or untreated, entering the distribution system of an urban retail water supplier, excluding all of the following:

- (1) Recycled water that is delivered within the service area of an urban retail water supplier or its urban wholesale water supplier*
- (2) The net volume of water that the urban retail water supplier places into long term storage*
- (3) The volume of water the urban retail water supplier conveys for use by another urban water supplier*
- (4) The volume of water delivered for agricultural use, except as otherwise provided in subdivision (f) of Section 10608.24.*

California Code of Regulations Title 23 Division 2 Chapter 5.1 Article Section 596 (a) An urban retail water supplier that has a substantial percentage of industrial water use in its service area is eligible to exclude the process water use of existing industrial water customers from the calculation of its gross water use to avoid a disproportionate burden on another customer sector

Annual gross water use for the baseline periods and 2015 are summarized in Appendix F. The City does not deduct indirect recycled water from its gross water use. These values include all of the City's water sources. The values reported in Appendix F are the same as documented in the City's 2010 UWMP.

5.5 BASELINE DAILY PER CAPITA WATER USE

As indicated above, daily per capita water use is reported in gallons per capita per day (GPCD). Annual gross water use is divided by annual service area population to calculate the annual per capita water use for each year in the baseline periods. As discussed above, the City has used updated gross water use and population data in this 2015 UWMP.

As shown in Appendix F, the City's 10-year base daily per capita water use is 233 GPCD. This value is one (1) GPCD greater than the value calculated in the 2010 UWMP.

The City's 5-year base daily per capita water use is 216 GPCD. This value is one (1) GPCD less than the value calculated in the 2010 UWMP.

5.6 2015 AND 2020 TARGETS

SB X7-7 requires a state-wide average 20 percent reduction of urban per capita water use by the year 2020. Therefore, the City must set an interim (2015) water use target and a final (2020) water use target using one of four methods defined by SB X7-7 and DWR. Three of these methods are defined in Water Code Section 10608.20(a)(1), and the fourth method was developed by DWR. The 2020 water use target is calculated using one of the following four methods:

- Method 1: 80 percent of the City's base daily per capita water use;
- Method 2: Per capita daily water use estimated using the sum of performance standards applied to indoor residential use; landscaped area water use; and commercial, industrial, and institutional uses;
- Method 3: 95 percent of the applicable State hydrologic region target as stated in the State's April 30, 2009, draft 20x2020 Water Conservation Plan; and
- Method 4: An approach that considers the water conservation potential from (1) indoor residential savings, (2) metering savings, (3) commercial, industrial and institutional savings, and (4) landscape and water loss savings.

The 2015 interim targets for each of the target methods are calculated based on the midpoint of the City's 10-year Baseline GPCD and the 2020 targets calculated for each of the respective target methods. The interim and final targets are summarized in Table 5-1.

Urban water suppliers must verify that their 2020 final water use targets are least a 5 percent reduction from the 5-year Baseline GPCD. As shown in Appendix F, the City's the minimum water reduction for the 2020 final target is 216 GPCD.

The City adopted an SB X7-7 per capita water use 2020 final target of 186 GPCD, based on Target Method 1 (80 percent of base per capita water use).

Chapter 5

SB X7-7 Baselines and Targets



The interim 2015 target is the midpoint between the City's 10-Year Baseline GPCD (233 GPCD) and the final 2020 target (186 GPCD). Therefore, the City's interim 2015 target is 209 GPCD.

For this 2015 UWMP, the City has selected the same target method as was used in the 2010 UWMP (Method 1). The City understands that this target method may not be changed in any amendments to the 2015 UWMP or 2020 UWMP.

Table 5-1. Baselines and Targets Summary (DWR Table 5-1)

Baseline Period	Start Year	End Year	Average Baseline GPCD*	2015 Interim Target *	Confirmed 2020 Target*
10-15 year	1995	2004	233	209	186
5 Year	2003	2007	216		
*All values are in Gallons per Capita per Day (GPCD)					

5.7 2015 COMPLIANCE DAILY PER CAPITA WATER USE (GPCD)

The City has calculated its actual 2015 water use for the 2015 calendar year in accordance with Methodology 4 of DWR's *Methodologies* document. As shown in Table 5-2, urban per capita water use in 2015 was 141 GPCD, which is below the 2015 interim water use target of 209 GPCD. **Therefore, the City has met its interim 2015 water use target.** The complete set of SB X7-7 verification tables used to document this compliance is included in Appendix F.

As detailed in DWR's *Methodologies* document, there are allowable adjustments that can be made to an agency's gross water use in 2015 for unusual weather, land use changes, or extraordinary institutional water use. The City has elected not to make the adjustments allowed by Water Code Section 10608.24 because these exceptions are not needed to demonstrate compliance with SB X7-7.

Table 5-2. 2015 Compliance (DWR Table 5-2)

Actual 2015 GPCD*	2015 Interim Target GPCD*	Optional Adjustments to 2015 GPCD From Methodology 8					2015 GPCD* (Adjusted if applicable)	Did Supplier Achieve Targeted Reduction for 2015? Y/N
		Extraordinary Events*	Economic Adjustment*	Weather Normalization*	TOTAL Adjustments*	Adjusted 2015 GPCD*		
141	209	0	0	0	0	141	141	Yes
*All values are in Gallons per Capita per Day (GPCD)								

5.8 REGIONAL ALLIANCE

The City has chosen to comply with the requirements of SB X7-7 on an individual basis. The City has elected not to participate in a regional alliance.

This chapter describes the City's supply portfolio including surface water supply, groundwater supply, recycled water supply, and supplies from other agencies. This chapter includes a description of each water source, limitations on each water source, and water quality information. Water volumes discussed below reflect expectations for average year conditions. A technical memorandum on water supply, rights, and reliability (Wagner & Bonsignore, 2011) is included in Appendix G. The following discussion sections describe the existing and projected supply sources available to the City.

6.1 PURCHASED OR IMPORTED WATER

The City purchases water from the Flood Control District. This section describes applicable water rights and volume purchased.

The Flood Control District holds water rights permit 12947B for storage and use of up to 8,000 AFY stored in Lake Mendocino and/or directly diverted from the east fork of the Russian River. The City has a water supply agreement that allows the purchase of up to 800 AFY under the Flood Control District's permit.

In 2015, the City did not purchase water from the Flood Control District. In the future, the city may purchase up to 800 AFY from the Flood Control District.

6.2 GROUNDWATER

The City currently draws groundwater from the Ukiah Valley Groundwater Basin (Basin). This section describes the history and management strategies of the Basin as well as the volume of groundwater pumped by the City.

6.2.1 Basin Description

The City is located within the Basin. The City currently pumps groundwater, and plans to do so in the future. The following groundwater basin description is excerpted from the California DWR Bulletin 118 North Coast Hydrologic Region, Ukiah Valley Groundwater Basin description (last updated 2/27/2004).

The Ukiah Valley groundwater basin, located in southeastern Mendocino County, is approximately 22 miles long and 5 miles wide at the widest point, and is the largest of several groundwater basins along the Russian River. The basin is part of the Ukiah and the Redwood Valleys to the north, and their tributary valleys.

Based on hydrographs from DWR monitored wells, groundwater levels in the past 30 years have remained relatively stable. During drought conditions there is increased drawdown during summer months and less recovery in winter months. Post-drought conditions rebound to approximately the same levels as pre-drought conditions.

Groundwater in storage within the alluvium and younger terrace deposits is estimated to be about 75,000 to 100,000 af (Cardwell 1965). Groundwater in storage within the river-channel deposits between 10 and 50 foot depths is estimated to be 35,000 af based on an average specific yield of 20 percent (Cardwell 1965, DWR 1965). Farrar (1986) estimated that the quantity of groundwater stored in the upper 100 feet of the most productive area of valley fill (Type I) to be about 90,000 af using an average specific yield of 8 percent and an area of 20 square miles. Farrar (1986) also estimated the quantity of groundwater stored along the margins of the valley (Type II area) and underlain by terrace deposits or thin alluvium at 45,000 af. This estimate is based on the upper 100 feet of Type II aquifer materials, an area of 19 square miles, and an average specific yield of 5 percent.

The document also indicated that there were not sufficient data available to provide an estimate of the basin's water budget.

Based on the historical information available for the Basin, groundwater supplies are expected to adequately meet the City's existing and future demands.

6.2.2 Groundwater Management

A groundwater management plan has not been prepared for the City, Ukiah Valley, or Mendocino County. In the future, the City may consider coordination with other agencies within the Basin to develop a more comprehensive groundwater management plan.

6.2.2.1 Groundwater Sustainability

The Sustainable Groundwater Management Act of 2014 (SGMA), a three-bill legislative package composed of AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319 (Pavley), was passed in September 2014. The legislation provides a framework for sustainable management of groundwater supplies by local authorities, with a limited role for state intervention when necessary to protect the resource. The legislation lays out a process and a timeline for local authorities to achieve sustainable management of groundwater basins. It also provides tools, authorities and deadlines to take the necessary steps to achieve the goal. For local agencies involved in implementation, the requirements are significant and can be expected to take years to accomplish. The State Water Resources Control Board may intervene if local agencies do not form a Groundwater Sustainability Agency (GSA) and/or fail to adopt and implement a Groundwater Sustainability Plan (GSP).

The SGMA implementation steps and deadlines are shown in Table 6-1.

Table 6-1. Sustainable Groundwater Management Act and Deadlines

Implementation Step	Implementation Measure	Deadlines
Step One	Local agencies must form local Groundwater Sustainability Agencies (GSAs) within two years	June 30, 2017
Step Two	Agencies in basins deemed high- or medium-priority must adopt Groundwater Sustainability Plans (GSPs) within five to seven years, depending on whether a basin is in critical overdraft	January 31, 2020 for critically overdrafted basins January 31, 2022 for high- and medium-priority basins not currently in overdraft
Step Three	Once plans are in place, local agencies have 20 years to fully implement them and achieve the sustainability goal	January 31, 2040 for critically overdrafted basins January 31, 2042 for high- and medium-priority basins not currently in overdraft

SGMA applies to basins or sub-basins designated by DWR as high or medium priority basins, based on a statewide ranking that uses criteria including population and extent of irrigated agriculture dependent on groundwater. The final Basin Prioritization findings indicate that 127 of California's 515 groundwater basins and sub-basins are high and medium priority basins. These high and medium priority basins account for 96 percent of California's annual groundwater pumping and supply 88 percent of the population which resides over the groundwater basins. The ranking for the Basin is shown in Table 6-2. As shown, the Basin has been ranked as a medium priority basin.

Table 6-2. Groundwater Basin Prioritization for Sustainable Groundwater Management Act^(a)

Rank ^(b)	Basin Number	Basin Name	Overall Basin Ranking Score	Overall Basin Priority
473	1-52	Ukiah Valley	18.5	Medium
^(a) CASGEM Groundwater Basin Prioritization Results, run version May 26, 2014.				
^(b) Out of a total of 515 basins, of which 127 were high- or medium-priority basins.				

Although not yet finalized, it is believed that either Mendocino County will become the GSA, or the GSA will be formed from a new Joint Powers Authority with representatives from each Basin groundwater pumper. Several of the activities, including adoption of regulations for GSPs, are not expected to be finalized until June 30, 2016. Therefore, new requirements for groundwater management under SGMA do not apply to this 2015 UWMP, but will be addressed in the 2020 UWMP.

6.2.3 Overdraft Conditions

The Basin is not adjudicated. The Basin is not considered overdrafted, and is not projected to become overdrafted in the near future¹.

6.2.4 Groundwater Pumping

This section details pumping rates for the City's groundwater wells. The Basin provides a reliable high-quality water source for the City. Current and historical trends indicate that there is no long-term decline in water levels that suggest overdraft in the Basin.

The City currently draws groundwater from Wells #4, #7, and #8 and is currently constructing an additional groundwater Well #9. The pumping capacities of the groundwater wells are listed in Table 6-3.

¹ Department of Water Resources Bulletin 118, California's Groundwater (Update 2003)

Table 6-3. Existing Groundwater Supply Wells^(a)

Facility	Production Capacity, GPM
Well #4	799 ^(b)
Well #7	799
Well #8	694
Total groundwater well capacity, GPM	2,247
Total groundwater well capacity, AFY	3,700 ^(c)
^(a) The City is currently constructing a new groundwater well, Well #9. ^(b) Well #4 is currently being rehabilitated. Production capacity may increase once rehabilitation project is complete. ^(c) Total groundwater well capacity represents the combined groundwater pumping capacity of Wells #4, #7, and #8 pumping full time to represent a maximum potential capacity. GPM = gallons per minute	

The total groundwater produced for the years 2011 to 2015 is summarized in Table 6-4.

Table 6-4. Retail: Groundwater Volume Pumped (DWR Table 6-1)

Groundwater Type	Location or Basin Name	2011	2012	2013	2014	2015
Alluvial Basin	Ukiah Valley	1,382	1,453	1,397	1,537	1,175
TOTAL		1,382	1,453	1,397	1,537	1,175
NOTES: Volumes are in AF.						

6.3 SURFACE WATER

The City currently uses surface water from the Russian River and plans to do so in the future. This section describes the City's water rights and surface water collection system.

6.3.1 Surface Water Rights

The City has Pre-1914 Appropriative Right for at least 2.8 cubic feet per second (cfs) for diversion from the Russian River for a maximum of 2,027 AFY. This water right is recognized in State Water Rights Board (predecessor to State Water Resources Control Board) Decision 1030.

Additionally, the City holds Water Right Permit 12952 (Application 15704) (Permit) which provides for the diversion of Russian River underflow for municipal purposes. The Permit currently covers Well #2 (no longer in use), Well #3, and the Ranney collector. Under the Permit, water can be diverted at a rate not to exceed 20.0 cfs from January 1 through December 31 with no annual limit. Therefore, the City's water right could provide a water supply of up to 14,480 AFY (20 cfs for 365 days).

The Permit expired on December 31, 2000 and the City filed a Petition for Extension of Time with the State Water Board. The City has also filed petitions to add points of diversion and expand the place of use. The Permit is considered valid while the petitions are processed. In 2013, the City

published a Draft Environmental Impact Report (DEIR) for the proposed Permit amendments. The DEIR is available on the City's website.

6.3.2 Surface Water Supply

The City's surface water supply is obtained from a Ranney collector and Well #3.

The Ranney collector was constructed in 1966 and can draw up to 3,194 GPM (5,155 AFY operated continuously) from the alluvial zone of the Russian River at its current capacity of 4.6 million gallons per day (MGD). The Ranney collector can be used only when turbidity in the Russian River is low, a condition which occurs during dry weather conditions.

Well #3 draws water from an alluvial zone along the Russian River as well. The supply source has been deemed groundwater under the direct influence of surface water by the California Department of Public Health (now the State Water Resources Control Board Division of Drinking Water) pursuant to 22 CCR §64651.10 of the California Water Works Standards. The determination is based on turbidity of the diverted water, which fluctuates with the turbidity in the Russian River. Therefore, water diverted from Well #3 is regulated under the City's surface water right. Well #3 has an estimated pumping capacity of 600 GPM (968 AFY operated continuously).

6.4 STORMWATER

Polluted stormwater runoff can have adverse effects on plants, fish, animals, and people. The state of California requires a National Pollutant Discharge Elimination System (NPDES) permit to regulate stormwater discharges. The City manages stormwater in accordance with its NPDES permit and is in the process of developing a five year stormwater management plan which includes the following six pollution prevention and control activities²:

1. Public Outreach and Education
2. Public Involvement and Participation
3. Illicit Discharge Detection and Elimination
4. Construction Site Storm Water Runoff Control
5. Post Construction Storm Water Management
6. Pollution Prevention and Good Housekeeping for Municipalities

Development of land typically increases impervious surface which can compromise stormwater quality. In 2011, the City of Santa Rosa and County of Sonoma published a Low Impact Development Technical Design Manual (LID Manual). This manual provides technical guidance for redevelopment projects that significantly impact the impervious surface on a redevelopment site, and therefore require permanent stormwater best management practices (BMPs) to offset the impact. The City of Ukiah adopted the LID Manual by Resolution No. 2014-27. For more information about site assessments, projects that trigger LID requirements, and available BMPs,

² <http://www.cityofukiah.com/stormwater-utility/>

including vegetated swales, rain gardens, living roofs, interceptor trees, and many more, the LID Manual is available on the City's website.

6.5 WASTEWATER AND RECYCLED WATER

For the purposes of this UWMP, "recycled water" is defined as municipal wastewater that has been treated and discharged from a wastewater facility for beneficial reuse. This section describes the City's projected collection, treatment, and distribution of recycled water. At the time of publication of this UWMP, the City recently secured grant funding to expand recycled water delivery both inside and outside of its water service area. Recycled water is expected to be delivered inside the service area by 2020. The recycled water delivered outside of the City's service area will not directly offset City potable water use, but will offset other groundwater pumping and river diversions, thus increasing the reliability of the City's use of the groundwater basin and the Russian River diversions.

6.5.1 Recycled Water Coordination

The Ukiah Wastewater Treatment Plant (UWWTP) is responsible for the treatment and disposal of the City's municipal wastewater. The UWWTP is owned and operated by the City. The City coordinates with all local water, wastewater, groundwater, and planning departments and agencies in its recycled water planning.

6.5.2 Wastewater Collection, Treatment, and Disposal

The City operates a wastewater collection system that covers the majority of the City's service area. The Ukiah Valley Sanitation District (UVSD) operates a wastewater collection system for the remaining portion of the service area. The UWWTP receives wastewater from the City and UVSD wastewater collection systems that is generated inside the City's service area boundary. As shown in Table 6-5, the UWWTP collected 2,997 AF of wastewater in 2015.

Table 6-5. Retail: Wastewater Collected Within Service Area in 2015 (DWR Table 6-2)

100	Percentage of 2015 service area covered by wastewater collection system <i>(optional)</i>					
100	Percentage of 2015 service area population covered by wastewater collection system <i>(optional)</i>					
Wastewater Collection			Recipient of Collected Wastewater			
Name of Wastewater Collection Agency	Wastewater Volume Metered or Estimated?	Volume of Wastewater Collected from UWMP Service Area 2015	Name of Wastewater Treatment Agency Receiving Collected Wastewater	Treatment Plant Name	Is WWTP Located Within UWMP Area?	Is WWTP Operation Contracted to a Third Party? <i>(optional)</i>
City of Ukiah	Metered	1,574	City of Ukiah	City of Ukiah WWTP	Yes	No
Ukiah Valley Sanitation District	Metered	1,423	City of Ukiah	City of Ukiah WWTP	Yes	No
Total Wastewater Collected from Service Area in 2015:		2,997				
NOTES: Volumes are in AF.						

The UWWTP includes primary, secondary, and tertiary treatment facilities, as well as solids handling facilities. The tertiary treatment facilities are referred to as the Advanced Wastewater Treatment (AWT) System.

The UWWTP's effluent discharges are regulated by a NPDES permit – Order No. R1-2012-0068, NPDES No. CA0022888. The permit was adopted on August 23, 2012 and expires on September 30, 2017.

The UWWTP discharges disinfected secondary effluent to three percolation/evaporation ponds located at the UWWTP on a year-round basis, and discharges disinfected tertiary effluent to the Russian River as needed during wet weather months. The UWWTP is only permitted to discharge disinfected, tertiary wastewater to the Russian River from October 1 through May 14 at a discharge rate of up to one percent of the total Russian River flow. The Water Quality Control Plan for the North Coast Region prohibits the discharge of treated wastewater from the UWWTP from May 15th through September 30th.

Discharge of treated wastewater effluent is a critical component of the City's water balance. During dry weather months, wastewater flows to the UWWTP are low enough that the full flow is stored in the percolation ponds. During these months, the AWT System is not in operation. During wet weather flows, the AWT System is operated to provide tertiary treatment of flows in excess of that which can be stored in the ponds. The AWT System produces tertiary treated effluent that meets Title 22, Division 4, Chapter 3 California Code of Regulations (CCR) recycled water requirements and is therefore available to be delivered to future recycled water customers. If sufficient wastewater flows were available, the AWT could provide an average annual flow of approximately 7,841 AFY (7 MGD) at full capacity³. The City is unlikely to produce recycled water at full capacity because both wastewater flow and recycled water demand are considerably lower than the full capacity of the AWT. As shown in Table 6-6, the AWT treated 1,062 AF in 2015.

Table 6-6. Retail: Wastewater Treatment and Discharge Within Service Area in 2015 (DWR Table 6-3)

Wastewater Treatment Plant Name	Discharge Location Name or Identifier	Discharge Location Description	Wastewater Discharge ID Number (optional)	Method of Disposal	Does This Plant Treat Wastewater Generated Outside the Service Area?	Treatment Level	2015 volumes			
							Wastewater Treated	Discharged Treated Wastewater	Recycled Within Service Area	Recycled Outside of Service Area
City of Ukiah WWTP	Discharge Point 002	Percolation Ponds	CA0022888	Percolation ponds	No	Secondary, Disinfected - 23	1,971	1,971	0	0
City of Ukiah WWTP	Discharge Point 001	Outfall to Russian River	CA0022888	River or creek outfall	No	Tertiary	1,026	1,026	0	0
Total							2,997	2,997	0	0

NOTES: Volumes are in AF.

³ City of Ukiah, Recycled Water Feasibility Study

6.5.3 Recycled Water System

The UWWTP does not currently deliver recycled water to customers. At the time of preparation of this UWMP, the City recently secured grant funding to expand recycled water delivery both inside and outside of its water service area. For the purposes of this UWMP, recycled water is expected to be delivered inside the service area by 2020.

6.5.4 Recycled Water Beneficial Uses

“Direct beneficial use” of recycled water is defined as recycled water “that has been transported from the point of treatment or production to the point of use without an intervening discharge to waters of the State.”⁴ In its 2012 Recycled Water Feasibility Study, the City identified agricultural irrigation and landscape irrigation as potential direct beneficial uses of recycled water in the Ukiah Valley. The Feasibility Study is available on the City’s website at: <http://www.cityofukiah.com/public-works-downloads/>.

6.5.4.1 Current and Planned Uses of Recycled Water

The UWWTP does not currently deliver recycled water to customers.

The Feasibility Study identified a four phase plan to deliver recycled water for agricultural irrigation, landscape irrigation, and industrial uses. The City recently secured grant funding to construct Phases I, II, and III of the plan, including 30,200 feet of pipeline that will deliver recycled water to about 59 parcels both inside and outside the City’s water service area. Pending grant funding, Phase IV will also be constructed before 2020. For the purposes of this UWMP, Phases I-IV are included as projected water supply. Through Phase IV, the City is expecting to deliver approximately 1,927 AFY of recycled water to landscape irrigation, golf course irrigation, industrial water use, and agricultural irrigation. Of this 1,927 AFY, approximately 685 AFY will be put to beneficial use within the City’s potable water service area as potable water offset to irrigate landscaping and golf courses, as shown in Table 6-7. The remainder will offset other water withdrawals from the Russian River and the Basin.

⁴ Code of California Regulations, Title 22, §60301.200

Table 6-7. Retail: Current and Projected Recycled Water Direct Beneficial Uses Within Service Area (DWR Table 6-4)

Name of Agency Producing (Treating) the Recycled Water:		City of Ukiah						
Name of Agency Operating the Recycled Water Distribution System:		City of Ukiah						
Supplemental Water Added in 2015		0						
Source of 2015 Supplemental Water		Not Applicable						
Beneficial Use Type	General Description of 2015 Uses	Level of Treatment	2015	2020	2025	2030	2035	2040 (opt)
Agricultural irrigation			0	0	0	0	0	0
Landscape irrigation (excludes golf courses)		Tertiary	0	465	465	465	465	465
Golf course irrigation		Tertiary	0	220	220	220	220	220
Commercial use			0	0	0	0	0	0
Industrial use			0	0	0	0	0	0
Geothermal and other energy production			0	0	0	0	0	0
Seawater intrusion barrier			0	0	0	0	0	0
Recreational impoundment			0	0	0	0	0	0
Wetlands or wildlife habitat			0	0	0	0	0	0
Groundwater recharge (IPR)*			0	0	0	0	0	0
Surface water augmentation (IPR)*			0	0	0	0	0	0
Direct potable reuse			0	0	0	0	0	0
Other (Provide General Description)			0	0	0	0	0	0
Total:			0	685	685	685	685	685
*IPR - Indirect Potable Reuse								
NOTES: Volumes are in AF.								

6.5.4.2 Planned Versus Actual Use of Recycled Water

The 2010 UWMP projected that 228 AF of recycled water would be delivered to the City's service area in 2015. A small amount of recycled water was used for process wash-down at the UWWTP, but public access is restricted at the UWWTP. The DWR 2015 Guidebook only allows inclusion of recycled water volumes used for landscaping at a wastewater plant only if public access is not restricted, so 0 AF of recycled water was used inside the service area in 2015 (Table 6-8).

Table 6-8. Retail: 2010 UWMP Recycled Water Use Projection Compared to 2015 Actual (DWR Table 6-5)

Use Type		2010 Projection for 2015	2015 Actual Use
Agricultural irrigation			0
Landscape irrigation (excludes golf courses)			0
Golf course irrigation			0
Commercial use			0
Industrial use			0
Geothermal and other energy production			0
Seawater intrusion barrier			0
Recreational impoundment			0
Wetlands or wildlife habitat			0
Groundwater recharge (IPR)			0
Surface water augmentation (IPR)			0
Direct potable reuse			0
Other	All uses	288	0
Total		288	0
NOTES: Volumes are in AF. WWTP consumes some secondary recycled water as part of its process. This recycled water use is not included in the table.			

6.5.5 Actions to Encourage and Optimize Future Recycled Water Use

As part of the Feasibility Study, the City identified potential recycled water customers, distributed a recycled water questionnaire, held educational Stakeholder Workshops, quantified recycled water demand, and evaluated project design options. Recently, the City secured funding for the first three phases of their Recycled Water Project. To further encourage recycled water use, the City will provide information to City residents about recycled water use so that the residents are fully informed about recycled water use. As shown in Table 6-9, after 2020, the City does not intend to increase the volume of recycled water used within the City's service area.

Table 6-9. Retail: Methods to Expand Future Recycled Water Use (DWR Table 6-6)

Section 6.5	Provide page location of narrative in UWMP		
Name of Action	Description	Planned Implementation Year	Expected Increase in Recycled Water Use
Public Outreach	Various ongoing communications	2015	
User Agreements	City actively seals out recycled water users and trains them on proper use of recycled water	2015	
Cost Incentives	City is providing recycled water free of charge	2015	
Total			0
Actions to expand recycled water use began in 2015 and will continue into the future. Supplier anticipates to complete all construction phases of the current recycled water program prior to 2020. City intends to continue to seek out new users and provide recycled water free of charge.			

To deliver recycled water by 2020, the City plans to:

- Design and construct Recycled Water Project Phase I-III, and
- Secure funding, design and construct Recycled Water Project Phase IV.

6.6 DESALINATED WATER OPPORTUNITIES

The City's surface water and groundwater supplies do not require desalinization. Saltwater intrusion is not expected to occur in the Basin. The City has no immediate plans to explore desalinization opportunities because its surface and groundwater sources are expected to provide adequate long-term supply.

6.7 EXCHANGES OR TRANSFERS

The City does not transfer or exchange water with its neighboring water suppliers. However, the City has emergency intertie agreements with Millview County Water District and Willow County Water District (Chapter 7).

6.8 FUTURE WATER PROJECTS

Although the current water supply sources are considered adequate for existing and projected water demands, the City is actively growing its groundwater and recycled water supply to improve the reliability of the overall water supply.

Construction of groundwater Well #9 is expected to increase the City's water supply by a volume that is yet to be determined.

By 2020, the City plans to deliver 685 AF of recycled water to customers who currently use the City's potable water for landscape and golf course irrigation within the City's service area. Additional recycled water will be delivered outside of the City's service area to properties that currently use private wells or surface water rights for landscape and agricultural irrigation. This additional recycled water is expected to reduce regional demand on the groundwater basin and the Russian River.

The planned projects that increase the City's water supply are summarized in Table 6-10. As shown, these projects will increase supply reliability for all water supply year conditions, which are discussed further in Chapter 7.

Table 6-10. Retail: Expected Future Water Supply Programs (DWR Table 6-7)

Name of Future Projects or Programs	Joint Project with other agencies?		Description (if needed)	Planned Implementation Year	Planned for Use in Year Type	Expected Increase in Water Supply to Agency
Recycled Water Project Phase I-III	No			2020	All Year Types	80
Recycled Water Project Phase IV	No			2020	All Year Types	605
NOTES: Volumes are in AF. The Recycled Water Project will deliver additional recycled water to customers outside of the City's service area.						

6.9 SUMMARY OF EXISTING AND PLANNED SOURCES OF WATER

A summary of the City's existing sources of water, based on the above description, is provided in Table 6-11.

Table 6-11. Retail: Water Supplies – Actual (DWR Table 6-8)

Water Supply	Additional Detail on Water Supply	2015		
		Actual Volume	Water Quality	Total Right or Safe Yield (optional)
Surface water	20 cfs direct diversion Jan 1-Dec 31 A012952	1,359	Drinking Water	14,480
Groundwater	Alluvial Groundwater Basin	1,175	Drinking Water	
Total		2,534		14,480
NOTES: Volumes are in AF.				

A summary of the City's planned sources of water, based on the above description, is provided in Table 6-12.

Table 6-12. Retail: Water Supplies – Projected (DWR Table 6-9)

Water Supply	Additional Detail on Water Supply	Projected Water Supply Report To the Extent Practicable									
		2020		2025		2030		2035		2040 (opt)	
		Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)
Purchased or Imported Water	Project Water	800	800	800	800	800	800	800	800	800	800
Surface Water	Permit 12952 (Application 15704)	14,480	14,480	14,480	14,480	14,480	14,480	14,480	14,480	14,480	14,480
Surface water	Pre-1914 rights	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027
Groundwater	Wells	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700
Recycled Water		685	685	685	685	685	685	685	685	685	685
Total		21,692	21,692	21,692	21,692	21,692	21,692	21,692	21,692	21,692	21,692

NOTES: Volumes are in AF. Projected groundwater supply is based on pumping capacities of existing wells.

As shown in Table 6-10, based on current well capacities, the City may pump 3,700 AFY of groundwater. As discussed in section 6.8, the City is currently constructing groundwater Well #9 and will continue to construct groundwater wells that will increase the groundwater pumping capacity. The expected increase of groundwater supply from Well #9 or future groundwater wells has not been determined. Based on historical pumping volumes, the City expects the actual volume of groundwater pumped to be much lower than the wells' maximum production capacities.

6.10 CLIMATE CHANGE IMPACTS TO SUPPLY

The Guidebook suggests that UWMPs address potential effects of climate change to water supply. The City's Climate Action Plan (2014) inventories City GHG emissions, establishes an emissions reduction target, and outlines strategies to meet these goals. The full report is available on the City's website.

Neither the Basin nor the Russian River are fed by snowmelt, so the City's supply is not expected to be impacted by reduced snowmelt associated with climate change. The City does not import water from climate sensitive systems outside of the region because the region has sufficient supply to meet current and future demand.

This chapter describes the long term reliability and vulnerability of the City's water supplies. The City's implemented, or planned to be implemented, water management tools for increasing the reliability of water supplies are also addressed.

7.1 CONSTRAINTS ON WATER SOURCES

There are a variety of constraints that can impact water supply reliability. The City evaluated potential physical, legal, environmental, water quality, and climatic effects on its water sources. A full analysis is included in Appendix G. This section describes constraints on the surface water, groundwater, and recycled water supplies as identified by the City at the time of preparation of this 2015 UWMP. As discussed below, it is unlikely that the City will experience a reduction in supply reliability, and all supply sources are generally considered to be available at a consistent level of use.

7.1.1 Physical

A fundamental factor that affects water supply reliability is the hydraulic capacity of supply and distribution system facilities. The current supply and distribution system is considered sufficient for the current and projected demands within the planning horizon of this UWMP. As the City continues to grow, it will construct the additional supply and distribution system facilities necessary to accommodate the increased water demands.

7.1.2 Legal

The City's pre-1914 right to divert from the Russian River provides a reliable supply source, which is unlikely to be interrupted due to legal factors.

The City's Water Right Permit 12952 expired on December 31, 2000. The City filed a petition for extension of time, change in points of diversion, and place of use with the State Water Board; the Permit is still valid while the petition is processed.

The City's agreement with the Flood Control District could be affected by contract changes but is not anticipated to change within the planning horizon of this UWMP.

The Basin is not adjudicated. As discussed in Section 6.2, the Basin is not overdrafted and not anticipated to become overdrafted in the near future. There is a legal presumption that groundwater pumped from a groundwater basin is not subject to appropriation by permit. The City does not waive this legal presumption, therefore, groundwater supply is not expected to be interrupted due to legal factors.

The City's future recycled water supply is not anticipated to be impacted by legal factors.

7.1.3 Environmental

To date, the City's surface water, groundwater, and recycled water supplies have not been impacted by environmental factors, and the City does not anticipate future disruption of supplies as a result of environmental factors.

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7.1.4 Water Quality

The quality of existing surface water and groundwater supply sources is expected to be adequate throughout the planning horizon of this UWMP. The quality of the City's water system is regulated by the Department of Public Health which requires regular collection and testing of water samples to ensure that the quality meets regulatory standards and does not exceed maximum contaminant levels. The City performs regular water quality testing and consistently delivers water that is at or below regulatory limits. The most recent Water Quality Report is included in Appendix H, and is available on the City's website. If water quality becomes an issue for water supply reliability in the future, the City will evaluate the need for upgrades to its current treatment system or construction of a new water treatment facility.

7.1.5 Climate

Climatic factors affecting the reliability of a given water supply system generally are a function of seasonal precipitation and runoff characteristics. The Ukiah area receives an average of 37.26 inches of precipitation per a year. The relatively abundant precipitation contributes runoff to the Russian River system and recharges the groundwater basin. During drought conditions, when surface water supplies are limited or unavailable, water supply is available to the City from the groundwater storage basin. Chapter 4 describes the historical and projected characteristics of the groundwater basin and supply sources underlying the City.

Accordingly, it is unlikely that the City's supply reliability would be inhibited by climatic factors, as the groundwater basin can support the City's demand during below-average precipitation periods.

7.2 RELIABILITY BY TYPE OF YEAR

The quantity of supply available from different water supply sources can vary from one year to the next depending on hydrologic conditions. Historical data, where available, were therefore used to develop a projected yield for each water supply source under three conditions: (1) normal water year, (2) single dry year, and (3) multiple dry years. In accordance with the DWR 2015 Guidebook, each condition is defined as follows:

- **Normal Water Year:** The year, or an averaged range of years, that most closely represents the average water supply available to the City. The terms "normal" and "average" are used interchangeably.
- **Single-Dry Year:** The year with the lowest annual runoff or allocation in the historical sequence.
- **Multiple-Dry Year:** The lowest average runoff or allocation for a consecutive 3-year period in the historical sequence.

Years that the City identifies as their historical average, single driest year, and driest multi-year period are shown in Table 7-1. These years are also known as the "Base Years", and represent the availability of all of the City's water supplies combined. The available supplies column specifies the percentage and volume of the water supply expected if there were to be a repeat of the hydrology from that type of year. Although the City is preparing its dry year water supply and demand

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Water Supply Reliability Assessment



comparison by showing a potential 50 percent reduction in available supplies, such a reduction is extremely unlikely. None of the City's water supply sources were curtailed during 2015.

Table 7-1. Retail: Basis of Water Year Data (DWR Table 7-1)

Year Type	Base Year <i>If not using a calendar year, type in the last year of the fiscal, water year, or range of years, for example, water year 1999-2000, use 2000</i>	Available Supplies if Year Type Repeats	
		☐	Quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. Location _____
		☒	Quantification of available supplies is provided in this table as either volume only, percent only, or both.
		Volume Available	% of Average Supply
Average Year	1962	21,692	100%
Single-Dry Year	1977	10,846	50%
Multiple-Dry Years 1st Year	1990	10,846	50%
Multiple-Dry Years 2nd Year	1991	10,846	50%
Multiple-Dry Years 3rd Year	1992	10,846	50%
NOTES: Volumes are in AF. Although the City is presenting the potential for dry year supply reductions, none of the City's supply sources were curtailed in 2015.			

7.3 SUPPLY AND DEMAND ASSESSMENT

In order to make the best determination of the reliability of the City's water supplies, the supply for various types of years are quantified and discussed below. The demands have been projected using the City's projected population growth and adopted SB X7-7 per capita water use target of 186 GPCD for 2020 and subsequent years.

7.3.1 Normal Year

The availability of the City's supplies in Normal Years is described in detail in Chapter 6 and summarized below:

- 2,027 AF of surface water from the City's Pre-1914 Appropriative Right
- 14,480 AF of surface water from the City's Water Right Permit 12952
- 3,700 AF of groundwater
- 800 AF of purchased project water from the Flood Control District

As shown in Table 7-2, the City's Normal Year supplies are adequate to meet projected demands.

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Table 7-2. Retail: Normal Year Supply and Demand Comparison (DWR Table 7-2)

	2020	2025	2030	2035	2040 (Opt)
Supply totals (autofill from Table 6-9)	21,692	21,692	21,692	21,692	21,692
Demand totals (autofill from Table 4-3)	4,205	4,383	4,574	4,771	4,978
Difference	17,487	17,309	17,118	16,921	16,714
NOTES: Volumes are in AF. Table references refer to DWR table numbers.					

7.3.2 Single Dry Year

In Single Dry Years, although unlikely, the availability of the City's supplies could decrease by up to 50 percent. Therefore, the Single Dry Year availability is assumed to be:

- 1,014 AF of surface water from the City's Pre-1914 Appropriative Right
- 7,240 AF of surface water from the City's Water Right Permit 12952
- 1,850 AF of groundwater
- 400 AF of purchased project water from the Flood Control District

As shown in Table 7-3, even with the conservative assumption of 50 percent supply reduction, the City's Single Dry Year supplies greatly exceed projected demands.

Table 7-3. Retail: Single Dry Year Supply and Demand Comparison (DWR Table 7-3)

	2020	2025	2030	2035	2040 (Opt)
Supply totals	10,846	10,846	10,846	10,846	10,846
Demand totals	4,205	4,383	4,574	4,771	4,978
Difference	6,641	6,463	6,272	6,075	5,868
NOTES: Volumes are in AF.					

Chapter 7

Water Supply Reliability Assessment



7.3.3 Multiple Dry Year

In Multiple Dry Years, although unlikely, the availability of the City's supplies could decrease by up to 50 percent and remain consistent for the duration of the Multiple Dry Year period. Therefore, the Multiple Dry Year availability is assumed to be:

- 1,014 AF of surface water from the City's Pre-1914 Appropriative Right
- 7,240 AF of surface water from the City's Water Right Permit 12952
- 1,850 AF of groundwater
- 400 AF of purchased project water from the Flood Control District

As shown in Table 7-4, even with the conservative assumption of 50 percent supply reduction, the City's Multiple Dry Year supplies greatly exceed projected demands.

Table 7-4. Retail: Multiple Dry Years Supply and Demand Comparison (DWR Table 7-4)

		2020	2025	2030	2035	2040 (Opt)
First year	Supply totals	10,846	10,846	10,846	10,846	10,846
	Demand totals	4,205	4,383	4,574	4,771	4,978
	Difference	6,641	6,463	6,272	6,075	5,868
Second year	Supply totals	10,846	10,846	10,846	10,846	10,846
	Demand totals	4,205	4,383	4,574	4,771	4,978
	Difference	6,641	6,463	6,272	6,075	5,868
Third year	Supply totals	10,846	10,846	10,846	10,846	10,846
	Demand totals	4,205	4,383	4,574	4,771	4,978
	Difference	6,641	6,463	6,272	6,075	5,868
NOTES: Volumes are in AF.						

7.4 REGIONAL SUPPLY RELIABILITY

All water consumed by the City comes from local supply sources. No water is imported from other regions, nor does the City anticipate importing water from other regions throughout the UWMP planning period.

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CHAPTER 8

Water Shortage Contingency Planning



This chapter describes the City's strategic planning process to prepare for and respond to water shortages. This includes the estimated three-year minimum water supply, the actions and stages described in the water conservation ordinance that will be implemented in the event of a water supply shortage, and the emergency preparedness and plans for catastrophic events. The purpose of a water shortage emergency plan, also known as a water shortage contingency plan, is to help the City maintain reliable supplies and reduce the impacts of supply interruptions. The City adopted its Water Shortage Emergency Plan in 1977 (see Appendix I).

8.1 STAGES OF ACTION

In accordance with California Water Code Section 10632 (a)(1), the City's Water Shortage Emergency Plan includes three stages of action in response to progressively decreasing water supplies, including up to a 50 percent reduction. These stages would be appropriate responses to a drought, emergency supply outage condition, or other water shortages. The City Council can declare a water emergency by resolution.

A summary of the three stages and their water reduction conditions is included in Table 8-1.

Table 8-1. Retail: Stages of Water Shortage Contingency Plan (DWR Table 8-1)

Stage	Complete Both	
	Percent Supply Reduction ¹	Water Supply Condition
I - Minor Shortage Potential	10-20%	Below average rainfall for 12-24 months, more than 10% of GW Wells out of service.
II - Moderate Shortage Potential	20-35%	Below average rainfall for 24-36 months, more than 10% of GW Wells out of service.
III - Critical Shortage Potential	35-50%	Below average rainfall for more than 36 months, prolonged periods of low water pressure, more than 10% of GW Wells out of service.
¹ One stage in the Water Shortage Contingency Plan must address a water shortage of 50%.		
NOTES: The City's Water Shortage Emergency Plan is also known as a water shortage contingency plan.		

8.2 PROHIBITIONS ON END USES

In accordance with California Water Code Section 10632 (a)(4), the City established different water use prohibitions for each of the three emergency stages. The Water Shortage Emergency prohibits "all nonessential uses" and allocates "the available water supply during any water shortage emergency to the end that sufficient water will be and remain available for human

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Water Shortage Contingency Planning



consumption, sanitation, and fire protection.” The definition of nonessential uses adjusts with each water shortage emergency stage.

The Stage I prohibitions include voluntary water conservation measures. The Stage I water emergency restricts application of potable water to outdoor landscapes in a manner that causes runoff, irrigation at a rate that causes ponding or puddling, the use of a hose to wash a motor vehicle unless the hose has a shut-off nozzle, application of potable water onto driveways and sidewalks, and the use of potable water in a decorative water feature except where the water is part of a recirculating system. On August 6, 2014, the City passed a Resolution 2014-31 and declared a Stage I water emergency (Appendix J).

The Stage II and III mandatory prohibitions limit specific uses of water and are summarized in Table 8-2.

Table 8-2. Retail Only: Restrictions and Prohibitions on End Uses (DWR Table 8-2)

Stage	Restrictions and Prohibitions on End Users	Additional Explanation or Reference (optional)	Penalty, Charge, or Other Enforcement?
II, III	Other	Prohibit use of water from fire hydrants for any purpose other than fighting fires.	Yes
II, III	Other - Customers must repair leaks, breaks, and malfunctions in a timely manner	Prohibit use of water from any meter when consumer has been given 2 days notice to repair any leaks and has failed to comply.	Yes
II, III	Other	No golf course watering except tees and greens.	Yes
II, III	Landscape - Prohibit all landscape irrigation		Yes
II, III	Other - Prohibit use of potable water for construction and dust control		Yes
II, III	Other - Prohibit use of potable water for washing hard surfaces		Yes
II, III	Other water feature or swimming pool restriction	No Fill or refill of pools and spas	Yes
II, III	Pools and Spas - Require covers for pools and spas	No Fill or refill of pools and spas without covers	Yes
II, III	Other	No vehicle washing with hoses	Yes
III	Other	Water rationing (SFR or duplex, 50 gpcd; MF 45 gpcd)	Yes
III	Other	Reduce all water use by 50%	Yes
III	Other	Prohibit water to irrigate	Yes
III	Other	Prohibit use of water for hand watering	Yes

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Water Shortage Contingency Planning



8.3 PENALTIES, CHARGES, OTHER ENFORCEMENT OF PROHIBITIONS

The City currently does not have established penalties or charges for excessive water use. During a Stage II or Stage III Water Emergency, any customer violating the prohibitions on water use receives a written warning from the City for the first violation. If the violation continues and the City determines there has been a “willful failure to comply” with the regulations, the City may shut off a customer’s water service.

8.4 CONSUMPTION REDUCTION METHODS

In accordance with California Water Code Section 10632 (a)(5), the City may implement consumption reduction methods during water emergency stages. These methods, to be used by the City to reduce water demand, are summarized in Table 8-3.

Table 8-3. Retail Only: Stages of Water Shortage Contingency Plan – Consumption Reduction Methods (DWR Table 8-3)

Stage	Consumption Reduction Methods by Water Supplier	Additional Explanation or Reference (optional)
All	Provide Rebates on Plumbing Fixtures and Devices	Low flow toilet replacement program
All	Provide Rebates for Turf Replacement	
All	Reduce System Water Loss	Water meter replacement program
II and III	Implement or Modify Drought Rate Structure or Surcharge	Applies to the Mandatory reduction stages

8.5 DETERMINING WATER SHORTAGE REDUCTIONS

The City’s primary mechanism for measuring water use, and therefore water use reduction, is water meters. Therefore, to measure the actual reductions in water use during stage of the Water Shortage Emergency Plan, the City will perform frequent water meter readings.

8.6 REVENUE AND EXPENDITURE IMPACTS

Implementation of water emergency stages, enforcement penalties, and consumption reduction methods are likely to impact the City’s revenue and expenditures in three ways: (1) reduced water sales, (2) reduced water supply purchase and pumping costs, and (3) increased water conservation education and assistance costs. The net effect of these impacts creates a financial deficit during periods of water shortage¹. In accordance with the California Water Code

¹ City of Ukiah Final Draft Water Rate Study

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Water Shortage Contingency Planning



Section 10632 (a)(7), the City conducted a Water Rate Study that evaluated the financial impacts of Stages I-III of their Water Shortage Emergency Plan, plus an additional shortage condition of greater than 50 percent reduction in water supply. The purpose of the Water Rate Study was to ensure that water rates were sufficient to meet the water utility's financial and service obligations for ongoing operation and maintenance, debt service, and capital improvements while maintaining service and prudent financial reserves for specified purposes. A copy of the Water Rate Study is available on the City's website. On April 20, 2016, the City conducted a Proposition 218 hearing and adopted the water rates and water shortage surcharges proposed in the Water Rate Study.

The City calculated the following estimated financial deficits, compared to normalized water supply conditions, during each stage of a water emergency:

- Stage I: \$588,000
- Stage II: \$1,045,000
- Stage III: \$1,490,000

As proposed in the Final Draft Water Rate Study, the City plans to use a multi-pronged corrective strategy to recover financial impacts of water shortages. As described below, the City identified three corrective actions to recover the deficits incurred during a water shortage.

8.6.1 Use of Financial Reserves

The City may use Rate Stabilization Reserves to recover all or part of the revenue loss of Stage I-III Water Emergencies.

8.6.2 Drought Rate Structures and Surcharges

The City may implement a temporary water shortage surcharge to recover the revenue loss of a Stage II or Stage III Water Emergency. The customer's monthly service charge is not impacted; the water shortage surcharge is applied to the water usage rate at the following surcharge per unit (a unit is 100 cubic feet):

- Stage II: 15% surcharge
- Stage III: 25% surcharge

8.6.3 Other Measures

The City regularly contributes (transfers) water rate revenue from the Operating Fund to the Capital Replacement Fund to support the capital improvement program. In the most severe water demand reduction conditions, the City may reduce the annual contribution to the Capital Replacement Fund to try and recover revenue loss from a Stage III water emergency.

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Water Shortage Contingency Planning



8.7 RESOLUTION OR ORDINANCE

In 2014, the City adopted Ordinance No. 1150 which updated the definition of a Stage I water emergency by amending Sections 3603 and 3605 of the Ukiah City Code to comply with direction from the State Water Resources Control Board. The City also adopted a Resolution 2014-31 declaring a Stage I water emergency. Copies of these documents are included in Appendix J.

8.8 CATASTROPHIC SUPPLY INTERRUPTION

The City has developed an extensive response plan and has organized its emergency efforts with applicable relief agencies and municipalities in the area; see Division 6, Chapter 2 of the City of Ukiah Municipal code.

8.9 MINIMUM SUPPLY NEXT THREE YEARS

All water agencies are required to provide an estimate of the minimum water supply available during each of the next three water years, 2016, 2017, and 2018 (Table 8-4). This estimate reflects the combined availability of all water sources and assumes the same hydrology that was noted in the historical multiple-dry year period (Section 7.3).

Table 8-4. Retail: Minimum Supply Next Three Years (DWR Table 8-4)

	2016	2017	2018
Available Water Supply	10,509	10,509	10,509
NOTES: Volumes are in AF.			

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CHAPTER 9

Demand Management Measures



This chapter describes the City's historical and existing water conservation program, status of implementation of Demand Management Measures (DMMs), and projected future conservation implementation. The CWC requires that UWMPs include a comprehensive description of historical, current, and projected water conservation programs.

In previous UWMPs, a substantial amount of data were required to document a water supplier's progress in implementing fourteen specific DMMs. In 2014, Assembly Bill 2067 simplified, clarified, and updated reporting requirements for DMMs. Starting with this 2015 UWMP, focus has turned away from detailed descriptions of each of the fourteen DMMs and has turned to key water conservation measures that are being implemented to achieve compliance with SB X7-7. For retail agencies, the number of DMMs has been reduced from fourteen to six (plus an "other" category). A narrative description of the status of the DMMs and how the DMMs will help the water supplier achieve its SB X7-7 water use targets is required. Detailed data are not required.

9.1 WATER CONSERVATION PROGRAM OVERVIEW

The City actively promotes the reduction of water demand through various water conservation outreach programs. Sections 9.2 and 9.3 include descriptions of DMMs that are currently implemented. The City does not have any upcoming plans to implement new DMMs. The City continually assesses the success of its programs and makes changes to the organization and/or operation of the conservation measures as appropriate.

9.2 DEMAND MANAGEMENT MEASURES

The six DMMs required to be discussed in the 2015 UWMP include the following:

- Water waste prevention ordinances;
- Metering;
- Conservation pricing;
- Public education and outreach;
- Programs to assess and manage distribution system real loss; and
- Water conservation program coordination and staffing support.

For each DMM, the current program is described, followed by a description of how the DMM was implemented over the previous five years and the planned implementation to achieve the water use targets required by SB X7-7 (see Chapter 5 SB X7-7 Baselines and Targets).

9.2.1 Water Waste Prevention Ordinances

The City of Ukiah adopted a water waste prevention ordinance now included in Municipal Code Division 4 Utilities, Chapter 1 Water, Article 7 Service Connections, Meters and Customer's Facilities, Section 3571 Waste of Water, which states:

Where negligent or wasteful use of water exists on a customer's premises, seriously affecting the general service, the City may discontinue the service if such conditions are not corrected within five (5) days after giving customer written notice of intent to do so. (Ord. 478, §VIIIF, adopted 1954)

This ordinance has been in place since 1954 and is continually enforced. The City expects to continue to enforce this ordinance through the foreseeable future.

In addition, Article 11 Water Shortage Emergency prohibits "all nonessential uses" and allocates "the available water supply during any water shortage emergency to the end that sufficient water will be and remain available for human consumption, sanitation, and fire protection." The definition of nonessential uses adjusts with each water shortage emergency stage. The water shortage emergency stages and the prohibited water uses are discussed in detail in Chapter 8 Water Shortage Contingency Plan.

Implementation of this DMM is expected to help the City achieve its water use targets by minimizing the nonessential uses of water so that water is available to be used for human consumption, sanitation, and fire protection.

9.2.2 Metering

The City's water distribution system is fully metered. The City regularly replaces old meters to provide more accurate readings of water use in its service area.

To implement this DMM, the City maintains its meter reading program and continually evaluates replacement of old meters. The City provides support for this DMM with staff time and City resources.

The City implements this DMM on an ongoing, year-round basis. Effectiveness of this DMM is evaluated by comparison of water use before meter retrofit to water use after the meter retrofit. When metered water use increases and unaccounted-for water decreases, the new water meters are probably more accurately recording the actual volume of water delivered to customers. The City does not record number of meter retrofits.

Implementation of this DMM is expected to help the City achieve its water use targets by providing accurate water use information to the customer and the City.

9.2.3 Conservation Pricing

The City started implementing this DMM in 2005 with the development of a water rate schedule that included fixed meter charges based on meter size and variable charges based on consumption, with a single fixed rate per unit of water (commodity pricing).

As discussed in Chapter 8, the City may adopt water rates that include a water shortage emergency surcharge structure, to meet the water utility's financial and service obligations for ongoing operation and maintenance, debt service, and capital improvements. A copy of the Water Rate Study is available on the City's website.

Implementation of this DMM is expected to help the City achieve its water use targets by ensuring water customers pay the true cost of water and to adequately fund water system operations and maintenance, including repair and replacement programs, and water conservation programs.

9.2.4 Public Education and Outreach

This program consists of distributing information to the public through a variety of methods including brochures, radio and television, school presentations and videos, and web sites, including a school education program that includes providing educational materials and instructional assistance.

The City promotes public awareness of water conservation through occasional bill stuffers, distribution of its Annual Water Quality Report, radio broadcasts, and the City website. In addition, City employees are encouraged to discuss conservation measures with customers. The City offers local school tours of its water treatment plant and provides materials to schools for conservation education. In addition, four science classes on public water supply are offered once a year at the local high school.

The City has implemented this DMM and provides public information programs on water conservation and other water issues on an ongoing, year-round basis. The City understands that public awareness of water conservation issues is an important factor in ensuring a reliable water supply.

The City does not directly measure the effectiveness of this DMM. In general, however, more public awareness and education programs give customers increased knowledge of water conservation opportunities. It is especially important to teach children water conservation practices and to educate them on the important aspects of safe and sustainable water provision.

Implementation of this DMM is expected to help the City achieve its water use targets by educating water users about the importance of improving water use efficiency and avoiding water waste.

9.2.5 Programs to Assess and Manage Distribution System Real Loss

A water audit is a process of accounting for water use throughout a water system to quantify the unaccounted-for water. Unaccounted-for water is the difference between metered production and metered consumption on a system-wide basis. A leak detection program typically consists of both visual inspection and audible inspection. Visual inspection includes the inspection of distribution system appurtenances (e.g., fire hydrants, valves, meters, etc.) to identify obvious signs of leakage. To perform audible leak detection, specialized electronic listening equipment is used to detect the sounds associated with distribution system leakage. This process allows the City to pinpoint the location of suspected leaks.

The City currently performs leak detection and repair on an ongoing basis. Because the City was fully metered in 2005, its system water audit program is thorough and represents an accurate estimate of water system losses. The City calculates system water losses annually and reports this information to DWR. In addition to calculating system losses, the City is in the process of replacing old meters in the system. New meters will provide a more comprehensive portrayal of water use within the City.

To implement this DMM, the City manages an ongoing water system audit program. Steps necessary to implement this DMM include:

- Tracking metered production and delivery values over time to evaluate system losses;
- Compiling annual reports to DWR with unaccounted-for water losses in the system;
- Training staff on system-wide auditing procedures;
- Visual and measured inspection of meter and conveyance infrastructure;
- Replacement of older meters with new meters; and
- Ongoing calibration of water meters to ensure accuracy.

The water system audits and leak detection activities are performed on an ongoing, year-round basis.

The effectiveness of the system water audit program is evaluated through the City's annual report to the DWR. The annual report monitors the unaccounted-for water losses. Any reductions in water loss due to the replacement of old meters and water leak detection and repairs will be reflected in the annual report. The City does not record the number of miles of distribution lines surveyed, nor the expenditures.

Implementation of this DMM is expected to help the City achieve its water use targets by identifying sources of water loss quickly so repairs can be made and losses minimized.

9.2.6 Water Conservation Program Coordination and Staffing Support

The position of water conservation coordinator is an ongoing component of a City's water conservation program. The conservation coordinator position is responsible for implementing and monitoring the City's water conservation activities.

The City has implemented this DMM. In practice, all City staff encourages implementation of water conservation measures by the City's residents. In particular, the Water and Sewer Division provide indoor and outdoor conservation tips for customers. However, the City intentionally calls upon the support of City staff as a whole to perform the duties that would be assigned to an individual conservation coordinator. In this way, coordination can be handled by specialized departments to achieve optimum water conservation.

Water conservation coordination for the City is established by policies determined by the City council and includes answering questions of the public by maintenance and meter reading staff while in the field.

This DMM will be performed on an ongoing, year-round basis.

The effectiveness of this DMM will be evaluated in conjunction with the success of the City's water conservation efforts as a whole.

Implementation of this DMM is expected to help the City achieve its water use targets by making water conservation and implementation of the City's water conservation program a priority to all City employees instead of just one employee.

9.3 OTHER DEMAND MANAGEMENT MEASURES

In addition to the six DMMs described above, the City implements a large landscape irrigation conservation program and a commercial, industrial, institutional water customer conservation program. These two programs are described below.

9.3.1 Large Landscape Irrigation Conservation Program

The City's Planning Department reviews all proposed landscaping plans for new developments. During the review process, the City addresses large landscaping concerns with the developer. Included in the City's Municipal Code is a requirement for all landscape planting to be "those which grow well in Ukiah's climate without extensive irrigation." New developments can only be approved when proposed landscaping plans adhere to the City's Municipal Code. It is through this planning review process that the City manages its large landscape water consumers to ensure responsible water use for new developments.

The City implements this DMM on an ongoing, year-round basis. All new developments are required to adhere to the landscaping ordinances of City's Municipal Code.

The City has very few commercial, industrial, and institutional (CII) accounts and does not track the water use for large landscape consumers. Therefore, the City has not historically tracked the actual water savings associated with the implementation of this DMM. The City has not established other methods of evaluate the effectiveness of this DMM.

Implementation of this DMM is expected to help the City achieve its water use targets by preventing planting of landscaping that would not grow well in Ukiah's climate without extensive irrigation.

9.3.2 Commercial, Industrial, Institutional Customers Conservation Programs

With this DMM, the City would develop a conservation program for CII accounts that includes water audits targeted to the top water users. This program would include surveys of past program participants to determine if audit recommendations were implemented. This program would also include incentives related to the use of efficient water-use technologies.

The City has implemented this DMM.

Chapter 9

Demand Management Measures



The City has only three industrial customers, including Mendocino Brewing Company and Maverick Enterprises who make up the majority of the water use in the industrial sector. To implement this DMM, the City surveys the water usage of these industries. Any new commercial, industrial, or institutional developments will be reviewed by the City's Planning Department and must meet all requirements of the City's Municipal Code.

This DMM will continue to be performed on an ongoing basis.

The City has not historically tracked the actual water savings associated with the implementation of this DMM. The City has not established other methods to evaluate the effectiveness of this DMM.

Implementation of this DMM is expected to help the City achieve its water use targets by tracking water use of large industrial customers and alerting the customer to substantial changes in water use that could indicate the need for greater water use awareness within the industrial facility.

9.4 PLANNED IMPLEMENTATION TO ACHIEVE WATER USE TARGETS

As discussed in Chapter 5, the City achieved its 2015 per capita water use targets. The City is committed to the implementation of the above DMMs and plans to continue water conservation efforts into the foreseeable future.

9.5 MEMBERS OF THE CALIFORNIA URBAN WATER CONSERVATION COUNCIL

In 1991 (amended September 16, 1999), an Memorandum of Understanding (MOU) regarding urban water conservation in California was made that formalizes an agreement between DWR, water utilities, environmental organizations, and other interested groups to implement BMPs and make a cooperative effort to reduce the consumption of California's water resources. This MOU is administered by the California Urban Water Conservation Council (CUWCC). The City is not currently a signatory of the MOU and is therefore not a member of CUWCC.

However, the City realizes the importance of the BMPs to ensure a reliable future water supply. The City is committed to implementing water conservation and water recycling programs to maximize sustainability in meeting future water needs for its customers.

CHAPTER 10

Plan Adoption, Submittal, and Implementation



The purpose of this chapter is to provide information regarding notification, public hearing and adoption of the Plan.

10.1 INCLUSION OF ALL 2015 DATA

Because 2015 is the first compliance year for SB X7-7, the 2015 UWMPs must contain data through the end of 2015. If a water supplier bases its accounting on a fiscal year (July through June) the data must be through the end of the 2015 fiscal year (June 2015). If the water supplier bases its accounting on a calendar year, the data must be through the end of the 2015 calendar year (December 2015).

As indicated in Chapter 1, the City uses a calendar year for water supply and demand accounting, and therefore this 2015 UWMP includes data through December 2015.

10.2 NOTICE OF PUBLIC HEARING

The City provided 60-day notice of the preparation of its 2015 UWMP, and notice of the 2015 UWMP Public Hearing to the cities and counties listed in Table 10-1.

Table 10-1. Retail: Notification to Cities and Counties (DWR Table 10-1)

City Name	60 Day Notice	Notice of Public Hearing
City of Ukiah	☒	☒
County Name	60 Day Notice	Notice of Public Hearing
Mendocino County	☒	☒

Other agencies notified included the following:

- City of Ukiah
- Ukiah Chamber of Commerce
- County of Mendocino
- Mendocino County Local Agency Formation Commission
- Mendocino County Planning and Building Services
- Mendocino County Water Agency
- Mendocino Environmental Center
- Sonoma County Water Agency
- Redwood Valley County Water District

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- Millview County Water District
- Willow County Water District
- Calpella County Water District
- Rogina Water Company
- Mendocino County Russian River Flood Control and Water Conservation Improvement District

Public hearing notifications for adopting the Plan were published in the local newspaper (Ukiah Daily Journal) and posted at City facilities. Copies of the published Notice of Preparation and Notice of Public Hearing are included in Appendix D.

10.3 PUBLIC HEARING AND ADOPTION

The City has encouraged community and public interest involvement in the Plan update through the use of public notices and web-based communication.

A public hearing to discuss the Draft 2015 UWMP was held on June 1, 2016, in conjunction with the City Council meeting.

The public hearings provided an opportunity for all City water users and the general public to become familiar with the Plan and ask questions about its water supply in addition to the City's continuing plans for providing a reliable, safe, high-quality water supply. The adoption, implementation and economic impact of revised per capita water use targets (described in Chapter 5) was also discussed. Copies of the draft Plan were made available for public inspection at City offices, libraries, and City Hall.

This Plan was adopted by the City Council on _____. A copy of the adoption resolution is provided in Appendix K.

10.4 PLAN SUBMITTAL

A copy of this 2015 UWMP, including the Water Shortage Emergency Plan, will be submitted to DWR within 30 days of adoption and by July 1, 2016. The adopted 2015 UWMP will be submitted electronically to DWR using the WUEdata submittal tool. A CD or hardcopy of the adopted 2015 UWMP will also be submitted to the California State Library. No later than 30 days after adoption, a copy of the adopted 2015 UWMP will be provided to the cities and counties to which the City provides water.

10.5 PUBLIC AVAILABILITY

No later than 30 days after submittal to DWR, copies of this 2015 UWMP will be available at local public libraries and the Ukiah City Manager's office for public review during normal business hours. An electronic copy of this Plan will also be available for review and download on the City's website.

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10.6 PLAN IMPLEMENTATION

This 2015 UWMP will be the source document for any SB 610 Water Supply Assessments or SB 221 Water Supply Verifications required for any proposed projects between 2016 and 2020 that are subject to the California Environmental Quality Act and would demand an amount of water equivalent or greater than the amount of water required by a 500 dwelling unit project. This 2015 UWMP will also provide guidance and direction on development of new local supplies and implementation of water conservation programs and recycled water expansion to meet the requirements of SB X7-7.

10.7 AMENDING AN ADOPTED UWMP

If the City amends its 2015 UWMP, copies of amendments or changes to the plans will be submitted to DWR, the California State Library, and any city or county within which the supplier provides water within 30 days of adoption.

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APPENDIX A

Legislative Requirements

- California Water Code – Urban Water Management Planning
- California Water Code – Sustainable Water Use and Demand Reduction

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California Water Code

Urban Water Management Planning

California Water Code Division 6, Part 2.6.

Chapter 1. General Declaration and Policy §10610-10610.4

Chapter 2. Definitions §10611-10617

Chapter 3. Urban Water Management Plans

Article 1. General Provisions §10620-10621

Article 2. Contents of Plans §10630-10634

Article 2.5. Water Service Reliability §10635

Article 3. Adoption And Implementation of Plans §10640-10645

Chapter 4. Miscellaneous Provisions §10650-10656

Chapter 1. General Declaration and Policy

SECTION 10610-10610.4

10610. This part shall be known and may be cited as the "Urban Water Management Planning Act."

10610.2. (a) The Legislature finds and declares all of the following:

- (1) The waters of the state are a limited and renewable resource subject to ever-increasing demands.
- (2) The conservation and efficient use of urban water supplies are of statewide concern; however, the planning for that use and the implementation of those plans can best be accomplished at the local level.
- (3) A long-term, reliable supply of water is essential to protect the productivity of California's businesses and economic climate.
- (4) As part of its long-range planning activities, every urban water supplier should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry water years.
- (5) Public health issues have been raised over a number of contaminants that have been identified in certain local and imported water supplies.
- (6) Implementing effective water management strategies, including groundwater storage projects and recycled water projects, may require specific water quality and salinity targets for meeting groundwater basins water quality objectives and promoting beneficial use of recycled water.
- (7) Water quality regulations are becoming an increasingly important factor in water agencies' selection of raw water sources, treatment alternatives, and modifications to existing treatment facilities.

- (8) Changes in drinking water quality standards may also impact the usefulness of water supplies and may ultimately impact supply reliability.
- (9) The quality of source supplies can have a significant impact on water management strategies and supply reliability.
- (b) This part is intended to provide assistance to water agencies in carrying out their long-term resource planning responsibilities to ensure adequate water supplies to meet existing and future demands for water.

10610.4. The Legislature finds and declares that it is the policy of the state as follows:

- (a) The management of urban water demands and efficient use of water shall be actively pursued to protect both the people of the state and their water resources.
- (b) The management of urban water demands and efficient use of urban water supplies shall be a guiding criterion in public decisions.
- (c) Urban water suppliers shall be required to develop water management plans to actively pursue the efficient use of available supplies.

Chapter 2. Definitions

SECTION 10611-10617

10611. Unless the context otherwise requires, the definitions of this chapter govern the construction of this part.

10611.5. "Demand management" means those water conservation measures, programs, and incentives that prevent the waste of water and promote the reasonable and efficient use and reuse of available supplies.

10612. "Customer" means a purchaser of water from a water supplier who uses the water for municipal purposes, including residential, commercial, governmental, and industrial uses.

10613. "Efficient use" means those management measures that result in the most effective use of water so as to prevent its waste or unreasonable use or unreasonable method of use.

10614. "Person" means any individual, firm, association, organization, partnership, business, trust, corporation, company, public agency, or any agency of such an entity.

10615. "Plan" means an urban water management plan prepared pursuant to this part. A plan shall describe and evaluate sources of supply, reasonable and practical efficient uses,

reclamation and demand management activities. The components of the plan may vary according to an individual community or area's characteristics and its capabilities to efficiently use and conserve water. The plan shall address measures for residential, commercial, governmental, and industrial water demand management as set forth in Article 2 (commencing with Section 10630) of Chapter 3. In addition, a strategy and time schedule for implementation shall be included in the plan.

10616. "Public agency" means any board, commission, county, city and county, city, regional agency, district, or other public entity.

10616.5. "Recycled water" means the reclamation and reuse of wastewater for beneficial use.

10617. "Urban water supplier" means a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. An urban water supplier includes a supplier or contractor for water, regardless of the basis of right, which distributes or sells for ultimate resale to customers. This part applies only to water supplied from public water systems subject to Chapter 4 (commencing with Section 116275) of Part 12 of Division 104 of the Health and Safety Code.

Chapter 3. Urban Water Management Plans

Article 1. General Provisions

SECTION 10620-10621

10620. (a) Every urban water supplier shall prepare and adopt an urban water management plan in the manner set forth in Article 3 (commencing with Section 10640).
- (b) Every person that becomes an urban water supplier shall adopt an urban water management plan within one year after it has become an urban water supplier.
- (c) An urban water supplier indirectly providing water shall not include planning elements in its water management plan as provided in Article 2 (commencing with Section 10630) that would be applicable to urban water suppliers or public agencies directly providing water, or to their customers, without the consent of those suppliers or public agencies.
- (d) (1) An urban water supplier may satisfy the requirements of this part by participation in areawide, regional, watershed, or basinwide urban water management planning where those plans will reduce preparation costs and contribute to the achievement of conservation and efficient water use.
- (2) Each urban water supplier shall coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that

share a common source, water management agencies, and relevant public agencies, to the extent practicable.

- (e) The urban water supplier may prepare the plan with its own staff, by contract, or in cooperation with other governmental agencies.
 - (f) An urban water supplier shall describe in the plan water management tools and options used by that entity that will maximize resources and minimize the need to import water from other regions.
10621. (a) Each urban water supplier shall update its plan at least once every five years on or before December 31, in years ending in five and zero, except as provided in subdivision (d).
- (b) Every urban water supplier required to prepare a plan pursuant to this part shall, at least 60 days before the public hearing on the plan required by Section 10642, notify any city or county within which the supplier provides water supplies that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan. The urban water supplier may consult with, and obtain comments from, any city or county that receives notice pursuant to this subdivision.
- (c) The amendments to, or changes in, the plan shall be adopted and filed in the manner set forth in Article 3 (commencing with Section 10640).
- (d) Each urban water supplier shall update and submit its 2015 plan to the department by July 1, 2016.

Article 2. Contents of Plan

SECTION 10630-10634

10630. It is the intention of the Legislature, in enacting this part, to permit levels of water management planning commensurate with the numbers of customers served and the volume of water supplied.

10631. A plan shall be adopted in accordance with this chapter that shall do all of the following:

- (a) Describe the service area of the supplier, including current and projected population, climate, and other demographic factors affecting the supplier's water management planning. The projected population estimates shall be based upon data from the state, regional, or local service agency population projections within the service area of the urban water supplier and shall be in five-year increments to 20 years or as far as data is available.
- (b) Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a). If groundwater is identified as an existing or planned source of

water available to the supplier, all of the following information shall be included in the plan:

- (1) A copy of any groundwater management plan adopted by the urban water supplier, including plans adopted pursuant to Part 2.75 (commencing with Section 10750), or any other specific authorization for groundwater management.
 - (2) A description of any groundwater basin or basins from which the urban water supplier pumps groundwater. For basins that a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the urban water supplier has the legal right to pump under the order or decree. For basins that have not been adjudicated, information as to whether the department has identified the basin or basins as overdrafted or has projected that the basin will become overdrafted if present management conditions continue, in the most current official departmental bulletin that characterizes the condition of the groundwater basin, and a detailed description of the efforts being undertaken by the urban water supplier to eliminate the long-term overdraft condition.
 - (3) A detailed description and analysis of the location, amount, and sufficiency of groundwater pumped by the urban water supplier for the past five years. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.
 - (4) A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the urban water supplier. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.
- (c) (1) Describe the reliability of the water supply and vulnerability to seasonal or climatic shortage, to the extent practicable, and provide data for each of the following:
- (A) An average water year.
 - (B) A single-dry water year.
 - (C) Multiple-dry water years.
- (2) For any water source that may not be available at a consistent level of use, given specific legal, environmental, water quality, or climatic factors, describe plans to supplement or replace that source with alternative sources or water demand management measures, to the extent practicable.

- (d) Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis.
- (e) (1) Quantify, to the extent records are available, past and current water use, over the same five-year increments described in subdivision (a), and projected water use, identifying the uses among water use sectors, including, but not necessarily limited to, all of the following uses:
 - (A) Single-family residential.
 - (B) Multifamily.
 - (C) Commercial.
 - (D) Industrial.
 - (E) Institutional and governmental.
 - (F) Landscape.
 - (G) Sales to other agencies.
 - (H) Saline water intrusion barriers, groundwater recharge, or conjunctive use, or any combination thereof.
 - (I) Agricultural.
 - (J) Distribution system water loss.
- (2) The water use projections shall be in the same five-year increments described in subdivision (a).
- (3) (A) For the 2015 urban water management plan update, the distribution system water loss shall be quantified for the most recent 12-month period available. For all subsequent updates, the distribution system water loss shall be quantified for each of the five years preceding the plan update.
 - (B) The distribution system water loss quantification shall be reported in accordance with a worksheet approved or developed by the department through a public process. The water loss quantification worksheet shall be based on the water system balance methodology developed by the American Water Works Association.
- (4) (A) If available and applicable to an urban water supplier, water use projections may display and account for the water savings estimated to result from adopted codes, standards, ordinances, or transportation and land use plans identified by the urban water supplier, as applicable to the service area.

- (B) To the extent that an urban water supplier reports the information described in subparagraph (A), an urban water supplier shall do both of the following:
 - (i) Provide citations of the various codes, standards, ordinances, or transportation and land use plans utilized in making the projections.
 - (ii) Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.
- (f) Provide a description of the supplier's water demand management measures. This description shall include all of the following:
 - (1) (A) For an urban retail water supplier, as defined in Section 10608.12, a narrative description that addresses the nature and extent of each water demand management measure implemented over the past five years. The narrative shall describe the water demand management measures that the supplier plans to implement to achieve its water use targets pursuant to Section 10608.20.
 - (B) The narrative pursuant to this paragraph shall include descriptions of the following water demand management measures:
 - (i) Water waste prevention ordinances.
 - (ii) Metering.
 - (iii) Conservation pricing.
 - (iv) Public education and outreach.
 - (v) Programs to assess and manage distribution system real loss.
 - (vi) Water conservation program coordination and staffing support.
 - (vii) Other demand management measures that have a significant impact on water use as measured in gallons per capita per day, including innovative measures, if implemented.
 - (2) For an urban wholesale water supplier, as defined in Section 10608.12, a narrative description of the items in clauses (ii), (iv), (vi), and (vii) of subparagraph (B) of paragraph (1), and a narrative description of its distribution system asset management and wholesale supplier assistance programs.
- (g) Include a description of all water supply projects and water supply programs that may be undertaken by the urban water supplier to meet the total projected water

use, as established pursuant to subdivision (a) of Section 10635. The urban water supplier shall include a detailed description of expected future projects and programs that the urban water supplier may implement to increase the amount of the water supply available to the urban water supplier in average, single-dry, and multiple-dry water years. The description shall identify specific projects and include a description of the increase in water supply that is expected to be available from each project. The description shall include an estimate with regard to the implementation timeline for each project or program.

- (h) Describe the opportunities for development of desalinated water, including, but not limited to, ocean water, brackish water, and groundwater, as a long-term supply.
- (i) For purposes of this part, urban water suppliers that are members of the California Urban Water Conservation Council shall be deemed in compliance with the requirements of subdivision (f) by complying with all the provisions of the "Memorandum of Understanding Regarding Urban Water Conservation in California," dated December 10, 2008, as it may be amended, and by submitting the annual reports required by Section 6.2 of that memorandum.
- (j) An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision (c). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (c).

10631.1. (a) The water use projections required by Section 10631 shall include projected water use for single-family and multifamily residential housing needed for lower income households, as defined in Section 50079.5 of the Health and Safety Code, as identified in the housing element of any city, county, or city and county in the service area of the supplier.

- (b) It is the intent of the Legislature that the identification of projected water use for single-family and multifamily residential housing for lower income households will assist a supplier in complying with the requirement under Section 65589.7 of the Government Code to grant a priority for the provision of service to housing units affordable to lower income households.

10631.2. (a) In addition to the requirements of Section 10631, an urban water management plan may, but is not required to, include any of the following information:

- (1) An estimate of the amount of energy used to extract or divert water supplies.
 - (2) An estimate of the amount of energy used to convey water supplies to the water treatment plants or distribution systems.
 - (3) An estimate of the amount of energy used to treat water supplies.
 - (4) An estimate of the amount of energy used to distribute water supplies through its distribution systems.
 - (5) An estimate of the amount of energy used for treated water supplies in comparison to the amount used for nontreated water supplies.
 - (6) An estimate of the amount of energy used to place water into or withdraw from storage.
 - (7) Any other energy-related information the urban water supplier deems appropriate.
- (b) The department shall include in its guidance for the preparation of urban water management plans a methodology for the voluntary calculation or estimation of the energy intensity of urban water systems. The department may consider studies and calculations conducted by the Public Utilities Commission in developing the methodology.

10631.5. (a) (1) Beginning January 1, 2009, the terms of, and eligibility for, a water management grant or loan made to an urban water supplier and awarded or administered by the department, state board, or California Bay-Delta Authority or its successor agency shall be conditioned on the implementation of the water demand management measures described in Section 10631, as determined by the department pursuant to subdivision (b).

- (2) For the purposes of this section, water management grants and loans include funding for programs and projects for surface water or groundwater storage, recycling, desalination, water conservation, water supply reliability, and water supply augmentation. This section does not apply to water management projects funded by the federal American Recovery and Reinvestment Act of 2009 (Public Law 111-5).
- (3) Notwithstanding paragraph (1), the department shall determine that an urban water supplier is eligible for a water management grant or loan even though the supplier is not implementing all of the water demand management measures described in Section 10631, if the urban water supplier has

submitted to the department for approval a schedule, financing plan, and budget, to be included in the grant or loan agreement, for implementation of the water demand management measures. The supplier may request grant or loan funds to implement the water demand management measures to the extent the request is consistent with the eligibility requirements applicable to the water management funds.

(4) (A) Notwithstanding paragraph (1), the department shall determine that an urban water supplier is eligible for a water management grant or loan even though the supplier is not implementing all of the water demand management measures described in Section 10631, if an urban water supplier submits to the department for approval documentation demonstrating that a water demand management measure is not locally cost effective. If the department determines that the documentation submitted by the urban water supplier fails to demonstrate that a water demand management measure is not locally cost effective, the department shall notify the urban water supplier and the agency administering the grant or loan program within 120 days that the documentation does not satisfy the requirements for an exemption, and include in that notification a detailed statement to support the determination.

(B) For purposes of this paragraph, "not locally cost effective" means that the present value of the local benefits of implementing a water demand management measure is less than the present value of the local costs of implementing that measure.

(b) (1) The department, in consultation with the state board and the California Bay-Delta Authority or its successor agency, and after soliciting public comment regarding eligibility requirements, shall develop eligibility requirements to implement the requirement of paragraph (1) of subdivision (a). In establishing these eligibility requirements, the department shall do both of the following:

(A) Consider the conservation measures described in the Memorandum of Understanding Regarding Urban Water Conservation in California, and alternative conservation approaches that provide equal or greater water savings.

(B) Recognize the different legal, technical, fiscal, and practical roles and responsibilities of wholesale water suppliers and retail water suppliers.

(2) (A) For the purposes of this section, the department shall determine whether an urban water supplier is implementing all of the water demand management measures described in Section 10631 based on either, or a combination, of the following:

- (i) Compliance on an individual basis.
 - (ii) Compliance on a regional basis. Regional compliance shall require participation in a regional conservation program consisting of two or more urban water suppliers that achieves the level of conservation or water efficiency savings equivalent to the amount of conservation or savings achieved if each of the participating urban water suppliers implemented the water demand management measures. The urban water supplier administering the regional program shall provide participating urban water suppliers and the department with data to demonstrate that the regional program is consistent with this clause. The department shall review the data to determine whether the urban water suppliers in the regional program are meeting the eligibility requirements.
- (B) The department may require additional information for any determination pursuant to this section.
- (3) The department shall not deny eligibility to an urban water supplier in compliance with the requirements of this section that is participating in a multiagency water project, or an integrated regional water management plan, developed pursuant to Section 75026 of the Public Resources Code, solely on the basis that one or more of the agencies participating in the project or plan is not implementing all of the water demand management measures described in Section 10631.
- (c) In establishing guidelines pursuant to the specific funding authorization for any water management grant or loan program subject to this section, the agency administering the grant or loan program shall include in the guidelines the eligibility requirements developed by the department pursuant to subdivision (b).
- (d) Upon receipt of a water management grant or loan application by an agency administering a grant and loan program subject to this section, the agency shall request an eligibility determination from the department with respect to the requirements of this section. The department shall respond to the request within 60 days of the request.
- (e) The urban water supplier may submit to the department copies of its annual reports and other relevant documents to assist the department in determining whether the urban water supplier is implementing or scheduling the implementation of water demand management activities. In addition, for urban water suppliers that are signatories to the Memorandum of Understanding Regarding Urban Water Conservation in California and submit biennial reports to the California Urban Water Conservation Council in accordance with the memorandum, the department may use these reports to assist in tracking the implementation of water demand management measures.

- (f) This section shall remain in effect only until July 1, 2016, and as of that date is repealed, unless a later enacted statute, that is enacted before July 1, 2016, deletes or extends that date.

10631.7. The department, in consultation with the California Urban Water Conservation Council, shall convene an independent technical panel to provide information and recommendations to the department and the Legislature on new demand management measures, technologies, and approaches. The panel shall consist of no more than seven members, who shall be selected by the department to reflect a balanced representation of experts. The panel shall have at least one, but no more than two, representatives from each of the following: retail water suppliers, environmental organizations, the business community, wholesale water suppliers, and academia. The panel shall be convened by January 1, 2009, and shall report to the Legislature no later than January 1, 2010, and every five years thereafter. The department shall review the panel report and include in the final report to the Legislature the department's recommendations and comments regarding the panel process and the panel's recommendations.

10632. (a) The plan shall provide an urban water shortage contingency analysis that includes each of the following elements that are within the authority of the urban water supplier:

- (1) Stages of action to be undertaken by the urban water supplier in response to water supply shortages, including up to a 50 percent reduction in water supply, and an outline of specific water supply conditions that are applicable to each stage.
- (2) An estimate of the minimum water supply available during each of the next three water years based on the driest three-year historic sequence for the agency's water supply.
- (3) Actions to be undertaken by the urban water supplier to prepare for, and implement during, a catastrophic interruption of water supplies including, but not limited to, a regional power outage, an earthquake, or other disaster.
- (4) Additional, mandatory prohibitions against specific water use practices during water shortages, including, but not limited to, prohibiting the use of potable water for street cleaning.
- (5) Consumption reduction methods in the most restrictive stages. Each urban water supplier may use any type of consumption reduction methods in its water shortage contingency analysis that would reduce water use, are

appropriate for its area, and have the ability to achieve a water use reduction consistent with up to a 50 percent reduction in water supply.

- (6) Penalties or charges for excessive use, where applicable.
 - (7) An analysis of the impacts of each of the actions and conditions described in paragraphs (1) to (6), inclusive, on the revenues and expenditures of the urban water supplier, and proposed measures to overcome those impacts, such as the development of reserves and rate adjustments.
 - (8) A draft water shortage contingency resolution or ordinance.
 - (9) A mechanism for determining actual reductions in water use pursuant to the urban water shortage contingency analysis.
- (b) Commencing with the urban water management plan update due July 1, 2016, for purposes of developing the water shortage contingency analysis pursuant to subdivision (a), the urban water supplier shall analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas, as defined in subdivision (a) of Section 115921 of the Health and Safety Code.

10633. The plan shall provide, to the extent available, information on recycled water and its potential for use as a water source in the service area of the urban water supplier. The preparation of the plan shall be coordinated with local water, wastewater, groundwater, and planning agencies that operate within the supplier's service area, and shall include all of the following:

- (a) A description of the wastewater collection and treatment systems in the supplier's service area, including a quantification of the amount of wastewater collected and treated and the methods of wastewater disposal.
- (b) A description of the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.
- (c) A description of the recycled water currently being used in the supplier's service area, including, but not limited to, the type, place, and quantity of use.
- (d) A description and quantification of the potential uses of recycled water, including, but not limited to, agricultural irrigation, landscape irrigation, wildlife habitat enhancement, wetlands, industrial reuse, groundwater recharge, indirect potable reuse, and other appropriate uses, and a determination with regard to the technical and economic feasibility of serving those uses.

- (e) The projected use of recycled water within the supplier's service area at the end of 5, 10, 15, and 20 years, and a description of the actual use of recycled water in comparison to uses previously projected pursuant to this subdivision.
- (f) A description of actions, including financial incentives, which may be taken to encourage the use of recycled water, and the projected results of these actions in terms of acre-feet of recycled water used per year.
- (g) A plan for optimizing the use of recycled water in the supplier's service area, including actions to facilitate the installation of dual distribution systems, to promote recirculating uses, to facilitate the increased use of treated wastewater that meets recycled water standards, and to overcome any obstacles to achieving that increased use.

10634. The plan shall include information, to the extent practicable, relating to the quality of existing sources of water available to the supplier over the same five-year increments as described in subdivision (a) of Section 10631, and the manner in which water quality affects water management strategies and supply reliability.

Article 2.5. Water Service Reliability

SECTION 10635

10635. (a) Every urban water supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and multiple dry water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional, or local agency population projections within the service area of the urban water supplier.
- (b) The urban water supplier shall provide that portion of its urban water management plan prepared pursuant to this article to any city or county within which it provides water supplies no later than 60 days after the submission of its urban water management plan.
- (c) Nothing in this article is intended to create a right or entitlement to water service or any specific level of water service.

- (d) Nothing in this article is intended to change existing law concerning an urban water supplier's obligation to provide water service to its existing customers or to any potential future customers.

Article 3. Adoption and Implementation of Plans

SECTION 10640-10645

10640. Every urban water supplier required to prepare a plan pursuant to this part shall prepare its plan pursuant to Article 2 (commencing with Section 10630). The supplier shall likewise periodically review the plan as required by Section 10621, and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

10641. An urban water supplier required to prepare a plan may consult with, and obtain comments from, any public agency or state agency or any person who has special expertise with respect to water demand management methods and techniques.

10642. Each urban water supplier shall encourage the active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of the plan. Prior to adopting a plan, the urban water supplier shall make the plan available for public inspection and shall hold a public hearing thereon. Prior to the hearing, notice of the time and place of hearing shall be published within the jurisdiction of the publicly owned water supplier pursuant to Section 6066 of the Government Code. The urban water supplier shall provide notice of the time and place of hearing to any city or county within which the supplier provides water supplies. A privately owned water supplier shall provide an equivalent notice within its service area.

After the hearing, the plan shall be adopted as prepared or as modified after the hearing.

10643. An urban water supplier shall implement its plan adopted pursuant to this chapter in accordance with the schedule set forth in its plan.

10644. (a) (1) An urban water supplier shall submit to the department, the California State Library, and any city or county within which the supplier provides water supplies a copy of its plan no later than 30 days after adoption. Copies of amendments or changes to the plans shall be submitted to the department, the California State Library, and any city or county within which the supplier provides water supplies within 30 days after adoption.

(2) The plan, or amendments to the plan, submitted to the department pursuant to paragraph (1) shall be submitted electronically and shall include any standardized forms, tables, or displays specified by the department.

- (b) (1) Notwithstanding Section 10231.5 of the Government Code, the department shall prepare and submit to the Legislature, on or before December 31, in the years ending in six and one, a report summarizing the status of the plans adopted pursuant to this part.

The report prepared by the department shall identify the exemplary elements of the individual plans. The department shall provide a copy of the report to each urban water supplier that has submitted its plan to the department. The department shall also prepare reports and provide data for any legislative hearings designed to consider the effectiveness of plans submitted pursuant to this part.

- (2) A report to be submitted pursuant to paragraph (1) shall be submitted in compliance with Section 9795 of the Government Code.

- (c) (1) For the purpose of identifying the exemplary elements of the individual plans, the department shall identify in the report water demand management measures adopted and implemented by specific urban water suppliers, and identified pursuant to Section 10631, that achieve water savings significantly above the levels established by the department to meet the requirements of Section 10631.5.

- (2) The department shall distribute to the panel convened pursuant to Section 10631.7 the results achieved by the implementation of those water demand management measures described in paragraph (1).

- (3) The department shall make available to the public the standard the department will use to identify exemplary water demand management measures.

10645. Not later than 30 days after filing a copy of its plan with the department, the urban water supplier and the department shall make the plan available for public review during normal business hours.

Chapter 4. Miscellaneous Provisions

SECTION 10650-10656

10650. Any actions or proceedings to attack, review, set aside, void, or annul the acts or decisions of an urban water supplier on the grounds of noncompliance with this part shall be commenced as follows:

- (a) An action or proceeding alleging failure to adopt a plan shall be commenced within 18 months after that adoption is required by this part.

- (b) Any action or proceeding alleging that a plan, or action taken pursuant to the plan, does not comply with this part shall be commenced within 90 days after filing of the plan or amendment thereto pursuant to Section 10644 or the taking of that action.
10651. In any action or proceeding to attack, review, set aside, void, or annul a plan, or an action taken pursuant to the plan by an urban water supplier on the grounds of noncompliance with this part, the inquiry shall extend only to whether there was a prejudicial abuse of discretion. Abuse of discretion is established if the supplier has not proceeded in a manner required by law or if the action by the water supplier is not supported by substantial evidence.
10652. The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) does not apply to the preparation and adoption of plans pursuant to this part or to the implementation of actions taken pursuant to Section 10632. Nothing in this part shall be interpreted as exempting from the California Environmental Quality Act any project that would significantly affect water supplies for fish and wildlife, or any project for implementation of the plan, other than projects implementing Section 10632, or any project for expanded or additional water supplies.
10653. The adoption of a plan shall satisfy any requirements of state law, regulation, or order, including those of the State Water Resources Control Board and the Public Utilities Commission, for the preparation of water management plans or conservation plans; provided, that if the State Water Resources Control Board or the Public Utilities Commission requires additional information concerning water conservation to implement its existing authority, nothing in this part shall be deemed to limit the board or the commission in obtaining that information. The requirements of this part shall be satisfied by any urban water demand management plan prepared to meet federal laws or regulations after the effective date of this part, and which substantially meets the requirements of this part, or by any existing urban water management plan which includes the contents of a plan required under this part.
10654. An urban water supplier may recover in its rates the costs incurred in preparing its plan and implementing the reasonable water conservation measures included in the plan. Any best water management practice that is included in the plan that is identified in the "Memorandum of Understanding Regarding Urban Water Conservation in California" is deemed to be reasonable for the purposes of this section.
10655. If any provision of this part or the application thereof to any person or circumstances is held invalid, that invalidity shall not affect other provisions or applications of this part which can be given effect without the invalid provision or application thereof, and to this end the provisions of this part are severable.
10656. An urban water supplier that does not prepare, adopt, and submit its urban water management plan to the department in accordance with this part, is ineligible to receive funding pursuant to Division 24 (commencing with Section 78500) or Division 26

(commencing with Section 79000), or receive drought assistance from the state until the urban water management plan is submitted pursuant to this article.

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California Water Code

Sustainable Water Use and Demand Reduction

California Water Code Division 6, Part 2.55.

Chapter 1. General Declarations and Policy §10608-10608.8

Chapter 2. Definitions §10608.12

Chapter 3. Urban Retail Water Suppliers §10608.16-10608.44

Chapter 4. Agricultural Water Suppliers §10608.48

Chapter 5. Sustainable Water Management §10608.50

Chapter 6 Standardized Data Collection §10608.52

Chapter 7 Funding Provisions §10608.56-10608.60

Chapter 8 Quantifying Agricultural Water Use Efficiency §10608.64

Chapter 1. General Declarations and Policy

SECTION 10608-10608.8

10608. The Legislature finds and declares all of the following:

- (a) Water is a public resource that the California Constitution protects against waste and unreasonable use.
- (b) Growing population, climate change, and the need to protect and grow California's economy while protecting and restoring our fish and wildlife habitats make it essential that the state manage its water resources as efficiently as possible.
- (c) Diverse regional water supply portfolios will increase water supply reliability and reduce dependence on the Delta.
- (d) Reduced water use through conservation provides significant energy and environmental benefits, and can help protect water quality, improve streamflows, and reduce greenhouse gas emissions.
- (e) The success of state and local water conservation programs to increase efficiency of water use is best determined on the basis of measurable outcomes related to water use or efficiency.
- (f) Improvements in technology and management practices offer the potential for increasing water efficiency in California over time, providing an essential water management tool to meet the need for water for urban, agricultural, and environmental uses.
- (g) The Governor has called for a 20 percent per capita reduction in urban water use statewide by 2020.
- (h) The factors used to formulate water use efficiency targets can vary significantly from location to location based on factors including weather, patterns of urban and suburban development, and past efforts to enhance water use efficiency.

- (i) Per capita water use is a valid measure of a water provider's efforts to reduce urban water use within its service area. However, per capita water use is less useful for measuring relative water use efficiency between different water providers. Differences in weather, historical patterns of urban and suburban development, and density of housing in a particular location need to be considered when assessing per capita water use as a measure of efficiency.

10608.4. It is the intent of the Legislature, by the enactment of this part, to do all of the following:

- (a) Require all water suppliers to increase the efficiency of use of this essential resource.
- (b) Establish a framework to meet the state targets for urban water conservation identified in this part and called for by the Governor.
- (c) Measure increased efficiency of urban water use on a per capita basis.
- (d) Establish a method or methods for urban retail water suppliers to determine targets for achieving increased water use efficiency by the year 2020, in accordance with the Governor's goal of a 20-percent reduction.
- (e) Establish consistent water use efficiency planning and implementation standards for urban water suppliers and agricultural water suppliers.
- (f) Promote urban water conservation standards that are consistent with the California Urban Water Conservation Council's adopted best management practices and the requirements for demand management in Section 10631.
- (g) Establish standards that recognize and provide credit to water suppliers that made substantial capital investments in urban water conservation since the drought of the early 1990s.
- (h) Recognize and account for the investment of urban retail water suppliers in providing recycled water for beneficial uses.
- (i) Require implementation of specified efficient water management practices for agricultural water suppliers.
- (j) Support the economic productivity of California's agricultural, commercial, and industrial sectors.
- (k) Advance regional water resources management.

10608.8. (a) (1) Water use efficiency measures adopted and implemented pursuant to this part or Part 2.8 (commencing with Section 10800) are water conservation measures subject to the protections provided under Section 1011.

- (2) Because an urban agency is not required to meet its urban water use target until 2020 pursuant to subdivision (b) of Section 10608.24, an urban retail water supplier's failure to meet those targets shall not establish a violation of law for purposes of any state administrative or judicial proceeding prior to

January 1, 2021. Nothing in this paragraph limits the use of data reported to the department or the board in litigation or an administrative proceeding. This paragraph shall become inoperative on January 1, 2021.

- (3) To the extent feasible, the department and the board shall provide for the use of water conservation reports required under this part to meet the requirements of Section 1011 for water conservation reporting.
- (b) This part does not limit or otherwise affect the application of Chapter 3.5 (commencing with Section 11340), Chapter 4 (commencing with Section 11370), Chapter 4.5 (commencing with Section 11400), and Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code.
- (c) This part does not require a reduction in the total water used in the agricultural or urban sectors, because other factors, including, but not limited to, changes in agricultural economics or population growth may have greater effects on water use. This part does not limit the economic productivity of California's agricultural, commercial, or industrial sectors.
- (d) The requirements of this part do not apply to an agricultural water supplier that is a party to the Quantification Settlement Agreement, as defined in subdivision (a) of Section 1 of Chapter 617 of the Statutes of 2002, during the period within which the Quantification Settlement Agreement remains in effect. After the expiration of the Quantification Settlement Agreement, to the extent conservation water projects implemented as part of the Quantification Settlement Agreement remain in effect, the conserved water created as part of those projects shall be credited against the obligations of the agricultural water supplier pursuant to this part.

Chapter 2 Definitions

SECTION 10608.12

10608.12. Unless the context otherwise requires, the following definitions govern the construction of this part:

- (a) "Agricultural water supplier" means a water supplier, either publicly or privately owned, providing water to 10,000 or more irrigated acres, excluding recycled water. "Agricultural water supplier" includes a supplier or contractor for water, regardless of the basis of right, that distributes or sells water for ultimate resale to customers. "Agricultural water supplier" does not include the department.
- (b) "Base daily per capita water use" means any of the following:
 - (1) The urban retail water supplier's estimate of its average gross water use, reported in gallons per capita per day and calculated over a continuous 10-year period ending no earlier than December 31, 2004, and no later than December 31, 2010.

- (2) For an urban retail water supplier that meets at least 10 percent of its 2008 measured retail water demand through recycled water that is delivered within the service area of an urban retail water supplier or its urban wholesale water supplier, the urban retail water supplier may extend the calculation described in paragraph (1) up to an additional five years to a maximum of a continuous 15-year period ending no earlier than December 31, 2004, and no later than December 31, 2010.
- (3) For the purposes of Section 10608.22, the urban retail water supplier's estimate of its average gross water use, reported in gallons per capita per day and calculated over a continuous five-year period ending no earlier than December 31, 2007, and no later than December 31, 2010.
- (c) "Baseline commercial, industrial, and institutional water use" means an urban retail water supplier's base daily per capita water use for commercial, industrial, and institutional users.
- (d) "Commercial water user" means a water user that provides or distributes a product or service.
- (e) "Compliance daily per capita water use" means the gross water use during the final year of the reporting period, reported in gallons per capita per day.
- (f) "Disadvantaged community" means a community with an annual median household income that is less than 80 percent of the statewide annual median household income.
- (g) "Gross water use" means the total volume of water, whether treated or untreated, entering the distribution system of an urban retail water supplier, excluding all of the following:
 - (1) Recycled water that is delivered within the service area of an urban retail water supplier or its urban wholesale water supplier.
 - (2) The net volume of water that the urban retail water supplier places into long-term storage.
 - (3) The volume of water the urban retail water supplier conveys for use by another urban water supplier.
 - (4) The volume of water delivered for agricultural use, except as otherwise provided in subdivision (f) of Section 10608.24.
- (h) "Industrial water user" means a water user that is primarily a manufacturer or processor of materials as defined by the North American Industry Classification System code sectors 31 to 33, inclusive, or an entity that is a water user primarily engaged in research and development.
- (i) "Institutional water user" means a water user dedicated to public service. This type of user includes, among other users, higher education institutions, schools, courts, churches, hospitals, government facilities, and nonprofit research institutions.

- (j) "Interim urban water use target" means the midpoint between the urban retail water supplier's base daily per capita water use and the urban retail water supplier's urban water use target for 2020.
- (k) "Locally cost effective" means that the present value of the local benefits of implementing an agricultural efficiency water management practice is greater than or equal to the present value of the local cost of implementing that measure.
- (l) "Process water" means water used for producing a product or product content or water used for research and development, including, but not limited to, continuous manufacturing processes, water used for testing and maintaining equipment used in producing a product or product content, and water used in combined heat and power facilities used in producing a product or product content. Process water does not mean incidental water uses not related to the production of a product or product content, including, but not limited to, water used for restrooms, landscaping, air conditioning, heating, kitchens, and laundry.
- (m) "Recycled water" means recycled water, as defined in subdivision (n) of Section 13050, that is used to offset potable demand, including recycled water supplied for direct use and indirect potable reuse, that meets the following requirements, where applicable:
 - (1) For groundwater recharge, including recharge through spreading basins, water supplies that are all of the following:
 - (A) Metered.
 - (B) Developed through planned investment by the urban water supplier or a wastewater treatment agency.
 - (C) Treated to a minimum tertiary level.
 - (D) Delivered within the service area of an urban retail water supplier or its urban wholesale water supplier that helps an urban retail water supplier meet its urban water use target.
 - (2) For reservoir augmentation, water supplies that meet the criteria of paragraph (1) and are conveyed through a distribution system constructed specifically for recycled water.
- (n) "Regional water resources management" means sources of supply resulting from watershed-based planning for sustainable local water reliability or any of the following alternative sources of water:
 - (1) The capture and reuse of stormwater or rainwater.
 - (2) The use of recycled water.
 - (3) The desalination of brackish groundwater.

- (4) The conjunctive use of surface water and groundwater in a manner that is consistent with the safe yield of the groundwater basin.
- (o) "Reporting period" means the years for which an urban retail water supplier reports compliance with the urban water use targets.
- (p) "Urban retail water supplier" means a water supplier, either publicly or privately owned, that directly provides potable municipal water to more than 3,000 end users or that supplies more than 3,000 acre-feet of potable water annually at retail for municipal purposes.
- (q) "Urban water use target" means the urban retail water supplier's targeted future daily per capita water use.
- (r) "Urban wholesale water supplier," means a water supplier, either publicly or privately owned, that provides more than 3,000 acre-feet of water annually at wholesale for potable municipal purposes.

Chapter 3 Urban Retail Water Suppliers

SECTION 10608.16-10608.44

10608.16.(a) The state shall achieve a 20-percent reduction in urban per capita water use in California on or before December 31, 2020.

- (b) The state shall make incremental progress towards the state target specified in subdivision (a) by reducing urban per capita water use by at least 10 percent on or before December 31, 2015.

10608.20.(a) (1) Each urban retail water supplier shall develop urban water use targets and an interim urban water use target by July 1, 2011. Urban retail water suppliers may elect to determine and report progress toward achieving these targets on an individual or regional basis, as provided in subdivision (a) of Section 10608.28, and may determine the targets on a fiscal year or calendar year basis.

- (2) It is the intent of the Legislature that the urban water use targets described in paragraph (1) cumulatively result in a 20-percent reduction from the baseline daily per capita water use by December 31, 2020.

- (b) An urban retail water supplier shall adopt one of the following methods for determining its urban water use target pursuant to subdivision (a):

- (1) Eighty percent of the urban retail water supplier's baseline per capita daily water use.

- (2) The per capita daily water use that is estimated using the sum of the following performance standards:

- (A) For indoor residential water use, 55 gallons per capita daily water use as a provisional standard. Upon completion of the department's 2016 report to the Legislature pursuant to Section 10608.42, this standard may be adjusted by the Legislature by statute.
 - (B) For landscape irrigated through dedicated or residential meters or connections, water efficiency equivalent to the standards of the Model Water Efficient Landscape Ordinance set forth in Chapter 2.7 (commencing with Section 490) of Division 2 of Title 23 of the California Code of Regulations, as in effect the later of the year of the landscape's installation or 1992. An urban retail water supplier using the approach specified in this subparagraph shall use satellite imagery, site visits, or other best available technology to develop an accurate estimate of landscaped areas.
 - (C) For commercial, industrial, and institutional uses, a 10-percent reduction in water use from the baseline commercial, industrial, and institutional water use by 2020.
- (3) Ninety-five percent of the applicable state hydrologic region target, as set forth in the state's draft 20x2020 Water Conservation Plan (dated April 30, 2009). If the service area of an urban water supplier includes more than one hydrologic region, the supplier shall apportion its service area to each region based on population or area.
- (4) A method that shall be identified and developed by the department, through a public process, and reported to the Legislature no later than December 31, 2010. The method developed by the department shall identify per capita targets that cumulatively result in a statewide 20-percent reduction in urban daily per capita water use by December 31, 2020. In developing urban daily per capita water use targets, the department shall do all of the following:
- (A) Consider climatic differences within the state.
 - (B) Consider population density differences within the state.
 - (C) Provide flexibility to communities and regions in meeting the targets.
 - (D) Consider different levels of per capita water use according to plant water needs in different regions.
 - (E) Consider different levels of commercial, industrial, and institutional water use in different regions of the state.
 - (F) Avoid placing an undue hardship on communities that have implemented conservation measures or taken actions to keep per capita water use low.
- (c) If the department adopts a regulation pursuant to paragraph (4) of subdivision (b) that results in a requirement that an urban retail water supplier achieve a reduction in daily per capita water use that is greater than 20 percent by December 31, 2020, an urban retail water supplier that adopted the method

described in paragraph (4) of subdivision (b) may limit its urban water use target to a reduction of not more than 20 percent by December 31, 2020, by adopting the method described in paragraph (1) of subdivision (b).

- (d) The department shall update the method described in paragraph (4) of subdivision (b) and report to the Legislature by December 31, 2014. An urban retail water supplier that adopted the method described in paragraph (4) of subdivision (b) may adopt a new urban daily per capita water use target pursuant to this updated method.
- (e) An urban retail water supplier shall include in its urban water management plan due in 2010 pursuant to Part 2.6 (commencing with Section 10610) the baseline daily per capita water use, urban water use target, interim urban water use target, and compliance daily per capita water use, along with the bases for determining those estimates, including references to supporting data.
- (f) When calculating per capita values for the purposes of this chapter, an urban retail water supplier shall determine population using federal, state, and local population reports and projections.
- (g) An urban retail water supplier may update its 2020 urban water use target in its 2015 urban water management plan required pursuant to Part 2.6 (commencing with Section 10610).
- (h) (1) The department, through a public process and in consultation with the California Urban Water Conservation Council, shall develop technical methodologies and criteria for the consistent implementation of this part, including, but not limited to, both of the following:
 - (A) Methodologies for calculating base daily per capita water use, baseline commercial, industrial, and institutional water use, compliance daily per capita water use, gross water use, service area population, indoor residential water use, and landscaped area water use.
 - (B) Criteria for adjustments pursuant to subdivisions (d) and (e) of Section 10608.24.
- (2) The department shall post the methodologies and criteria developed pursuant to this subdivision on its Internet Web site, and make written copies available, by October 1, 2010. An urban retail water supplier shall use the methods developed by the department in compliance with this part.
- (i) (1) The department shall adopt regulations for implementation of the provisions relating to process water in accordance with subdivision (l) of Section 10608.12, subdivision (e) of Section 10608.24, and subdivision (d) of Section 10608.26.
- (2) The initial adoption of a regulation authorized by this subdivision is deemed to address an emergency, for purposes of Sections 11346.1 and 11349.6 of the Government Code, and the department is hereby exempted for that purpose from the requirements of subdivision (b) of Section 11346.1 of the

Government Code. After the initial adoption of an emergency regulation pursuant to this subdivision, the department shall not request approval from the Office of Administrative Law to readopt the regulation as an emergency regulation pursuant to Section 11346.1 of the Government Code.

- (j) (1) An urban retail water supplier is granted an extension to July 1, 2011, for adoption of an urban water management plan pursuant to Part 2.6 (commencing with Section 10610) due in 2010 to allow the use of technical methodologies developed by the department pursuant to paragraph (4) of subdivision (b) and subdivision (h). An urban retail water supplier that adopts an urban water management plan due in 2010 that does not use the methodologies developed by the department pursuant to subdivision (h) shall amend the plan by July 1, 2011, to comply with this part.
- (2) An urban wholesale water supplier whose urban water management plan prepared pursuant to Part 2.6 (commencing with Section 10610) was due and not submitted in 2010 is granted an extension to July 1, 2011, to permit coordination between an urban wholesale water supplier and urban retail water suppliers.

10608.22. Notwithstanding the method adopted by an urban retail water supplier pursuant to Section 10608.20, an urban retail water supplier's per capita daily water use reduction shall be no less than 5 percent of base daily per capita water use as defined in paragraph(3) of subdivision (b) of Section 10608.12. This section does not apply to an urban retail water supplier with a base daily per capita water use at or below 100 gallons per capita per day.

10608.24.(a) Each urban retail water supplier shall meet its interim urban water use target by December 31, 2015.

(b) Each urban retail water supplier shall meet its urban water use target by December 31, 2020.

(c) An urban retail water supplier's compliance daily per capita water use shall be the measure of progress toward achievement of its urban water use target.

(d) (1) When determining compliance daily per capita water use, an urban retail water supplier may consider the following factors:

(A) Differences in evapotranspiration and rainfall in the baseline period compared to the compliance reporting period.

(B) Substantial changes to commercial or industrial water use resulting from increased business output and economic development that have occurred during the reporting period.

(C) Substantial changes to institutional water use resulting from fire suppression services or other extraordinary events, or from new or expanded operations, that have occurred during the reporting period.

(2) If the urban retail water supplier elects to adjust its estimate of compliance daily per capita water use due to one or more of the factors described in

paragraph (1), it shall provide the basis for, and data supporting, the adjustment in the report required by Section 10608.40.

- (e) When developing the urban water use target pursuant to Section 10608.20, an urban retail water supplier that has a substantial percentage of industrial water use in its service area may exclude process water from the calculation of gross water use to avoid a disproportionate burden on another customer sector.
- (f) (1) An urban retail water supplier that includes agricultural water use in an urban water management plan pursuant to Part 2.6 (commencing with Section 10610) may include the agricultural water use in determining gross water use. An urban retail water supplier that includes agricultural water use in determining gross water use and develops its urban water use target pursuant to paragraph (2) of subdivision (b) of Section 10608.20 shall use a water efficient standard for agricultural irrigation of 100 percent of reference evapotranspiration multiplied by the crop coefficient for irrigated acres.
- (2) An urban retail water supplier, that is also an agricultural water supplier, is not subject to the requirements of Chapter 4 (commencing with Section 10608.48), if the agricultural water use is incorporated into its urban water use target pursuant to paragraph (1).

10608.26.(a) In complying with this part, an urban retail water supplier shall conduct at least one public hearing to accomplish all of the following:

- (1) Allow community input regarding the urban retail water supplier's implementation plan for complying with this part.
 - (2) Consider the economic impacts of the urban retail water supplier's implementation plan for complying with this part.
 - (3) Adopt a method, pursuant to subdivision (b) of Section 10608.20, for determining its urban water use target.
- (b) In complying with this part, an urban retail water supplier may meet its urban water use target through efficiency improvements in any combination among its customer sectors. An urban retail water supplier shall avoid placing a disproportionate burden on any customer sector.
- (c) For an urban retail water supplier that supplies water to a United States Department of Defense military installation, the urban retail water supplier's implementation plan for complying with this part shall consider the conservation of that military installation under federal Executive Order 13514.
- (d) (1) Any ordinance or resolution adopted by an urban retail water supplier after the effective date of this section shall not require existing customers as of the effective date of this section, to undertake changes in product formulation, operations, or equipment that would reduce process water use, but may provide technical assistance and financial incentives to those customers to implement efficiency measures for process water. This section shall not limit

an ordinance or resolution adopted pursuant to a declaration of drought emergency by an urban retail water supplier.

- (2) This part shall not be construed or enforced so as to interfere with the requirements of Chapter 4 (commencing with Section 113980) to Chapter 13 (commencing with Section 114380), inclusive, of Part 7 of Division 104 of the Health and Safety Code, or any requirement or standard for the protection of public health, public safety, or worker safety established by federal, state, or local government or recommended by recognized standard setting organizations or trade associations.

10608.28.(a) An urban retail water supplier may meet its urban water use target within its retail service area, or through mutual agreement, by any of the following:

- (1) Through an urban wholesale water supplier.
 - (2) Through a regional agency authorized to plan and implement water conservation, including, but not limited to, an agency established under the Bay Area Water Supply and Conservation Agency Act (Division 31 (commencing with Section 81300)).
 - (3) Through a regional water management group as defined in Section 10537.
 - (4) By an integrated regional water management funding area.
 - (5) By hydrologic region.
 - (6) Through other appropriate geographic scales for which computation methods have been developed by the department.
- (b) A regional water management group, with the written consent of its member agencies, may undertake any or all planning, reporting, and implementation functions under this chapter for the member agencies that consent to those activities. Any data or reports shall provide information both for the regional water management group and separately for each consenting urban retail water supplier and urban wholesale water supplier.

10608.32. All costs incurred pursuant to this part by a water utility regulated by the Public Utilities Commission may be recoverable in rates subject to review and approval by the Public Utilities Commission, and may be recorded in a memorandum account and reviewed for reasonableness by the Public Utilities Commission.

10608.36. Urban wholesale water suppliers shall include in the urban water management plans required pursuant to Part 2.6 (commencing with Section 10610) an assessment of their present and proposed future measures, programs, and policies to help achieve the water use reductions required by this part.

10608.40. Urban water retail suppliers shall report to the department on their progress in meeting their urban water use targets as part of their urban water management plans

submitted pursuant to Section 10631. The data shall be reported using a standardized form developed pursuant to Section 10608.52.

10608.42.(a) The department shall review the 2015 urban water management plans and report to the Legislature by July 1, 2017, on progress towards achieving a 20-percent reduction in urban water use by December 31, 2020. The report shall include recommendations on changes to water efficiency standards or urban water use targets to achieve the 20-percent reduction and to reflect updated efficiency information and technology changes.

(b) A report to be submitted pursuant to subdivision (a) shall be submitted in compliance with Section 9795 of the Government Code.

10608.43. The department, in conjunction with the California Urban Water Conservation Council, by April 1, 2010, shall convene a representative task force consisting of academic experts, urban retail water suppliers, environmental organizations, commercial water users, industrial water users, and institutional water users to develop alternative best management practices for commercial, industrial, and institutional users and an assessment of the potential statewide water use efficiency improvement in the commercial, industrial, and institutional sectors that would result from implementation of these best management practices. The taskforce, in conjunction with the department, shall submit a report to the Legislature by April 1, 2012, that shall include a review of multiple sectors within commercial, industrial, and institutional users and that shall recommend water use efficiency standards for commercial, industrial, and institutional users among various sectors of water use. The report shall include, but not be limited to, the following:

- (a) Appropriate metrics for evaluating commercial, industrial, and institutional water use.
- (b) Evaluation of water demands for manufacturing processes, goods, and cooling.
- (c) Evaluation of public infrastructure necessary for delivery of recycled water to the commercial, industrial, and institutional sectors.
- (d) Evaluation of institutional and economic barriers to increased recycled water use within the commercial, industrial, and institutional sectors.
- (e) Identification of technical feasibility and cost of the best management practices to achieve more efficient water use statewide in the commercial, industrial, and institutional sectors that is consistent with the public interest and reflects past investments in water use efficiency.

10608.44. Each state agency shall reduce water use at facilities it operates to support urban retail water suppliers in meeting the target identified in Section 10608.16.

Chapter 4 Agricultural Water Suppliers

SECTION 10608.48

10608.48.(a) On or before July 31, 2012, an agricultural water supplier shall implement efficient water management practices pursuant to subdivisions (b) and (c).

(b) Agricultural water suppliers shall implement all of the following critical efficient management practices:

(1) Measure the volume of water delivered to customers with sufficient accuracy to comply with subdivision (a) of Section 531.10 and to implement paragraph (2).

(2) Adopt a pricing structure for water customers based at least in part on quantity delivered.

(c) Agricultural water suppliers shall implement additional efficient management practices, including, but not limited to, practices to accomplish all of the following, if the measures are locally cost effective and technically feasible:

(1) Facilitate alternative land use for lands with exceptionally high water duties or whose irrigation contributes to significant problems, including drainage.

(2) Facilitate use of available recycled water that otherwise would not be used beneficially, meets all health and safety criteria, and does not harm crops or soils.

(3) Facilitate the financing of capital improvements for on-farm irrigation systems.

(4) Implement an incentive pricing structure that promotes one or more of the following goals:

(A) More efficient water use at the farm level.

(B) Conjunctive use of groundwater.

(C) Appropriate increase of groundwater recharge.

(D) Reduction in problem drainage.

(E) Improved management of environmental resources.

(F) Effective management of all water sources throughout the year by adjusting seasonal pricing structures based on current conditions.

(5) Expand line or pipe distribution systems, and construct regulatory reservoirs to increase distribution system flexibility and capacity, decrease maintenance, and reduce seepage.

- (6) Increase flexibility in water ordering by, and delivery to, water customers within operational limits.
 - (7) Construct and operate supplier spill and tailwater recovery systems.
 - (8) Increase planned conjunctive use of surface water and groundwater within the supplier service area.
 - (9) Automate canal control structures.
 - (10) Facilitate or promote customer pump testing and evaluation.
 - (11) Designate a water conservation coordinator who will develop and implement the water management plan and prepare progress reports.
 - (12) Provide for the availability of water management services to water users. These services may include, but are not limited to, all of the following:
 - (A) On-farm irrigation and drainage system evaluations.
 - (B) Normal year and real-time irrigation scheduling and crop evapotranspiration information.
 - (C) Surface water, groundwater, and drainage water quantity and quality data.
 - (D) Agricultural water management educational programs and materials for farmers, staff, and the public.
 - (13) Evaluate the policies of agencies that provide the supplier with water to identify the potential for institutional changes to allow more flexible water deliveries and storage.
 - (14) Evaluate and improve the efficiencies of the supplier's pumps.
- (d) Agricultural water suppliers shall include in the agricultural water management plans required pursuant to Part 2.8 (commencing with Section 10800) a report on which efficient water management practices have been implemented and are planned to be implemented, an estimate of the water use efficiency improvements that have occurred since the last report, and an estimate of the water use efficiency improvements estimated to occur five and 10 years in the future. If an agricultural water supplier determines that an efficient water management practice is not locally cost effective or technically feasible, the supplier shall submit information documenting that determination.
 - (e) The data shall be reported using a standardized form developed pursuant to Section 10608.52.
 - (f) An agricultural water supplier may meet the requirements of subdivisions (d) and (e) by submitting to the department a water conservation plan submitted to the United States Bureau of Reclamation that meets the requirements described in Section 10828.

- (g) On or before December 31, 2013, December 31, 2016, and December 31, 2021, the department, in consultation with the board, shall submit to the Legislature a report on the agricultural efficient water management practices that have been implemented and are planned to be implemented and an assessment of the manner in which the implementation of those efficient water management practices has affected and will affect agricultural operations, including estimated water use efficiency improvements, if any.
- (h) The department may update the efficient water management practices required pursuant to subdivision (c), in consultation with the Agricultural Water Management Council, the United States Bureau of Reclamation, and the board. All efficient water management practices for agricultural water use pursuant to this chapter shall be adopted or revised by the department only after the department conducts public hearings to allow participation of the diverse geographical areas and interests of the state.
- (i)
 - (1) The department shall adopt regulations that provide for a range of options that agricultural water suppliers may use or implement to comply with the measurement requirement in paragraph (1) of subdivision (b).
 - (2) The initial adoption of a regulation authorized by this subdivision is deemed to address an emergency, for purposes of Sections 11346.1 and 11349.6 of the Government Code, and the department is hereby exempted for that purpose from the requirements of subdivision (b) of Section 11346.1 of the Government Code. After the initial adoption of an emergency regulation pursuant to this subdivision, the department shall not request approval from the Office of Administrative Law to readopt the regulation as an emergency regulation pursuant to Section 11346.1 of the Government Code.

Chapter 5 Sustainable Water Management

Section 10608.50

- 10608.50.(a) The department, in consultation with the board, shall promote implementation of regional water resources management practices through increased incentives and removal of barriers consistent with state and federal law. Potential changes may include, but are not limited to, all of the following:
- (1) Revisions to the requirements for urban and agricultural water management plans.
 - (2) Revisions to the requirements for integrated regional water management plans.
 - (3) Revisions to the eligibility for state water management grants and loans.

- (4) Revisions to state or local permitting requirements that increase water supply opportunities, but do not weaken water quality protection under state and federal law.
- (5) Increased funding for research, feasibility studies, and project construction.
- (6) Expanding technical and educational support for local land use and water management agencies.
- (b) No later than January 1, 2011, and updated as part of the California Water Plan, the department, in consultation with the board, and with public input, shall propose new statewide targets, or review and update existing statewide targets, for regional water resources management practices, including, but not limited to, recycled water, brackish groundwater desalination, and infiltration and direct use of urban stormwater runoff.

Chapter 6 Standardized Data Collection

SECTION 10608.52

- 10608.52.(a) The department, in consultation with the board, the California Bay-Delta Authority or its successor agency, the State Department of Public Health, and the Public Utilities Commission, shall develop a single standardized water use reporting form to meet the water use information needs of each agency, including the needs of urban water suppliers that elect to determine and report progress toward achieving targets on a regional basis as provided in subdivision (a) of Section 10608.28.
- (b) At a minimum, the form shall be developed to accommodate information sufficient to assess an urban water supplier's compliance with conservation targets pursuant to Section 10608.24 and an agricultural water supplier's compliance with implementation of efficient water management practices pursuant to subdivision (a) of Section 10608.48. The form shall accommodate reporting by urban water suppliers on an individual or regional basis as provided in subdivision (a) of Section 10608.28.

Chapter 7 Funding Provisions

Section 10608.56-10608.60

- 10608.56.(a) On and after July 1, 2016, an urban retail water supplier is not eligible for a water grant or loan awarded or administered by the state unless the supplier complies with this part.
- (b) On and after July 1, 2013, an agricultural water supplier is not eligible for a water grant or loan awarded or administered by the state unless the supplier complies with this part.

(c) Notwithstanding subdivision (a), the department shall determine that an urban retail water supplier is eligible for a water grant or loan even though the supplier has not met the per capita reductions required pursuant to Section 10608.24, if the urban retail water supplier has submitted to the department for approval a schedule, financing plan, and budget, to be included in the grant or loan agreement, for achieving the per capita reductions. The supplier may request grant or loan funds to achieve the per capita reductions to the extent the request is consistent with the eligibility requirements applicable to the water funds.

(d) Notwithstanding subdivision (b), the department shall determine that an agricultural water supplier is eligible for a water grant or loan even though the supplier is not implementing all of the efficient water management practices described in Section 10608.48, if the agricultural water supplier has submitted to the department for approval a schedule, financing plan, and budget, to be included in the grant or loan agreement, for implementation of the efficient water management practices. The supplier may request grant or loan funds to implement the efficient water management practices to the extent the request is consistent with the eligibility requirements applicable to the water funds.

(e) Notwithstanding subdivision (a), the department shall determine that an urban retail water supplier is eligible for a water grant or loan even though the supplier has not met the per capita reductions required pursuant to Section 10608.24, if the urban retail water supplier has submitted to the department for approval documentation demonstrating that its entire service area qualifies as a disadvantaged community.

(f) The department shall not deny eligibility to an urban retail water supplier or agricultural water supplier in compliance with the requirements of this part and Part 2.8 (commencing with Section 10800), that is participating in a multiagency water project, or an integrated regional water management plan, developed pursuant to Section 75026 of the Public Resources Code, solely on the basis that one or more of the agencies participating in the project or plan is not implementing all of the requirements of this part or Part 2.8 (commencing with Section 10800).

10608.60.(a) It is the intent of the Legislature that funds made available by Section 75026 of the Public Resources Code should be expended, consistent with Division 43 (commencing with Section 75001) of the Public Resources Code and upon appropriation by the Legislature, for grants to implement this part. In the allocation of funding, it is the intent of the Legislature that the department give consideration to disadvantaged communities to assist in implementing the requirements of this part.

(b) It is the intent of the Legislature that funds made available by Section 75041 of the Public Resources Code, should be expended, consistent with Division 43 (commencing with Section 75001) of the Public Resources Code and upon appropriation by the Legislature, for direct expenditures to implement this part.

Chapter 8 Quantifying Agricultural Water Use Efficiency

SECTION 10608.64

10608.64. The department, in consultation with the Agricultural Water Management Council, academic experts, and other stakeholders, shall develop a methodology for quantifying the efficiency of agricultural water use. Alternatives to be assessed shall include, but not be limited to, determination of efficiency levels based on crop type or irrigation system distribution uniformity. On or before December 31, 2011, the department shall report to the Legislature on a proposed methodology and a plan for implementation. The plan shall include the estimated implementation costs and the types of data needed to support the methodology. Nothing in this section authorizes the department to implement a methodology established pursuant to this section.

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APPENDIX B

DWR Urban Water Management Plan Tables

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Table 2-1 Retail Only: Public Water Systems

Public Water System Number	Public Water System Name	Number of Municipal Connections 2015	Volume of Water Supplied 2015
CA2310003	Ukiah, City of	4,781	2,534
TOTAL		4,781	2,534
NOTES: Volumes are in AF.			

Table 2-2: Plan Identification			
Select Only One	Type of Plan		Name of RUWMP or Regional Alliance <i>if applicable</i>
☒	Individual UWMP		
	☐	Water Supplier is also a member of a RUWMP	
	☐	Water Supplier is also a member of a Regional Alliance	
☐	Regional Urban Water Management Plan (RUWMP)		
NOTES:			

Table 2-3: Agency Identification	
Type of Agency (select one or both)	
☐	Agency is a wholesaler
☒	Agency is a retailer
Fiscal or Calendar Year (select one)	
☒	UWMP Tables Are in Calendar Years
☐	UWMP Tables Are in Fiscal Years
Units of Measure Used in UWMP (select from Drop down)	
Unit	AF
NOTES:	

Table 2-4 Retail: Water Supplier Information Exchange
The retail supplier has informed the following wholesale supplier(s) of projected water use in accordance with CWC 10631.
Wholesale Water Supplier Name <i>(Add additional rows as needed)</i>
NOTES: The City does not receive water from any wholesale suppliers.

Table 3-1 Retail: Population - Current and Projected

Population Served	2015	2020	2025	2030	2035	2040(opt)
	16,073	16,893	17,754	18,660	19,612	20,612

NOTES: Volumes are in AF.

2015 population reported from California Department of Finance.

2020-2040 population growth projected at a rate of 1 percent per year.

Table 4-1 Retail: Demands for Potable and Raw Water - Actual

Use Type	2015 Actual		
	Additional Description (as needed)	Level of Treatment When Delivered	Volume
Single Family		Drinking Water	665
Multi-Family		Drinking Water	665
Other	Commercial & Institutional	Drinking Water	594
Industrial		Drinking Water	41
Landscape		Drinking Water	166
Other	Fire Service	Drinking Water	22
Other	Unbilled Metered	Drinking Water	25
Other	Unbilled unmetered	Drinking Water	33
Losses		Drinking Water	323
TOTAL			2,534
NOTES: Volumes are in AF. Volume for each Water Use Type is based on 2015 Public Water System Statistics.			

Table 4-2 Retail: Demands for Potable and Raw Water - Projected

Use Type	Additional Description (as needed)	Projected Water Use <i>Report To the Extent that Records are Available</i>				
		2020	2025	2030	2035	2040-opt
Single Family		924	971	1,021	1,073	1,127
Multi-Family		924	971	1,021	1,073	1,127
Other	Commercial & Institutional	825	867	912	958	1,007
Industrial		57	60	63	66	70
Landscape		231	242	255	268	281
Other	Fire Service	31	32	34	35	37
Losses		528	555	583	613	644
TOTAL		3,520	3,698	3,889	4,086	4,293

NOTES: Volumes are in AF. Volume for each Water Use Type is based on 2015 Public Water System Statistics.

Table 4-3 Retail: Total Water Demands

	2015	2020	2025	2030	2035	2040 (opt)
Potable and Raw Water <i>From Tables 4-1 and 4-2</i>	2,534	3,520	3,698	3,889	4,086	4,293
Recycled Water Demand* <i>From Table 6-4</i>	0	685	685	685	685	685
TOTAL WATER DEMAND	2,534	4,205	4,383	4,574	4,771	4,978

**Recycled water demand fields will be blank until Table 6-4 is complete.*

NOTES: Volumes are in AF. Table references refer to DWR table numbers.

Table 4-4 Retail: 12 Month Water Loss Audit Reporting	
Reporting Period Start Date	Volume of Water Loss*
01/2015	323
* Taken from the field "Water Losses" (a combination of apparent losses and real losses) from the AWWA worksheet.	
NOTES: Volume is in AF.	

Table 4-5 Retail Only: Inclusion in Water Use Projections

Are Future Water Savings Included in Projections? (Refer to Appendix K of UWMP Guidebook)	No
Are Lower Income Residential Demands Included In Projections?	Yes
NOTES:	

Table 5-1 Baselines and Targets Summary					
Retail Agency or Regional Alliance Only					
Baseline Period	Start Year	End Year	Average Baseline GPCD*	2015 Interim Target *	Confirmed 2020 Target*
10-15 year	1995	2004	233	209	186
5 Year	2003	2007	216		
*All values are in Gallons per Capita per Day (GPCD)					
NOTES:					

Table 5-2: 2015 Compliance*Retail Agency or Regional Alliance Only*

Actual 2015 GPCD*	2015 Interim Target GPCD*	Optional Adjustments to 2015 GPCD <i>From Methodology 8</i>					2015 GPCD* <i>(Adjusted if applicable)</i>	Did Supplier Achieve Targeted Reduction for 2015? Y/N
		Extraordinary Events*	Economic Adjustment*	Weather Normalization*	TOTAL Adjustments*	Adjusted 2015 GPCD*		
141	209	0	0	0	0	141	141	Yes

**All values are in Gallons per Capita per Day (GPCD)*

NOTES:

Table 6-1 Retail: Groundwater Volume Pumped

☐	Supplier does not pump groundwater. The supplier will not complete the table below.					
Groundwater Type	Location or Basin Name	2011	2012	2013	2014	2015
Alluvial Basin	Ukiah Valley	1,382	1,453	1,397	1,537	1,175
TOTAL		1,382	1,453	1,397	1,537	1,175
NOTES: Volumes are in AF.						

Table 6-2 Retail: Wastewater Collected Within Service Area in 2015

☐	There is no wastewater collection system. The supplier will not complete the table below.					
100	Percentage of 2015 service area covered by wastewater collection system <i>(optional)</i>					
100	Percentage of 2015 service area population covered by wastewater collection system <i>(optional)</i>					
Wastewater Collection			Recipient of Collected Wastewater			
Name of Wastewater Collection Agency	Wastewater Volume Metered or Estimated?	Volume of Wastewater Collected from UWMP Service Area 2015	Name of Wastewater Treatment Agency Receiving Collected Wastewater	Treatment Plant Name	Is WWTP Located Within UWMP Area?	Is WWTP Operation Contracted to a Third Party? <i>(optional)</i>
City of Ukiah	Metered	1,574	City of Ukiah	City of Ukiah WWTP	Yes	No
Ukiah Valley Sanitation District	Metered	1,423	City of Ukiah	City of Ukiah WWTP	Yes	No
Total Wastewater Collected from Service Area in 2015:		2,997				
NOTES: Volumes are in AF.						

Table 6-3 Retail: Wastewater Treatment and Discharge Within Service Area in 2015

☐	No wastewater is treated or disposed of within the UWMP service area. The supplier will not complete the table below.									
Wastewater Treatment Plant Name	Discharge Location Name or Identifier	Discharge Location Description	Wastewater Discharge ID Number (optional)	Method of Disposal	Does This Plant Treat Wastewater Generated Outside the Service Area?	Treatment Level	2015 volumes			
							Wastewater Treated	Discharged Treated Wastewater	Recycled Within Service Area	Recycled Outside of Service Area
City of Ukiah WWTP	Discharge Point 002	Percolation Ponds	CA0022888	Percolation ponds	No	Secondary, Disinfected - 23	1,971	1,971	0	0
City of Ukiah WWTP	Discharge Point 001	Outfall to Russian River	CA0022888	River or creek outfall	No	Tertiary	1,026	1,026	0	0
Total							2,997	2,997	0	0
NOTES: Volumes are in AF.										

Table 6-4 Retail: Current and Projected Recycled Water Direct Beneficial Uses Within Service Area

☐	Recycled water is not used and is not planned for use within the service area of the supplier. The supplier will not complete the table below.							
Name of Agency Producing (Treating) the Recycled Water:		City of Ukiah						
Name of Agency Operating the Recycled Water Distribution System:		City of Ukiah						
Supplemental Water Added in 2015		0						
Source of 2015 Supplemental Water		Not Applicable						
Beneficial Use Type	General Description of 2015 Uses	Level of Treatment	2015	2020	2025	2030	2035	2040 (opt)
Agricultural irrigation			0	0	0	0	0	0
Landscape irrigation (excludes golf courses)		Tertiary	0	465	465	465	465	465
Golf course irrigation		Tertiary	0	220	220	220	220	220
Commercial use			0	0	0	0	0	0
Industrial use			0	0	0	0	0	0
Geothermal and other energy production			0	0	0	0	0	0
Seawater intrusion barrier			0	0	0	0	0	0
Recreational impoundment			0	0	0	0	0	0
Wetlands or wildlife habitat			0	0	0	0	0	0
Groundwater recharge (IPR)*			0	0	0	0	0	0
Surface water augmentation (IPR)*				0	0	0	0	0
Direct potable reuse				0	0	0	0	0
Other (Provide General Description)			0	0	0	0	0	0
Total:			0	685	685	685	685	685
<i>*IPR - Indirect Potable Reuse</i>								
NOTES: Volumes are in AF.								

Table 6-5 Retail: 2010 UWMP Recycled Water Use Projection Compared to 2015 Actual

☐	Recycled water was not used in 2010 nor projected for use in 2015. The supplier will not complete the table below.		
Use Type		2010 Projection for 2015	2015 Actual Use
Agricultural irrigation			0
Landscape irrigation (excludes golf courses)			0
Golf course irrigation			0
Commercial use			0
Industrial use			0
Geothermal and other energy production			0
Seawater intrusion barrier			0
Recreational impoundment			0
Wetlands or wildlife habitat			0
Groundwater recharge (IPR)			0
Surface water augmentation (IPR)			0
Direct potable reuse			0
Other	<i>All uses</i>	288	0
Total		288	0
NOTES: Volumes are in AF. WWTP consumes some secondary recycled water as part of its process. This recycled water use is not included in the table.			

Table 6-6 Retail: Methods to Expand Future Recycled Water Use

	Supplier does not plan to expand recycled water use in the future. Supplier will not complete the table below but will provide narrative explanation.		
Section 6.5	Provide page location of narrative in UWMP		
Name of Action	Description	Planned Implementation Year	Expected Increase in Recycled Water Use
Public Outreach	Various ongoing communications	2015	
User Agreements	City actively seals out recycled water users and trains them on proper use of recycled water	2015	
Cost Incentives	City is providing recycled water free of charge	2015	
Total			0
Actions to expand recycled water use began in 2015 and will continue into the future. Supplier anticipates to complete all construction phases of the current recycled water program prior to 2020. City intends to continue to seek out new users and provide recycled water free of charge.			

Table 6-7 Retail: Expected Future Water Supply Projects or Programs

☐	No expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply. Supplier will not complete the table below.					
☐	Some or all of the supplier's future water supply projects or programs are not compatible with this table and are described in a narrative format.					
	Provide page location of narrative in the UWMP					
Name of Future Projects or Programs	Joint Project with other agencies?		Description (if needed)	Planned Implementation Year	Planned for Use in Year Type	Expected Increase in Water Supply to Agency
Recycled Water Project Phase I-III	No			2020	All Year Types	80
Recycled Water Project Phase IV	No			2020	All Year Types	605
NOTES: Volumes are in AF. The Recycled Water Project will deliver additional recycled water to customers outside of the City's service area.						

Table 6-8 Retail: Water Supplies — Actual				
Water Supply	Additional Detail on Supply Water	2015		
		Actual Volume	Water Quality	Total Right or Safe Yield (<i>optional</i>)
Surface water	20 cfs direct diversion Jan 1-Dec 31 A012952	1,359	Drinking Water	14,480
Groundwater	Alluvial Groundwater Basin	1,175	Drinking Water	
Total		2,534		14,480
NOTES: Volumes are in AF.				

Table 6-9 Retail: Water Supplies — Projected

Water Supply	Additional Detail on Water Supply	Projected Water Supply <i>Report To the Extent Practicable</i>									
		2020		2025		2030		2035		2040 (opt)	
		Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)
Purchased or Imported Water	Project Water	800	800	800	800	800	800	800	800	800	800
Surface Water	Permit 12952 (Application 15704)	14,480	14,480	14,480	14,480	14,480	14,480	14,480	14,480	14,480	14,480
Surface water	Pre-1914 rights	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027
Groundwater	Wells	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700
Recycled Water		685	685	685	685	685	685	685	685	685	685
Total		21,692	21,692	21,692	21,692	21,692	21,692	21,692	21,692	21,692	21,692

NOTES: Volumes are in AF. Projected groundwater supply is based on pumping capacities of existing wells.

Table 7-1 Retail: Basis of Water Year Data

Year Type	Base Year <i>If not using a calendar year, type in the last year of the fiscal, water year, or range of years, for example, water year 1999-2000, use 2000</i>	Available Supplies if Year Type Repeats	
		☐	Quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. Location _____
		☒	Quantification of available supplies is provided in this table as either volume only, percent only, or both.
		Volume Available	% of Average Supply
Average Year	1962	21,692	100%
Single-Dry Year	1977	10,846	50%
Multiple-Dry Years 1st Year	1990	10,846	50%
Multiple-Dry Years 2nd Year	1991	10,846	50%
Multiple-Dry Years 3rd Year	1992	10,846	50%

NOTES: Volumes are in AF. Although the City is presenting the potential for dry year supply reductions, none of the City's supply sources were curtailed in 2015.

Table 7-2 Retail: Normal Year Supply and Demand Comparison					
	2020	2025	2030	2035	2040 (Opt)
Supply totals (autofill from Table 6-9)	21,692	21,692	21,692	21,692	21,692
Demand totals (autofill from Table 4-3)	4,205	4,383	4,574	4,771	4,978
Difference	17,487	17,309	17,118	16,921	16,714
NOTES: Volumes are in AF. Table references refer to DWR table numbers.					

Table 7-3 Retail: Single Dry Year Supply and Demand Comparison					
	2020	2025	2030	2035	2040 (Opt)
Supply totals	10,846	10,846	10,846	10,846	10,846
Demand totals	4,205	4,383	4,574	4,771	4,978
Difference	6,641	6,463	6,272	6,075	5,868
NOTES: Volumes are in AF.					

Table 7-4 Retail: Multiple Dry Years Supply and Demand Comparison

		2020	2025	2030	2035	2040 (Opt)
First year	Supply totals	10,846	10,846	10,846	10,846	10,846
	Demand totals	4,205	4,383	4,574	4,771	4,978
	Difference	6,641	6,463	6,272	6,075	5,868
Second year	Supply totals	10,846	10,846	10,846	10,846	10,846
	Demand totals	4,205	4,383	4,574	4,771	4,978
	Difference	6,641	6,463	6,272	6,075	5,868
Third year	Supply totals	10,846	10,846	10,846	10,846	10,846
	Demand totals	4,205	4,383	4,574	4,771	4,978
	Difference	6,641	6,463	6,272	6,075	5,868

NOTES: Volumes are in AF.

**Table 8-1 Retail
Stages of Water Shortage Contingency Plan**

Stage	Complete Both	
	Percent Supply Reduction ¹	Water Supply Condition
I - Minor Shortage Potential	10-20%	Below average rainfall for 12-24 months, more than 10% of GW Wells out of service.
II - Moderate Shortage Potential	20-35%	Below average rainfall for 24-36 months, more than 10% of GW Wells out of service.
III - Critical Shortage Potential	35-50%	Below average rainfall for more than 36 months, prolonged periods of low water pressure, more than 10% of GW Wells out of service.
¹ One stage in the Water Shortage Contingency Plan must address a water shortage of 50%.		
NOTES: The City's Water Shortage Emergency Plan is also known as a water shortage contingency plan.		

Table 8-2 Retail Only: Restrictions and Prohibitions on End Uses

Stage	Restrictions and Prohibitions on End Users	Additional Explanation or Reference (<i>optional</i>)	Penalty, Charge, or Other Enforcement?
II, III	Other	Prohibit use of water from fire hydrants for any purpose other than fighting fires.	Yes
II, III	Other - Customers must repair leaks, breaks, and malfunctions in a timely manner	Prohibit use of water from any meter when consumer has been given 2 days notice to repair any leaks and has failed to comply.	Yes
II, III	Other	No golf course watering except tees and greens.	Yes
II, III	Landscape - Prohibit all landscape irrigation		Yes
II, III	Other - Prohibit use of potable water for construction and dust control		Yes
II, III	Other - Prohibit use of potable water for washing hard surfaces		Yes
II, III	Other water feature or swimming pool restriction	No Fill or refill of pools and spas	Yes
II, III	Pools and Spas - Require covers for pools and spas	No Fill or refill of pools and spas without covers	Yes
II, III	Other	No vehicle washing with hoses	Yes
III	Other	Water rationing (SFR or duplex, 50 gpcd; MF 45 gpcd)	Yes
III	Other	Reduce all water use by 50%	Yes
III	Other	Prohibit water to irrigate	Yes
III	Other	Prohibit use of water for hand watering	Yes
NOTES:			

Table 8-3 Retail Only:**Stages of Water Shortage Contingency Plan - Consumption Reduction Methods**

Stage	Consumption Reduction Methods by Water Supplier	Additional Explanation or Reference <i>(optional)</i>
All	Provide Rebates on Plumbing Fixtures and Devices	Low flow toilet replacement program
All	Provide Rebates for Turf Replacement	
All	Reduce System Water Loss	Water meter replacement program
II and III	Implement or Modify Drought Rate Structure or Surcharge	Applies to the Mandatory reduction stages
NOTES:		

Table 8-4 Retail: Minimum Supply Next Three Years			
	2016	2017	2018
Available Water Supply	10,509	10,509	10,509
NOTES: Volumes are in AF.			

Table 10-1 Retail: Notification to Cities and Counties		
City Name	60 Day Notice	Notice of Public Hearing
City of Ukiah	☒	☒
County Name	60 Day Notice	Notice of Public Hearing
Mendocino County	☒	☒

APPENDIX C

DWR 2015 UWMP Checklist

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Appendix C. Urban Water Management Plan Checklist
Checklist Arranged by Subject

CWC Section	UWMP Requirement	Subject	Guidebook Location	UWMP Location
10620(b)	Every person that becomes an urban water supplier shall adopt an urban water management plan within one year after it has become an urban water supplier.	Plan Preparation	Section 2.1	Section 2.1 (page 2-1)
10620(d)(2)	Coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.	Plan Preparation	Section 2.5.2	Section 2.5.2 (pages 2-3 through 2-4)
10642	Provide supporting documentation that the water supplier has encouraged active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of the plan.	Plan Preparation	Section 2.5.2	Section 2.5.2.2 (pages 2-3 through 2-4)
10631(a)	Describe the water supplier service area.	System Description	Section 3.1	Section 3.1 and 3.2 (pages 3-1 through 3-1)
10631(a)	Describe the climate of the service area of the supplier.	System Description	Section 3.3	Section 3.3 (page 3-1)
10631(a)	Provide population projections for 2020, 2025, 2030, and 2035.	System Description	Section 3.4	Section 3.4.1 (pages 3-3 through 3-4)
10631(a)	Describe other demographic factors affecting the supplier's water management planning.	System Description	Section 3.4	Section 3.4.2 (page 3-4)
10631(a)	Indicate the current population of the service area.	System Description and Baselines and Targets	Sections 3.4 and 5.4	Section 3.4.1 (pages 3-3 through 3-4); Appendix F
10631(e)(1)	Quantify past, current, and projected water use, identifying the uses among water use sectors.	System Water Use	Section 4.2	Section 4.2 (pages 4-1 through 4-4)
10631(e)(3)(A)	Report the distribution system water loss for the most recent 12-month period available.	System Water Use	Section 4.3	Section 4.3 (page 4-4); Appendix E
10631.1(a)	Include projected water use needed for lower income housing projected in the service area of the supplier.	System Water Use	Section 4.5	Section 4.5 (page 4-5); Table 4-5
10608.20(b)	Retail suppliers shall adopt a 2020 water use target using one of four methods.	Baselines and Targets	Section 5.7 and Appendix E	Section 5.6 (page 2-1); Appendix F
10608.20(e)	Retail suppliers shall provide baseline daily per capita water use, urban water use target, interim urban water use target, and compliance daily per capita water use, along with the bases for determining those estimates, including references to supporting data.	Baselines and Targets	Chapter 5 and Appendix E	Section 5.5, 5.6, and 5.7 (pages 5-3 through 5-4); Appendix F
10608.22	Retail suppliers' per capita daily water use reduction shall be no less than 5 percent of base daily per capita water use of the 5-year baseline. This does not apply to the suppliers base GPCD is at or below 100.	Baselines and Targets	Section 5.7.2	Section 5.6 (pages 5-3 through 5-4); Appendix F
10608.24(a)	Retail suppliers shall meet their interim target by December 31, 2015.	Baselines and Targets	Section 5.8 and Appendix E	Section 5.7 (page 5-4); Appendix F
1608.24(d)(2)	If the retail supplier adjusts its compliance GPCD using weather normalization, economic adjustment, or extraordinary events, it shall provide the basis for, and data supporting the adjustment.	Baselines and Targets	Section 5.8.2	Section 5.7 (page 5-4)
10608.36	Wholesale suppliers shall include an assessment of present and proposed future measures, programs, and policies to help their retail water suppliers achieve targeted water use reductions.	Baselines and Targets	Section 5.1	Section 2.4 (Agency is not a wholesale supplier) (page 2-2)
10608.40	Retail suppliers shall report on their progress in meeting their water use targets. The data shall be reported using a standardized form.	Baselines and Targets	Section 5.8 and Appendix E	Section 5.7 (page 5-4); Appendix F
10631(b)	Identify and quantify the existing and planned sources of water available for 2015, 2020, 2025, 2030, and 2035.	System Supplies	Chapter 6	Chapter 6 (pages 6-1 through 6-13)
10631(b)	Indicate whether groundwater is an existing or planned source of water available to the supplier.	System Supplies	Section 6.2	Section 6.2 (page 6-1)
10631(b)(1)	Indicate whether a groundwater management plan has been adopted by the water supplier or if there is any other specific authorization for groundwater management. Include a copy of the plan or authorization.	System Supplies	Section 6.2.2	Section 6.2.2 (page 6-2)
10631(b)(2)	Describe the groundwater basin.	System Supplies	Section 6.2.1	Section 6.2.1 (page 2-1)

**Appendix C. Urban Water Management Plan Checklist
Checklist Arranged by Subject**

CWC Section	UWMP Requirement	Subject	Guidebook Location	UWMP Location
10631(b)(2)	Indicate if the basin has been adjudicated and include a copy of the court order or decree and a description of the amount of water the supplier has the legal right to pump.	System Supplies	Section 6.2.2	Section 6.2.3 (pages 6-1 through 6-2)
10631(b)(2)	For unadjudicated basins, indicate whether or not the department has identified the basin as overdrafted, or projected to become overdrafted. Describe efforts by the supplier to eliminate the long-term overdraft condition.	System Supplies	Section 6.2.3	Section 6.2.3 (page 6-3)
10631(b)(3)	Provide a detailed description and analysis of the location, amount, and sufficiency of groundwater pumped by the urban water supplier for the past five years.	System Supplies	Section 6.2.4	Section 6.2.4 (pages 6-3 through 6-4)
10631(b)(4)	Provide a detailed description and analysis of the amount and location of groundwater that is projected to be pumped.	System Supplies	Sections 6.2 and 6.9	Section 6.9 (page 6-12)
10631(d)	Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis.	System Supplies	Section 6.7	Section 6.7 (page 6-10)
10631(g)	Describe the expected future water supply projects and programs that may be undertaken by the water supplier to address water supply reliability in average, single-dry, and multiple-dry years.	System Supplies	Section 6.8	Section 6.8 (page 6-11)
10631(i)	Describe desalinated water project opportunities for long-term supply.	System Supplies	Section 6.6	Section 6.6 (page 6-10)
10631(j)	Retail suppliers will include documentation that they have provided their wholesale supplier(s) – if any - with water use projections from that source.	System Supplies	Section 2.5.1	Section 2.5.1 (page 2-3)
10631(j)	Wholesale suppliers will include documentation that they have provided their urban water suppliers with identification and quantification of the existing and planned sources of water available from the wholesale to the urban supplier during various water year types.	System Supplies	Section 2.5.1	Section 2.4 (Agency is not a wholesale supplier) (page 2-2)
10633	For wastewater and recycled water, coordinate with local water, wastewater, groundwater, and planning agencies that operate within the supplier's service area.	System Supplies (Recycled Water)	Section 6.5.1	Section 6.5.1 (page 6-6)
10633(a)	Describe the wastewater collection and treatment systems in the supplier's service area. Include quantification of the amount of wastewater collected and treated and the methods of wastewater disposal.	System Supplies (Recycled Water)	Section 6.5.2	Section 6.5.2 (pages 6-6 through 6-7)
10633(b)	Describe the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.	System Supplies (Recycled Water)	Section 6.5.2.2	Section 6.5.2 (pages 6-6 through 6-7)
10633(c)	Describe the recycled water currently being used in the supplier's service area.	System Supplies (Recycled Water)	Section 6.5.3 and 6.5.4	Sections 6.5.3 and 6.5.4.1 (pages 6-9 through 6-9)
10633(d)	Describe and quantify the potential uses of recycled water and provide a determination of the technical and economic feasibility of those uses.	System Supplies (Recycled Water)	Section 6.5.4	Section 6.5.4.1 (pages 6-8 through 6-9);
10633(e)	Describe the projected use of recycled water within the supplier's service area at the end of 5, 10, 15, and 20 years, and a description of the actual use of recycled water in comparison to uses previously projected.	System Supplies (Recycled Water)	Section 6.5.4	Section 6.5.4 (pages 6-8 through 6-9)
10633(f)	Describe the actions which may be taken to encourage the use of recycled water and the projected results of these actions in terms of acre-feet of recycled water used per year.	System Supplies (Recycled Water)	Section 6.5.5	Section 6.5.5 (page 2-1)
10633(g)	Provide a plan for optimizing the use of recycled water in the supplier's service area.	System Supplies (Recycled Water)	Section 6.5.5	Section 6.5.5 (page 6-10); Section 6.8 (page 6-11)
10620(f)	Describe water management tools and options to maximize resources and minimize the need to import water from other regions.	Water Supply Reliability Assessment	Section 7.4	Section 7.4 (page 7-5)
10631(c)(1)	Describe the reliability of the water supply and vulnerability to seasonal or climatic shortage.	Water Supply Reliability Assessment	Section 7.1	Section 7.1.5 (page 7-2)
10631(c)(1)	Provide data for an average water year, a single dry water year, and multiple dry water years	Water Supply Reliability Assessment	Section 7.2	Section 7.2 (pages 7-2 through 7-3)
10631(c)(2)	For any water source that may not be available at a consistent level of use, describe plans to supplement or replace that source.	Water Supply Reliability Assessment	Section 7.1	Section 7.1 (pages 7-1 through 7-2)
10634	Provide information on the quality of existing sources of water available to the supplier and the manner in which water quality affects water management strategies and supply reliability	Water Supply Reliability Assessment	Section 7.1	Section 7.1.4 (page 7-2)

Appendix C. Urban Water Management Plan Checklist Checklist Arranged by Subject				
CWC Section	UWMP Requirement	Subject	Guidebook Location	UWMP Location
10635(a)	Assess the water supply reliability during normal, dry, and multiple dry water years by comparing the total water supply sources available to the water supplier with the total projected water use over the next 20 years.	Water Supply Reliability Assessment	Section 7.3	Section 7.3 (pages 7-3 through 7-5)
10632(a) and 10632(a)(1)	Provide an urban water shortage contingency analysis that specifies stages of action and an outline of specific water supply conditions at each stage.	Water Shortage Contingency Planning	Section 8.1	Section 8.1 (page 8-1); Appendix I
10632(a)(2)	Provide an estimate of the minimum water supply available during each of the next three water years based on the driest three-year historic sequence for the agency.	Water Shortage Contingency Planning	Section 8.9	Section 8.9 (page 8-5)
10632(a)(3)	Identify actions to be undertaken by the urban water supplier in case of a catastrophic interruption of water supplies.	Water Shortage Contingency Planning	Section 8.8	Section 8.8 (page 8-5)
10632(a)(4)	Identify mandatory prohibitions against specific water use practices during water shortages.	Water Shortage Contingency Planning	Section 8.2	Section 8.2 (pages 8-1 through 8-2)
10632(a)(5)	Specify consumption reduction methods in the most restrictive stages.	Water Shortage Contingency Planning	Section 8.4	Section 8.4 (page 8-3)
10632(a)(6)	Indicated penalties or charges for excessive use, where applicable.	Water Shortage Contingency Planning	Section 8.3	Section 8.3 (page 8-3)
10632(a)(7)	Provide an analysis of the impacts of each of the actions and conditions in the water shortage contingency analysis on the revenues and expenditures of the urban water supplier, and proposed measures to overcome those impacts.	Water Shortage Contingency Planning	Section 8.6	Section 8.6 (pages 8-3 through 8-4)
10632(a)(8)	Provide a draft water shortage contingency resolution or ordinance.	Water Shortage Contingency Planning	Section 8.7	Section 8.7 (page 8-4); Appendix J
10632(a)(9)	Indicate a mechanism for determining actual reductions in water use pursuant to the water shortage contingency analysis.	Water Shortage Contingency Planning	Section 8.5	Section 8.5 (page 8-3)
10631(f)(1)	Retail suppliers shall provide a description of the nature and extent of each demand management measure implemented over the past five years. The description will address specific measures listed in code.	Demand Management Measures	Sections 9.2 and 9.3	Sections 9.2 and 9.3 (pages 9-1 through 9-6)
10631(f)(2)	Wholesale suppliers shall describe specific demand management measures listed in code, their distribution system asset management program, and supplier assistance program.	Demand Management Measures	Sections 9.1 and 9.3	Section 2.4 (Agency is not a wholesale supplier) (page 2-2)
10631(j)	CUWCC members may submit their 2013-2014 CUWCC BMP annual reports in lieu of, or in addition to, describing the DMM implementation in their UWMPs. This option is only allowable if the supplier has been found to be in full compliance with the CUWCC MOU.	Demand Management Measures	Section 9.5	Section 9.5 (page 9-6)
10608.26(a)	Retail suppliers shall conduct a public hearing to discuss adoption, implementation, and economic impact of water use targets.	Plan Adoption, Submittal, and Implementation	Section 10.3	Section 10.3 (page 10-2)
10621(b)	Notify, at least 60 days prior to the public hearing, any city or county within which the supplier provides water that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan.	Plan Adoption, Submittal, and Implementation	Section 10.2.1	Section 10.2 (pages 10-1 through 10-2)
10621(d)	Each urban water supplier shall update and submit its 2015 plan to the department by July 1, 2016.	Plan Adoption, Submittal, and Implementation	Sections 10.3.1 and 10.4	Section 10.3 and 10.4 (page 10-2)
10635(b)	Provide supporting documentation that Water Shortage Contingency Plan has been, or will be, provided to any city or county within which it provides water, no later than 60 days after the submission of the plan to DWR.	Plan Adoption, Submittal, and Implementation	Section 10.4.4	Section 10.4 (page 10-2)
10642	Provide supporting documentation that the urban water supplier made the plan available for public inspection, published notice of the public hearing, and held a public hearing about the plan.	Plan Adoption, Submittal, and Implementation	Sections 10.2.2, 10.3, and 10.5	Section 2.5 (pages 2-3 through 2-4), 10.2 and 10.3 (pages 10-1 through 10-2); Appendix D
10642	The water supplier is to provide the time and place of the hearing to any city or county within which the supplier provides water.	Plan Adoption, Submittal, and Implementation	Sections 10.2.1	Section 10.2 (pages 10-1 through 10-2)
10642	Provide supporting documentation that the plan has been adopted as prepared or modified.	Plan Adoption, Submittal, and Implementation	Section 10.3.1	Section 10.3 (page 10-2)
10644(a)	Provide supporting documentation that the urban water supplier has submitted this UWMP to the California State Library.	Plan Adoption, Submittal, and Implementation	Section 10.4.3	Section 10.4 (page 10-2)

Appendix C. Urban Water Management Plan Checklist Checklist Arranged by Subject				
CWC Section	UWMP Requirement	Subject	Guidebook Location	UWMP Location
10644(a)(1)	Provide supporting documentation that the urban water supplier has submitted this UWMP to any city or county within which the supplier provides water no later than 30 days after adoption.	Plan Adoption, Submittal, and Implementation	Section 10.4.4	Section 10.4 (page 10-2)
10644(a)(2)	The plan, or amendments to the plan, submitted to the department shall be submitted electronically.	Plan Adoption, Submittal, and Implementation	Sections 10.4.1 and 10.4.2	Section 10.4 (page 10-2)
10645	Provide supporting documentation that, not later than 30 days after filing a copy of its plan with the department, the supplier has or will make the plan available for public review during normal business hours.	Plan Adoption, Submittal, and Implementation	Section 10.5	Section 10.5 (page 10-2)

APPENDIX D

Notices

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March 2, 2016

Mr. Sage Sangiacomo
City Manager
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Mr. Sangiacomo:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

As an urban water supplier, the City coordinates with water management agencies, relevant public agencies and other water suppliers on the preparation of the UWMP update. The City will be reviewing the UWMP and will make amendments and updates, as appropriate.

If you wish to contact the City about its review process, you may do so by writing to the undersigned or by email to jthiele@cityofukiah.com.

Sincerely,

Jarod Thiele
Public Works Analyst
707-5463-6755

cc: City of Ukiah
Mendocino County Local Agency Formation Commission
Redwood Valley County Water District
Millview County Water District
Willow County Water District
Calpella County Water District
Rogina Water Company
Ukiah Chamber of Commerce

Mendocino Environmental Center
Mendocino County
Mendocino County Planning and Building Services
Mendocino County Water Agency
Sonoma County Water Agency
Mendocino County Russian River Flood Control and Water Conservation
Improvement District



March 2, 2016

Ms. Carmel Angelo
Chief Executive Officer
Mendocino County
501 Low Gap Road
Ukiah, CA 95482

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Ms. Angelo:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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Sincerely,

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Public Works Analyst
707-5463-6755

cc: City of Ukiah
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Mendocino County Russian River Flood Control and Water Conservation
Improvement District



March 2, 2016

Mr. David Redding
General Manager
Calpella County Water District
PO Box 115
Calpella, CA 95418

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Mr. Redding:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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Improvement District



March 2, 2016

Mr. George Williamson
Executive Officer
Mendocino County Local Agency Formation Commission
200 South School Street
Ukiah, CA 95482

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Mr. Williamson:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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Improvement District



March 2, 2016

Mr. Steve Dunnicliff
Director
Mendocino County Planning and Building Services
860 North Bush Street
Ukiah, CA 95482

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Mr. Dunnicliff:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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707-5463-6755

cc: City of Ukiah
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Improvement District



March 2, 2016

General Manager
Mendocino County Russian River Flood Control and Water Conservation Improvement
District
151 Law Avenue, Suite D
Ukiah, CA 95482

RE: Update of the City of Ukiah Urban Water Management Plan

Dear General Manager:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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707-5463-6755

cc: City of Ukiah
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Improvement District



March 2, 2016

Ms. Carmel Angelo
General Manager
Mendocino County Water Agency
501 Low Gap Road, Room 1010
Ukiah, CA 95482

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Ms. Angelo:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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Improvement District



March 2, 2016

Board of Directors
Mendocino Environmental Center
106 West Standley Street
Ukiah, CA 95482

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Board of Directors:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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707-5463-6755

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Improvement District



March 2, 2016

Mr. Bill Koehler
General Manager
Millview County Water District
151 Laws Avenue
Ukiah, CA 95482

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Mr. Koehler:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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March 2, 2016

Mr. Dan Rogina
President
Rogina Water Company
1850 Talmage Road
Ukiah, CA 95482

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Mr. Rogina:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

As an urban water supplier, the City coordinates with water management agencies, relevant public agencies and other water suppliers on the preparation of the UWMP update. The City will be reviewing the UWMP and will make amendments and updates, as appropriate.

If you wish to contact the City about its review process, you may do so by writing to the undersigned or by email to jthiele@cityofukiah.com.

Sincerely,

Jarod Thiele
Public Works Analyst
707-5463-6755

cc: City of Ukiah
Mendocino County Local Agency Formation Commission
Redwood Valley County Water District
Millview County Water District
Willow County Water District
Calpella County Water District
Rogina Water Company
Ukiah Chamber of Commerce

Mendocino Environmental Center
Mendocino County
Mendocino County Planning and Building Services
Mendocino County Water Agency
Sonoma County Water Agency
Mendocino County Russian River Flood Control and Water Conservation
Improvement District



March 2, 2016

Mr. Bill Koehler
General Manager
Redwood Valley County Water District
PO Box 399
Redwood Valley, CA 95470

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Mr. Koehler:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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Sonoma County Water Agency
Mendocino County Russian River Flood Control and Water Conservation
Improvement District



March 2, 2016

Mr. Grant Davis
General Manager
Sonoma County Water Agency
404 Aviation Boulevard
Santa Rosa, CA 95403

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Mr. Davis:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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Sincerely,

Jarod Thiele
Public Works Analyst
707-5463-6755

cc: City of Ukiah
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Sonoma County Water Agency
Mendocino County Russian River Flood Control and Water Conservation
Improvement District



March 2, 2016

Ms. Erica Banta
Executive Director
Ukiah Chamber of Commerce
200 South School Street
Ukiah, CA 95482

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Ms. Banta:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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Sincerely,

Jarod Thiele
Public Works Analyst
707-5463-6755

cc: City of Ukiah
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Sonoma County Water Agency
Mendocino County Russian River Flood Control and Water Conservation
Improvement District



March 2, 2016

Mr. David Redding
General Manager
Willow County Water District
151 Laws Avenue
Ukiah, CA 95482

RE: Update of the City of Ukiah Urban Water Management Plan

Dear Mr. Redding:

The City of Ukiah (City) is currently in the process of updating its Urban Water Management Plan (UWMP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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Sincerely,

Jarod Thiele
Public Works Analyst
707-5463-6755

cc: City of Ukiah
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Improvement District

APPENDIX E

DWR Water Audit

DRAFT

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AWWA Free Water Audit Software v5.0

American Water Works Association Copyright © 2014, All Rights Reserved.

This spreadsheet-based water audit tool is designed to help quantify and track water losses associated with water distribution systems and identify areas for improved efficiency and cost recovery. It provides a "top-down" summary water audit format, and is not meant to take the place of a full-scale, comprehensive water audit format.

Auditors are strongly encouraged to refer to the most current edition of AWWA M36 Manual for Water Audits for detailed guidance on the water auditing process and targetting loss reduction levels

The spreadsheet contains several separate worksheets. Sheets can be accessed using the tabs towards the bottom of the screen, or by clicking the buttons below.

Please begin by providing the following information

Name of Contact Person:	Sean White		
Email Address:	swhite@cityofukiah.com		
Telephone (incl Ext.):	707	467-5712	
Name of City / Utility:	City of Ukiah		
City/Town/Municipality:	Ukiah		
State / Province:	California (CA)		
Country:	USA		
Year:	2015		
Start Date:	01/2015	Enter MM/YYYY numeric format	
End Date:	12/2015	Enter MM/YYYY numeric format	
Audit Preparation Date:	5/5/2016		
Volume Reporting Units:	Million gallons (US)		
PWSID / Other ID:	2310003		

The following guidance will help you complete the Audit

All audit data are entered on the [Reporting Worksheet](#)

- | | |
|----------------------|--|
| <input type="text"/> | Value can be entered by user |
| <input type="text"/> | Value calculated based on input data |
| <input type="text"/> | These cells contain recommended default values |

Use of Option (Radio) Buttons: Pcnt: 0.25% Value:

Select the default percentage by choosing the option button on the left

To enter a value, choose this button and enter a value in the cell to the right

The following worksheets are available by clicking the buttons below or selecting the tabs along the bottom of the page

Instructions

The current sheet.
Enter contact information and basic audit details (year, units etc)

Reporting Worksheet

Enter the required data on this worksheet to calculate the water balance and data grading

Comments

Enter comments to explain how values were calculated or to document data sources

Performance Indicators

Review the performance indicators to evaluate the results of the audit

Water Balance

The values entered in the Reporting Worksheet are used to populate the Water Balance

Dashboard

A graphical summary of the water balance and Non-Revenue Water components

Grading Matrix

Presents the possible grading options for each input component of the audit

Service Connection Diagram

Diagrams depicting possible customer service connection line configurations

Definitions

Use this sheet to understand the terms used in the audit process

Loss Control Planning

Use this sheet to interpret the results of the audit validity score and performance indicators

Example Audits

Reporting Worksheet and Performance Indicators examples are shown for two validated audits

Acknowledgements

Acknowledgements for the AWWA Free Water Audit Software v5.0

If you have questions or comments regarding the software please contact us via email at: wlc@awwa.org



AWWA Free Water Audit Software: Reporting Worksheet

WAS v5.0
American Water Works Association,
Copyright © 2014, All Rights Reserved.

Water Audit Report for: **City of Ukiah (2310003)**

Reporting Year: **2015** **1/2015 - 12/2015**

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

Master Meter and Supply Error Adjustments

WATER SUPPLIED

Volume from own sources: MG/Yr
Water imported: MG/Yr
Water exported: MG/Yr

Pcnt: MG/Yr
 MG/Yr
 MG/Yr

Enter negative % or value for under-registration
Enter positive % or value for over-registration

WATER SUPPLIED: **825.544** MG/Yr

AUTHORIZED CONSUMPTION

Billed metered: MG/Yr
Billed unmetered: MG/Yr
Unbilled metered: MG/Yr
Unbilled unmetered: MG/Yr

Default option selected for Unbilled unmetered - a grading of 5 is applied but not displayed

AUTHORIZED CONSUMPTION: **720.296** MG/Yr

Click here: for help using option buttons below

Pcnt: MG/Yr

Use buttons to select percentage of water supplied OR value

Pcnt: MG/Yr

MG/Yr

WATER LOSSES (Water Supplied - Authorized Consumption)

105.248 MG/Yr

Apparent Losses

Unauthorized consumption: MG/Yr

Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed

Customer metering inaccuracies: MG/Yr
Systematic data handling errors: MG/Yr

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

Apparent Losses: **3.818** MG/Yr

Real Losses (Current Annual Real Losses or CARL)

Real Losses = Water Losses - Apparent Losses: MG/Yr

WATER LOSSES: **105.248** MG/Yr

NON-REVENUE WATER

NON-REVENUE WATER: **123.865** MG/Yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

SYSTEM DATA

Length of mains: miles
Number of active AND inactive service connections:
Service connection density: conn./mile main

Are customer meters typically located at the curbside or property line?

Average length of customer service line: (length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

Average operating pressure: psi

COST DATA

Total annual cost of operating water system: \$/Year
Customer retail unit cost (applied to Apparent Losses): \$/100 cubic feet (ccf)
Variable production cost (applied to Real Losses): \$/Million gallons ☐ Use Customer Retail Unit Cost to value real losses

WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 87 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Unauthorized consumption

2: Systematic data handling errors

3: Unbilled metered

APPENDIX F

SB X7-7 Compliance and Verification Forms

DRAFT

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SB X7-7 Table 0: Units of Measure Used in UWMP*
(select one from the drop down list)

Acre Feet

**The unit of measure must be consistent with Table 2-3*

NOTES:

SB X7-7 Table-1: Baseline Period Ranges

Baseline	Parameter	Value	Units
10- to 15-year baseline period	2008 total water deliveries	3,059	Acre Feet
	2008 total volume of delivered recycled water	-	Acre Feet
	2008 recycled water as a percent of total deliveries	0.00%	Percent
	Number of years in baseline period ^{1, 2}	10	Years
	Year beginning baseline period range	1995	
	Year ending baseline period range ³	2004	
5-year baseline period	Number of years in baseline period	5	Years
	Year beginning baseline period range	2003	
	Year ending baseline period range ⁴	2007	
¹ If the 2008 recycled water percent is less than 10 percent, then the first baseline period is a continuous 10-year period. If the amount of recycled water delivered in 2008 is 10 percent or greater, the first baseline period is a continuous 10- to 15-year period.			
² The Water Code requires that the baseline period is between 10 and 15 years. However, DWR recognizes that some water suppliers may not have the minimum 10 years of baseline data.			
³ The ending year must be between December 31, 2004 and December 31, 2010.			
⁴ The ending year must be between December 31, 2007 and December 31, 2010.			
NOTES:			

SB X7-7 Table 2: Method for Population Estimates**Method Used to Determine Population**
(may check more than one)**1. Department of Finance (DOF)**DOF Table E-8 (1990 - 2000) and (2000-2010) and
DOF Table E-5 (2011 - 2015) when available**2. Persons-per-Connection Method****3. DWR Population Tool****4. Other**

DWR recommends pre-review

NOTES:

SB X7-7 Table 3: Service Area Population

Year		Population
10 to 15 Year Baseline Population		
Year 1	1995	14,977
Year 2	1996	15,088
Year 3	1997	15,263
Year 4	1998	15,351
Year 5	1999	15,403
Year 6	2000	15,497
Year 7	2001	15,622
Year 8	2002	14,747
Year 9	2003	16,009
Year 10	2004	16,029
<i>Year 11</i>		
<i>Year 12</i>		
<i>Year 13</i>		
<i>Year 14</i>		
<i>Year 15</i>		
5 Year Baseline Population		
Year 1	2003	16,009
Year 2	2004	16,029
Year 3	2005	16,020
Year 4	2006	15,960
Year 5	2007	15,959
2015 Compliance Year Population		
2015		16,073
NOTES:		

SB X7-7 Table 4: Annual Gross Water Use *								
Baseline Year <i>Fm SB X7-7 Table 3</i>		Volume Into Distribution System <i>This column will remain blank until SB X7-7 Table 4-A is completed.</i>	Deductions					Annual Gross Water Use
			Exported Water	Change in Dist. System Storage (+/-)	Indirect Recycled Water <i>This column will remain blank until SB X7-7 Table 4-B is completed.</i>	Water Delivered for Agricultural Use	Process Water <i>This column will remain blank until SB X7-7 Table 4-D is completed.</i>	
10 to 15 Year Baseline - Gross Water Use								
Year 1	1995	3,879			-		-	3,879
Year 2	1996	4,036			-		-	4,036
Year 3	1997	3,910			-		-	3,910
Year 4	1998	3,762			-		-	3,762
Year 5	1999	4,223			-		-	4,223
Year 6	2000	4,097			-		-	4,097
Year 7	2001	4,088			-		-	4,088
Year 8	2002	4,164			-		-	4,164
Year 9	2003	3,870			-		-	3,870
Year 10	2004	4,131			-		-	4,131
<i>Year 11</i>	0	-			-		-	-
<i>Year 12</i>	0	-			-		-	-
<i>Year 13</i>	0	-			-		-	-
<i>Year 14</i>	0	-			-		-	-
<i>Year 15</i>	0	-			-		-	-
10 - 15 year baseline average gross water use								4,016
5 Year Baseline - Gross Water Use								
Year 1	2003	3,870			-		-	3,870
Year 2	2004	4,131			-		-	4,131
Year 3	2005	3,753			-		-	3,753
Year 4	2006	3,833			-		-	3,833
Year 5	2007	3,744			-		-	3,744
5 year baseline average gross water use								3,866
2015 Compliance Year - Gross Water Use								
2015		2,534	-		-		-	2,534
* NOTE that the units of measure must remain consistent throughout the UWMP, as reported in Table 2-3								
NOTES:								

NOTES:

SB X7-7 Table 4-A: Volume Entering the Distribution System(s)

Complete one table for each source.

Name of Source		All sources		
This water source is:				
☒	The supplier's own water source			
☐	A purchased or imported source			
Baseline Year <i>Fm SB X7-7 Table 3</i>	Volume Entering Distribution System	Meter Error Adjustment* <i>Optional (+/-)</i>	Corrected Volume Entering Distribution System	
10 to 15 Year Baseline - Water into Distribution System				
Year 1	1995	3879		3,879
Year 2	1996	4036		4,036
Year 3	1997	3910		3,910
Year 4	1998	3762		3,762
Year 5	1999	4223		4,223
Year 6	2000	4097		4,097
Year 7	2001	4088		4,088
Year 8	2002	4164		4,164
Year 9	2003	3870		3,870
Year 10	2004	4131		4,131
Year 11	0			-
Year 12	0			-
Year 13	0			-
Year 14	0			-
Year 15	0			-
5 Year Baseline - Water into Distribution System				
Year 1	2003	3870		3,870
Year 2	2004	4131		4,131
Year 3	2005	3753		3,753
Year 4	2006	3833		3,833
Year 5	2007	3744		3,744
2015 Compliance Year - Water into Distribution System				
2015	2534			2,534
* Meter Error Adjustment - See guidance in Methodology 1, Step 3 of Methodologies Document				
NOTES: Volumes are in AF.				

SB X7-7 Table 5: Gallons Per Capita Per Day (GPCD)

Baseline Year <i>Fm SB X7-7 Table 3</i>		Service Area Population <i>Fm SB X7-7 Table 3</i>	Annual Gross Water Use <i>Fm SB X7-7 Table 4</i>	Daily Per Capita Water Use (GPCD)
10 to 15 Year Baseline GPCD				
Year 1	1995	14,977	3,879	231
Year 2	1996	15,088	4,036	239
Year 3	1997	15,263	3,910	229
Year 4	1998	15,351	3,762	219
Year 5	1999	15,403	4,223	245
Year 6	2000	15,497	4,097	236
Year 7	2001	15,622	4,088	234
Year 8	2002	14,747	4,164	252
Year 9	2003	16,009	3,870	216
Year 10	2004	16,029	4,131	230
<i>Year 11</i>	0	-	-	
<i>Year 12</i>	0	-	-	
<i>Year 13</i>	0	-	-	
<i>Year 14</i>	0	-	-	
<i>Year 15</i>	0	-	-	
10-15 Year Average Baseline GPCD				233
5 Year Baseline GPCD				
Baseline Year <i>Fm SB X7-7 Table 3</i>		Service Area Population <i>Fm SB X7-7 Table 3</i>	Gross Water Use <i>Fm SB X7-7 Table 4</i>	Daily Per Capita Water Use
Year 1	2003	16,009	3,870	216
Year 2	2004	16,029	4,131	230
Year 3	2005	16,020	3,753	209
Year 4	2006	15,960	3,833	214
Year 5	2007	15,959	3,744	209
5 Year Average Baseline GPCD				216
2015 Compliance Year GPCD				
2015		16,073	2,534	141

NOTES: Volumes are in AF.

SB X7-7 Table 6: Gallons per Capita per Day
Summary From Table SB X7-7 Table 5

10-15 Year Baseline GPCD	233
5 Year Baseline GPCD	216
2015 Compliance Year GPCD	141
NOTES:	

SB X7-7 Table 7: 2020 Target Method*Select Only One*

Target Method		Supporting Documentation
☒	Method 1	SB X7-7 Table 7A
☐	Method 2	SB X7-7 Tables 7B, 7C, and 7D <i>Contact DWR for these tables</i>
☐	Method 3	SB X7-7 Table 7-E
☐	Method 4	Method 4 Calculator

NOTES:

SB X7-7 Table 7-A: Target Method 1	
20% Reduction	
10-15 Year Baseline GPCD	2020 Target GPCD
233	186
NOTES:	

SB X7-7 Table 7-F: Confirm Minimum Reduction for 2020 Target

5 Year Baseline GPCD <i>From SB X7-7 Table 5</i>	Maximum 2020 Target ¹	Calculated 2020 Target ²	Confirmed 2020 Target
216	205	186	186
¹ Maximum 2020 Target is 95% of the 5 Year Baseline GPCD ² 2020 Target is calculated based on the selected Target Method, see SB X7-7 Table 7 and corresponding tables for agency's calculated target.			
NOTES:			

SB X7-7 Table 8: 2015 Interim Target GPCD		
Confirmed 2020 Target <i>Fm SB X7-7 Table 7-F</i>	10-15 year Baseline GPCD <i>Fm SB X7-7 Table 5</i>	2015 Interim Target GPCD
186	233	209
NOTES:		

SB X7-7 Table 9: 2015 Compliance

Actual 2015 GPCD	2015 Interim Target GPCD	Optional Adjustments <i>(in GPCD)</i>					2015 GPCD <i>(Adjusted if applicable)</i>	Did Supplier Achieve Targeted Reduction for 2015?
		Enter "0" if Adjustment Not Used			TOTAL Adjustments	Adjusted 2015 GPCD		
		Extraordinary Events	Weather Normalization	Economic Adjustment				
141	209	<i>From Methodology 8 (Optional)</i>	<i>From Methodology 8 (Optional)</i>	<i>From Methodology 8 (Optional)</i>	0	141	141	YES

NOTES:

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APPENDIX G

Technical Memorandum on Water Supply, Rights, and Reliability
(Wagner & Bonsignore)

DRAFT

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Technical Analysis
of
Future Water Supply Reliability

Supporting Chapters 4 and 5
Of the
City of Ukiah 2010 Urban Water Management Plan

June, 2011

Wagner&Bonsignore
Consulting Civil Engineers, A Corporation
2151 River Plaza Drive, Suite 100
Sacramento CA 95833

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Plate II - Groundwater Wells in Ukiah Valley

Executive Summary

This report documents analyses conducted to evaluate water supply reliability for the 2010 City of Ukiah Urban Water Management Plan update. The analysis considers the Russian River hydrology in the context of the changing regulatory environment affecting resource management decisions, as well as City of Ukiah projected maximum demand authorized under its existing water right permit.

The City holds, among other water rights, a 1954 appropriative water right Permit 12952 (Application 15704) for 20 cfs from Russian River Underflow. To determine the maximum authorized diversion volume under the terms of the permit, we evaluated monthly water use for the 2004 through 2010 period, and found that peak demand occurs in July. Accordingly, we fixed July demand at 20 cfs, and projected demand for the remaining months based on the monthly average use pattern. The projected annual demand is expected to be around 8,700 acre-feet. This demand was used to evaluate depletion from the Russian River, which was estimated to be 37% of the total demand on an annual basis.

In addition to projected demand from the City, the analysis evaluated water required to satisfy other demands downstream of Lake Mendocino, including river losses, and all releases required to meet minimum instream flow requirements under both the 2008 Biological Opinion related to salmonids in the Russian River, and State Water Resources Control Board Decision 1610. Inflow to the Russian River system was estimated based on historic gaged flow from the Eel River imports, the East and West Forks of the Russian River and naturally tributary areas.

The results of the analysis indicate that water is available from the Russian River to meet the City of Ukiah's projected maximum demand under Permit 12952 (Application 15704) under a regulatory environment dictated by the terms of Decision 1610, or the Biological Opinion. Furthermore, the analysis demonstrates that the City's maximum demand has an insignificant impact on the Russian River system, as demonstrated by the negligible reduction in water surface elevation of Lake Mendocino.

Average unimpaired tributary inflow to the Ukiah Valley as measured at the West Fork Russian River gage is about 126,000 acre feet annually. Average unimpaired inflow as previously calculated for the 1975 through 2003 period of record from the East Fork Russian River is 77,000 acre feet annually. Precipitation falling on the watershed tributary to Ukiah Valley (137 square miles) is 267,000 acre feet annually, based on an average of 36.5 inches of precipitation per year. Although a portion of the precipitation will contribute to runoff, conservatively assuming that 25% recharges, an average of 67,000 acre-feet per year is available. Accordingly, the total recharge opportunity to the Ukiah Valley including the Russian River and precipitation is conservatively estimated at about 270,000 acre-feet per year, on average, and exceeds the City's expected maximum 8,700 acre-foot draft on the groundwater resources by 3,100%. Consequently we do not expect the groundwater resources to experience any meaningful long term decline in the future.

Accordingly, the analysis supports the information provided in Chapters 4 and 5 of the Urban Water Management Plan. Specifically, the analysis demonstrates that the City's appropriative rights provide a reliable water supply, and that the City's projected maximum diversion does not measurably impact the underlying groundwater table or the Russian River.

CHAPTER 4

2010 CITY OF UKIAH URBAN WATER MANAGEMENT PLAN

4.1 WATER SUPPLY SOURCES

The City's water supply sources include groundwater, surface water from the underflow of the Russian River, and 800 acre-feet of project water available from the Mendocino County Russian River Flood Control and Water Conservation Improvement District. The City is completing a recycled water management plan, and recycled water may become available as an additional supply. Table 4.2 below provides a summary of the water supply sources.

4.1.1 Water Supply Facilities

The following table provides a list of all groundwater and surface water diversion facilities currently in use by the City.

Table 4.1 Water Supply Wells 2010 Urban Water Management Plan City of Ukiah			
Facility	Type of Supply	Current Status	Production Capacity (gpm)
Ranney Collector ⁽²⁾	Surface water	Active	3194
Well #3	Groundwater influenced by surface water	Active	600
Well #4	Groundwater	Active	799
Well #5	Groundwater influenced by surface water	Active	300
Well #7	Groundwater	Active	799
Well #8	Groundwater	Active	694
Total Active Well Capacity 100% (gpm)			6,386
Total Active Well Capacity 100% (AFY)			10,308
Total Active Well Capacity 80% (AFY)			8,246
Notes: 1. Source: City staff records. 2. The Ranney Collector can only be used during the dry season when surface water turbidity is low.			

The supply facilities summarized above are described in more detail in the following sections.

Surface Water Diversion

The City's surface water supply is obtained from a Ranney collector and Wells 3 and 5, which draw water from an alluvial zone along the Russian River. The supply source has been deemed groundwater under the direct influence of surface water by the California Department of Public Health (CDPH) pursuant to 22 CCR §64651.10 of the California Water Works Standards. The determination is based on turbidity of the diverted water, which fluctuates with the turbidity in the Russian River. Accordingly, although the diversion is from Russian River underflow and may also be considered groundwater, water diverted from the Ranney Collector and Wells 3 and 5 is classified as surface water. Well 3 has an estimated pumping capacity of 600 gpm and Well 5 has an estimated pumping capacity of 300 gpm. The Ranney collector was constructed in 1966 along the banks of the Russian River with a design capacity of 13 million gallons per day (mgd). Production has steadily declined from a maximum of 9 mgd to a current capacity of 4.6 mgd. The significant capacity loss may be a result of clay and silt compaction above the Ranney Collector, or may indicate that the Russian River channel is moving away from the Ranney collector. The Ranney collector can only be used when turbidity in the Russian River is low, a condition which occurs during dry weather conditions. During the rainy months, Russian River turbidity increases and the Microfloc contact clarification-filtration units located at the water treatment plant cannot be operated efficiently.

Groundwater

The City currently diverts groundwater at Wells 4, 7 and 8. Well 4 has a capacity of 799 gpm, Well 7 has a capacity of 799 gpm and Well 8 has a capacity of 694 gpm. Wells 7 and 8 were brought online in 2008.

4.1.2 Distribution System and Storage

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Current and Projected Water Sources

The following is a summary of the City's current and projected water sources, followed by a description of the basis of right for each source.

Table 4.2		Water Supplies – Current and Projected (Guidebook Table 16) 2010 Urban Water Management Plan City of Ukiah					
Water Supply Sources		2010	2015	2020	2025	2030	2035 - opt
Water purchased from:	Wholesaler supplied volume (yes/no)						
Project Water (Mendocino County Russian River Flood Control and Water Conservation Improvement District)	Yes	800	800	800	800	800	800
Supplier-produced groundwater ¹	No	3,705	3,705	3,705	3,705	3,705	3,705
Supplier-produced surface water Permit 12952 (Application 15704) ²	No	14,480	14,480	14,480	14,480	14,480	14,480
Supplier-produced surface water (pre-1914 Rights)	No	2,027	2,027	2,027	2,027	2,027	2,027
Transfers in	No	0	0	0	0	0	0
Exchanges In	No	0	0	0	0	0	0
Recycled Water ³	No	0	603	883	1,163	1,723	2,283
Desalinated Water	No	0	0	0	0	0	0
Total		21,012	21,615	21,895	22,175	22,735	23,295
Units: acre-feet per year							
¹ Assumed groundwater pumping capacity based on information from Carollo Engineering is 3,705 acre-feet.							
² Permit 12952 (A15704) is authorizes diversion of 20 cfs, with no annual limit. As a practical matter, if peak demand is 20 cfs, annual total diversion distributed according to current use patterns would result in a total diversion of approximately 8,700 acre-feet. However, the City's water right is valid for the 14,480 acre-feet as reported above.							
³ Estimate of recycled water available provided by Carollo Engineering.							

The following sections describe the water supply sources itemized in Table 4.2 above.

Contract Water/Project Water

Mendocino County Russian River Flood Control and Water Conservation Improvement District (District) holds Water Right Permit 12947B for storage and use of up to 8,000 AF annually of water stored in Lake Mendocino and/or directly diverted from the East Fork of the Russian River. The City has a water supply agreement that allows the purchase up to 800 AF of water annually under the District's permit. The District is considered a wholesale provider for purposes of this UWMP, and Table 4.3 in section 4.1.4 provides the projected wholesale amounts of project water.

Supplier Produced Groundwater

The City assumes Wells 4, 7 and 8 pump groundwater. However, the City has filed petitions with the State Water Resources Control Board to add Wells 5, 7 and 8 to its water right permit, as a precaution in the event there is an evidentiary finding that the water pumped from wells is actually subject to the permitting authority of the State Water Board. There is a legal presumption that groundwater pumped from a groundwater basin is not subject to appropriation by permit. The City does not waive this legal presumption regarding groundwater.

Appropriative Rights: Supplier Produced Surface Water

An evaluation of the groundwater and surface water available to satisfy the City's appropriative rights is provided in Appendix 1 for reference. The following describes the City's appropriative rights.

Water Right Permit 12952 (Application 15704)

Water Right Permit 12952 (Application 15704) provides for the diversion of Russian River underflow for municipal purposes. Under this Permit, water can be diverted at a rate not to exceed 20.0 cfs (9,000 gpm) from January 1 through December 31 (with no annual limit). The Permit expired on December 31, 2000 and the City filed a Petition for Extension of Time with the State Water Board. The City has also filed a Petition with the State Water Board to add Wells 5, 7 and 8 and expand its place of use under Permit 12952 (Application 15704). The Permit is valid while the Petitions are processed and currently covers Wells 2 (no longer in use) and 3 and the Ranney collector.

Pre 1914 Water Right

The City has Pre-1914 Appropriative Right for at least 2.8 cfs for diversion from the Russian River for a maximum of 2,027 acre-feet annually. This water right is recognized in State Water Rights Board (predecessor to State Water Resources Control Board) Decision 1030.

Recycled Water

The City is currently completing a recycled water management plan, and anticipates that recycled water could be available for landscape irrigation and consumptive reuse within the water treatment plant.

Wholesale Supplies

Table 4-3 Wholesale Supplies – Existing, Planned Sources of Water (Guidebook Table 17) 2010 Urban Water Management Plan City of Ukiah						
Wholesale sources	Contracted Volume	2015	2020	2025	2030	2035 - opt
District ¹	800	800	800	800	800	800
<i>Units: acre-feet per year</i> <i>¹Mendocino County Russian River Flood Control and Water Conservation Improvement District</i>						

4.2 GROUNDWATER BASIN

This section provides a description of the Ukiah Valley Groundwater Basin.

4.2.1 Groundwater Basin Description

The Ukiah Valley groundwater basin (Number 1-52 as described in California Department of Water Resources Bulletin 118) is located in southeastern Mendocino County and is the largest basin along the Russian River. This basin is not adjudicated.

The Ukiah Valley groundwater basin (aquifer) is approximately 22 miles long and 5 miles wide and underlies Ukiah Valley and Redwood Valley. Geologic and groundwater characteristics underlying Sanel Valley are similar, however, bedrock effectively separates the Sanel aquifer from the Ukiah aquifer.

The Ukiah Valley is the largest of several interior valleys in Mendocino County that fall along the north-northwest trending Maacama Fault Zone. The basement rock is of the Franciscan Complex, of variable but minor water yielding capacity. The valley is filled up to 2000 feet deep with unconsolidated or loosely cemented gravel, sand, silt, and clay deposited through eons of erosion, transport and sedimentation.

The valley fill is categorized as three separate deposits. The oldest and lowest unit is the continental basin deposits. It is estimated to be up to 2000 feet in depth near the axis of the valley. Wells completed in the continental basin deposits produce water slowly because of consolidated, fine-grained material and low permeability. Well yield ranges from 1 – 50 gallons per minute (gpm). The second unit is the continental terrace deposits, situated mostly on the periphery of the valley. These deposits are relatively thin (up to 25 feet), have a low permeability and are not a significant groundwater source.

The third valley fill unit is the Holocene alluvium, consisting of uncemented gravel, sand, silt and clay deposited in the last 10,000 years. The Holocene alluvium covers approximately 30 square miles

throughout broad areas of the flood plain and more narrow bands along the Russian River north of the Forks and along tributary streams. It is generally less than 100 feet thick but extends up to 200 feet in depth. Consisting of coarse and uncemented sediments, the alluvium exhibits high porosity and permeability, thereby holding a significant quantity of water and transmitting water rapidly. Well yields range from 100 to 1000 gpm. The principal source of groundwater is infiltration of precipitation. Other sources contributing to Ukiah valley groundwater are streamflow leakage, deep percolation from irrigation and treated effluent discharged via the City of Ukiah percolation ponds.

Information on the storage capacity and groundwater levels within the Ukiah Valley Groundwater Basins is found in the United States Geological Survey (USGS) published Water Resources Investigation Report 85-4258, "Groundwater Resources in Mendocino County, California" which states the following:

- Groundwater wells in the Ukiah Valley Groundwater Basin monitored over a 30 year period show no prominent long-term declines. Hydrograph analysis indicates the Basin is recharged fully each year except when precipitation falls below 60 percent of normal. During the drought of 1976/77 when rainfall was less than 60 percent of normal, the groundwater wells recovered to normal levels by the end of the 1978 rainfall season.

Further, California Department of Water Resources Bulletin 118 "California's Groundwater" states the following:

- Groundwater in storage in the upper 100 feet of the most productive area of the Ukiah Valley is estimated at 90,000 acre-feet.
- Groundwater storage located within the margins of the Ukiah Valley is estimated at an additional 45,000 acre-feet.
- Groundwater levels in the Ukiah Valley Groundwater Basin for the past 30 years have remained relatively stable.
- During drought conditions, drawdown of groundwater levels increases, but the levels recover in post-drought conditions.

The volume of water available from pumping from upper 100 feet of the most productive portion of the aquifer is estimated at 90,000 acre-feet. Groundwater in the alluvium is hydraulically connected to and interacts with surface flows.

The attached Plate I shows the estimated boundaries of the groundwater basin, consistent with DWR Bulletin 118 and estimated groundwater availability within the Ukiah Valley Groundwater Basin.

4.2.2 Groundwater Management Plan

A groundwater management plan has not been prepared for the Ukiah Valley or Mendocino County.

The City may coordinate with other affected agencies within the Basin to develop more information about the Ukiah groundwater basin and as a first step toward developing a groundwater study and a groundwater management plan.

4.2.3 Groundwater Levels and Historical Trends

In general, the Ukiah Valley groundwater basin experiences seasonal and year to year variation in water levels due to climate and pumping stresses, as described in Bulletin 118 and the USGS Investigative Report 85-4258 referenced above. However, these variations tend to be small. Water levels decline in the dry months and some wells may experience declines during successive dry years. But water levels in general have always recovered.

The groundwater table (the underground water surface) fluctuates seasonally, being at its highest level in March or April at the end of the wet season, and at its lowest in October, at the end of the dry season. Seasonal fluctuations range on the order of 5 to 20 feet. Measurements have been taken and recorded over a long time period at a few wells in the valley.

Measurements were generally taken twice a year, at the end of the wet season and at the end of the dry season. The groundwater measurements show the water table rebounds during the wet season to about the same elevation in all but abnormally dry years such as 1977. The water table rebounded completely in one year of normal precipitation. Water surface measurements over the long-term show no trend in groundwater levels.

The attached Plate II shows available groundwater hydrographs within the Ukiah Valley, as described above.

A 1986 USGS investigation of groundwater levels in the Ukiah Valley (Ground-water Resources in Mendocino County, California; U.S. Geological Survey Water-Resources Investigations Report 85-4258; July 1986) found that, "None of the hydrographs show any prominent long-term declines. Water levels measured during the 1980's are remarkably similar to those measured during the 1960's and 1970's." Bulletin 118 of the California Department of Water Resources, updated 2/27/04, in its section on the Ukiah Valley Groundwater Basin (referenced below and attached) states, "Based on hydrographs from DWR monitored wells, groundwater levels in the past 30 years have remained relatively stable. During drought conditions there is increased drawdown during summer months and less recovery in winter months. Post-drought conditions rebound to approximately the same levels as pre-drought conditions." (A third reference regarding Ukiah valley groundwater is: Cardwell, G. T.; Geology and Ground Water in Russian River Valley Areas and in Round, Laytonville and Little Lake Valleys Sonoma and Mendocino Counties, California; Geological Survey Water Supply Paper 1548; 1965.)

When the river stage is high, water moves from the river into bank storage, where it is temporarily held until the river stage falls and water drains back to the river. When the aquifer water table is low, as happens toward the end of the dry season, water moves from the river to the aquifer. This is compounded by the effect of phreatophytes (water-loving plants) drawing water from the aquifer. Finally, pumping of wells may cause a localized drawdown of the water table, which may result in flow moving from the river to the aquifer.

Accordingly, as described above, published data indicates the groundwater supplies are adequate to meet existing and future demands. In addition, Plate II contains hydrographs of long-term monitoring wells in

Ukiah Valley. The hydrographs show the seasonal fluctuation due to precipitation, the effect of drought in 1977 and the absence of a long-term trend in water surface elevation.

4.2.4 Groundwater Overdraft

There does not appear to be a long term decline in water levels that would suggest shortage or overdraft in the Ukiah Valley. The basin is not considered over drafted and is not currently projected to be over drafted.

The attached Plate II provides groundwater hydrographs of long-term monitoring wells in Ukiah Valley. The hydrographs show the seasonal fluctuation due to precipitation, the effect of drought in 1977 and the absence of a long-term trend in water surface elevation.

4.3 EXISTING AND PROJECTED GROUNDWATER PUMPING

Table 4.4 below provides information on groundwater pumping reported on the Department of Water Resources Statistics Sheets from 2006 through 2010.

Table 4.4		Groundwater Volume Pumped (Guidebook Table 18)					
		2010 Urban Water Management Plan					
		City of Ukiah					
Basin name(s)	Metered or Unmetered	2006	2007	2008	2009	2010	
Ukiah Valley Groundwater Basin ¹	Metered	1,347	1,185	1,380	1,486	1,990	
Total groundwater pumped		1,347	1,185	1,380	1,486	1,990	
Groundwater as a percent of total water supply²		6.4%	5.6%	6.6%	7.1%	9.5%	
<i>Units: acre-feet per year</i>							
¹ Total water supply is provided in Table 4.2 and is 21,012 acre-feet per year, including contract water, appropriative rights and groundwater. We note that all of the City water whether diverted from groundwater wells or diverted under its appropriative rights is supplied by groundwater.							
² Groundwater volume reported above taken from DWR statistic sheets 2006-2010.							

Table 4.5 below provides projected groundwater pumping volumes for the 2015 – 2035 period of record. The volume is assumed to be the maximum capacity of the City's existing groundwater pumping facilities, which are itemized in Figure 4-1.

Table 4.5 Groundwater – Volume Projected to be Pumped (Guidebook Table 19) 2010 Urban Water Management Plan City of Ukiah					
Basin name(s)	2015	2020	2025	2030	2035
Total Water Supply (Table 4.2)	21,615	21,895	22,175	22,735	23,295
Ukiah Valley Groundwater Basin ¹	3,705	3,705	3,705	3,705	3,705
Total groundwater pumped	3,705	3,705	3,705	3,705	3,705
Percent of total water supply	17%	17%	17%	16%	16%
<i>Units: acre-feet per year</i> <i>¹Groundwater pumped assumed to be total groundwater pumping capacity of Wells 4, 5, 7 and 8.</i>					

4.4 TRANSFER AND EXCHANGE OPPORTUNITIES

The City does not transfer or exchange water with any of the surrounding water suppliers. However, the City has emergency intertie agreements with Millview County Water District and Redwood Valley County Water District, which provide that in the event of a water supply emergency, the City will receive water deliveries from the Districts through the interconnected supply system.

In addition, the City is considering a regional approach to water management involving water purveyors within the Ukiah Valley. Such an approach would involve cooperation and potential transfers and exchanges between the following regional water suppliers:

- Millview County Water District
- Willow County Water District
- Rogina Water Company
- Calpella County Water District
- Redwood Valley County Water District
- Sonoma County Water Agency
- Hopland Utilities District

The regional planning effort is currently in its early stages, and agencies are identifying priorities and needs prior to moving forward with any potential future transfers or exchanges.

Table 4.6 Transfer and Exchange Opportunities (Guidebook Table 20)
2010 Urban Water Management Plan
City of Ukiah

Transfer agency	Transfer or exchange	Short term or long term	Proposed Volume
Millview County Water District ¹	Yes	Long-term	N/A
Willow County Water District	N/A	0	0
Rogina Water Company	N/A	0	0
Calpella County Water District	N/A	0	0
Redwood Valley County Water District ¹	Yes	Long-Term	N/A
Sonoma County Water Agency	N/A	0	0
Hopland Utility District	N/A	0	0
Total			0
<i>Notes:</i>			
<i>Units: acre-feet per year</i>			
<i>¹Millview and Redwood Valley Water District are part of an emergency intertie agreement with the City. Although the agreement does not specify volumes, the signatories have agreed to provide water supplies through the interconnected systems in the event of a water supply emergency.</i>			

4.5 DESALINATED WATER OPPORTUNITIES

Currently the surface water and groundwater supplies available to the City do not require desalinization. The City has no immediate plans to explore opportunities to desalinate ocean water, due to the plentiful supply of surface and groundwater in the region.

4.6 RECYCLED WATER OPPORTUNITIES

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4.7 FUTURE WATER PROJECTS

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CHAPTER 5

2010 CITY OF UKIAH URBAN WATER MANAGEMENT PLAN

5.1 WATER SUPPLY RELIABILITY

The following sections provide a description of the City's water supply reliability.

5.1.1 Resource Maximization/Import Minimization

As described in Chapter 4, the City has groundwater and surface water resources available within the Ukiah Valley to meet existing and projected demand. To maximize resources available, the City has continued development of groundwater resources, bringing groundwater Wells 7 and 8 online in 2008. Chapter 4 includes a list of additional water supply development projects the City has planned. In addition, the City maintains its existing surface water diversion facilities (the Ranney Collector and Well 3) and has petitioned the State Water Resources Control Board to include additional points of diversion under Permit 12952 (Application 15704).

Currently the City does not import water and does not anticipate importing water in the future to augment supply.

5.1.2 Factors Affecting Supply Reliability

The following sections provide a description of the various factors which might impact water supply reliability, including legal, environmental, water quality and climatic factors. As indicated below, due to the nature of the City's appropriative rights and the volume of storage within the groundwater basin, it is unlikely that the City would experience a reduction in supply reliability.

An evaluation of the groundwater and surface water available to satisfy the City's appropriative rights is provided in Appendix 1 for reference.

5.1.2.1 Legal Factors

Legal Factors Affecting Groundwater Reliability:

Absent sufficient evidence to the contrary, groundwater is presumed to be percolating groundwater. The 1999 State Water Resources Control Board Decision No. 1639 *In the Matter of Garrapata Water Company* in Monterey County set forth criteria regarding the legal classification of groundwater. According to the Garrapata decision, for groundwater to be classified as surface water subject to appropriation, the following conditions must exist:

1. A subsurface channel must be present;
2. The channel must have relatively impermeable bed and banks;
3. The course of the channel must be known or capable of being determined by reasonable inference;
4. Groundwater must be flowing in the channel.

The Garrapata decision, interpreting section 1200 of the Water Code, was followed and applied in the 2006 opinion of the First District Court of Appeals in the case, *North Gualala Water Company v. State Water Resources Board* (139 Cal. App. 4th 1577). That decision was left standing by the California Supreme Court.

With respect to Ukiah, the State Water Board has not made a finding related to groundwater the City might pump in the future. The legal presumption is that well water is percolating groundwater, and using the applicable legal standards and the available data, the City will make a determination regarding whether future wells require an appropriative water rights permit from the State Water Board. Historically, Division of Water Rights staff have generally accepted that existing Wells 4 pumps groundwater. City Wells 7 and 8 are presumed to pump groundwater, however, in the event of an evidentiary finding, the City has named the wells as proposed points of diversion in its petition before the State Water Board.

Future diversions will be from groundwater sources, whether or not these sources are determined to be under the jurisdiction of the State Water Board.

Legal Factors Affecting Surface Water Reliability

The City's Water Right Permit 12952 expired on December 31, 2000 and the City filed a Petition for Extension of Time with the State Water Board. The Permit is still valid while the Petition for Extension of Time is processed. The City is preparing an environmental impact report (EIR) in support of its application for an extension of time and the City's pending Petitions to change its points of diversion and place of use. The initial study is complete, and the City is currently evaluating its response to comments on the proposed scope of the EIR.

The City has steadily increased its use and has been diligent about maintaining its water right. The State Water Board is empowered to grant an extension of time to put water to beneficial use upon a showing to the State Water Board's satisfaction that due diligence has been exercised, that failure to comply with previous time requirements has been occasioned by obstacles that could not reasonably be avoided, and that satisfactory progress will be made if an extension of time is granted. (See 23 CCR §844.) The City should be able to make the required showing of due diligence, since through no fault of the City, the demand for water has not developed as quickly as was anticipated when the City's permit was issued. The State Water Board wrote in WRO 2000-13, In the Matter of the Petition for Extension of Time of the City of San Luis Obispo, Permit 5882 (A10216)... "a municipality such as San Luis Obispo is to be afforded some latitude in putting water to beneficial use, because the municipality must be able to plan for, and meet, the needs of its existing and future citizens (Water Code section 106.5, 1203.)"

It is reasonable, although not guaranteed, that similar latitude would be granted to the City of Ukiah to develop full beneficial use of its water rights. Water Board approvals of successive extensions of time for municipalities to allow for gradual development has been the norm. As a matter of statutory policy (Water Code, sec. 106.5), municipal water rights are to be "protected to the fullest extent necessary for existing and future uses..." The greater deference shown a municipality is counter balanced by the allowance of temporary permits for the use of excess municipal water by other parties pending the expansion of the municipality's use (Water Code, sec. 1203). There does not appear to be any obstacles to approval of the changes in points of diversion and place of use, subject to California Environmental Quality Act review. The City's request for an extension of time to make full beneficial use of water under its permit does not require a showing of water availability since such a finding was made by the predecessor to the State Water Board in Decision 1030.

In order to grant the City's Petition to change points of diversion and place of use, the State Water Board will need to make a finding that "the change will not operate to the injury of any legal user of water involved" (Water Code, sec. 1702). In relation to junior appropriators, the City has a priority right to the beneficial use of water up to the full volume or rate authorized in its appropriative permit. Beneficial use within that volume and rate does not in itself equate to injury to juniors under the "non-injury" rule. The State Water Board has discretion under appropriate circumstances to condition change orders for the protection of other users. The City knows of no reasonable basis for negative action by the State Water Board concerning the Petition change.

The City's existing permit and pre 1914 right to divert from the Russian River provide a reliable supply source, which is unlikely to be interrupted due to legal factors, as illustrated above.

5.1.2.2 Environmental Factors

Environmental factors affecting water supply reliability include any impediments to supply related to protection of fish and wildlife resources. Groundwater supply has not been impacted by any environmental factors to date, and the City does not anticipate future disruption of groundwater supply as a result of environmental factors. Similarly, the City does not anticipate disruption of surface water supply as a result of environmental factors due to existing regulation of flow rates in the Russian River.

Decision 1610 of the State Water Resources Control Board regarding permits for diversion by the Sonoma County Water Agency (SCWA) specified minimum flow rates to be maintained on the Russian River from the Forks (at Ukiah) to Dry Creek (just south of Healdsburg). The Decision also specified minimum flow rates on Dry Creek (below Lake Sonoma) and on the Russian River from Dry Creek to the ocean. SCWA has met these flow requirements by releasing water from Lake Mendocino and Lake Sonoma in the dry season. Because of the rates involved and the location of Lake Sonoma, the requirements below Healdsburg do not affect management of Lake Mendocino.

Decision 1610 specified minimum flow rates that differ by season of the year and type of water year. The requirements range from as low as 25 cfs in a critically dry month to as high as 185 cfs in the spring with high reservoir levels. The requirements of D-1610 are conditioned on inflow to and storage in Lake Pillsbury (in the headwaters of the Eel River) and on storage in Lake Mendocino.

The Biological Opinion (BO) pursuant to the Endangered Species Act for anadromous salmonids in the Russian River basin issued September 24, 2008 directed the SCWA to file a petition to the State Water Board to amend D-1610 for the purpose of reducing Russian River flows during the dry season. SCWA has filed that petition (as well as an Urgency Petition for the same effect which has been accepted by the State Water Board). The effect of the requirements for the Russian River above Dry Creek is to reduce the minimum flow during the months of June through October in normal years from 150 or 185 cfs (depending on hydrological conditions) to 125 cfs.

The 2007 UWMP included an analysis of water available under various surface water supply scenarios, including a reduction in Eel River imports. In addition, the model was updated in 2010 as part of the City's ongoing EIR analysis. The results of the model indicated that given the current regulatory parameters, surface water is available for diversion by the City. The report is included herewith for reference.

As described above, water is available for diversion under the regulations currently in place to protect fish and wildlife resources. Accordingly, existing environmental regulations ensure supply reliability for the City.

5.1.2.3 Water Quality Factors

Water quality issues are not anticipated to have significant impact on water supply reliability. If applicable in the future, chemical contamination and the lowering of maximum contaminate levels for naturally occurring constituents can be mitigated by construction new treatment facility prior to water delivery into the water distribution system.

5.1.2.4 Climatic Factors

The Ukiah area receives an average of 36.5 inches of precipitation a year, as measured by the DWR “Ukiah” gage near the City of Ukiah. Table 5.1 below shows the annual rainfall measured at the Ukiah gage near the City of Ukiah. The relatively abundant precipitation contributes runoff to the Russian River system and recharges the groundwater basin. During average and above average years, supply exceeds the City’s demand.

To evaluate precipitation during dry periods, we evaluated the 25% driest years of record. Table 5.2 shows that during 19 of the 25 dry years, precipitation was over 20 inches. During the dry years, should surface water be unavailable, water supply is available to the City from the groundwater storage basin. The City’s demand is insignificant when compared to the volume of water in the groundwater basin, which DWR Bulletin 118 estimates to contain approximately 90,000 acre-feet in storage. In addition, the hydrographs in Plate II demonstrate that groundwater surface elevations do not show evidence of long term reduction, remaining relatively stable.

Accordingly, it is unlikely that the City’s supply reliability would be influenced by climatic factors, as the groundwater basin can support the City’s demand during below-average precipitation periods.

Chart 5.1
 Annual Precipitation Measured at Ukiah Precipitation Station near Ukiah, California
(Precipitation measured in inches)

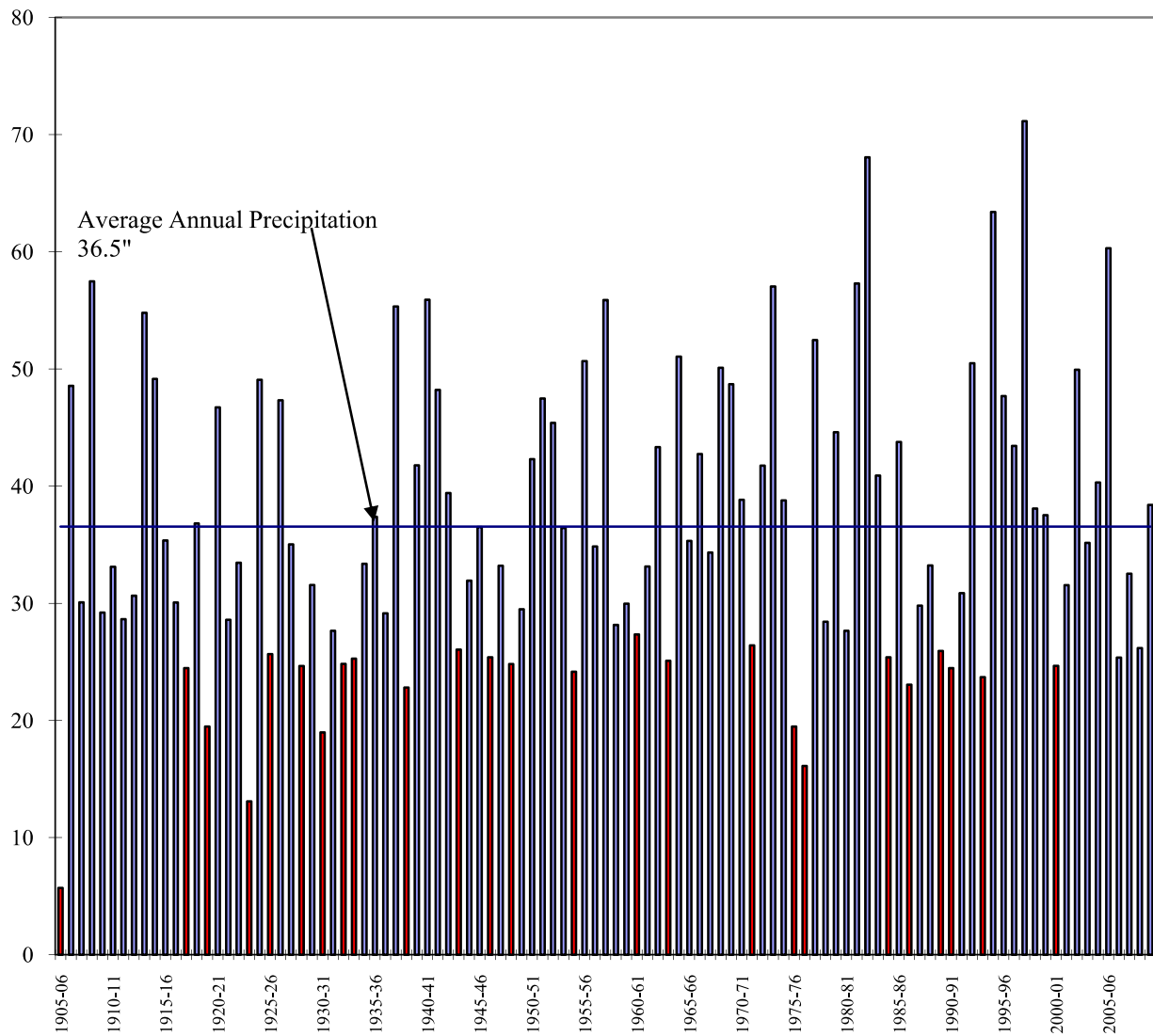
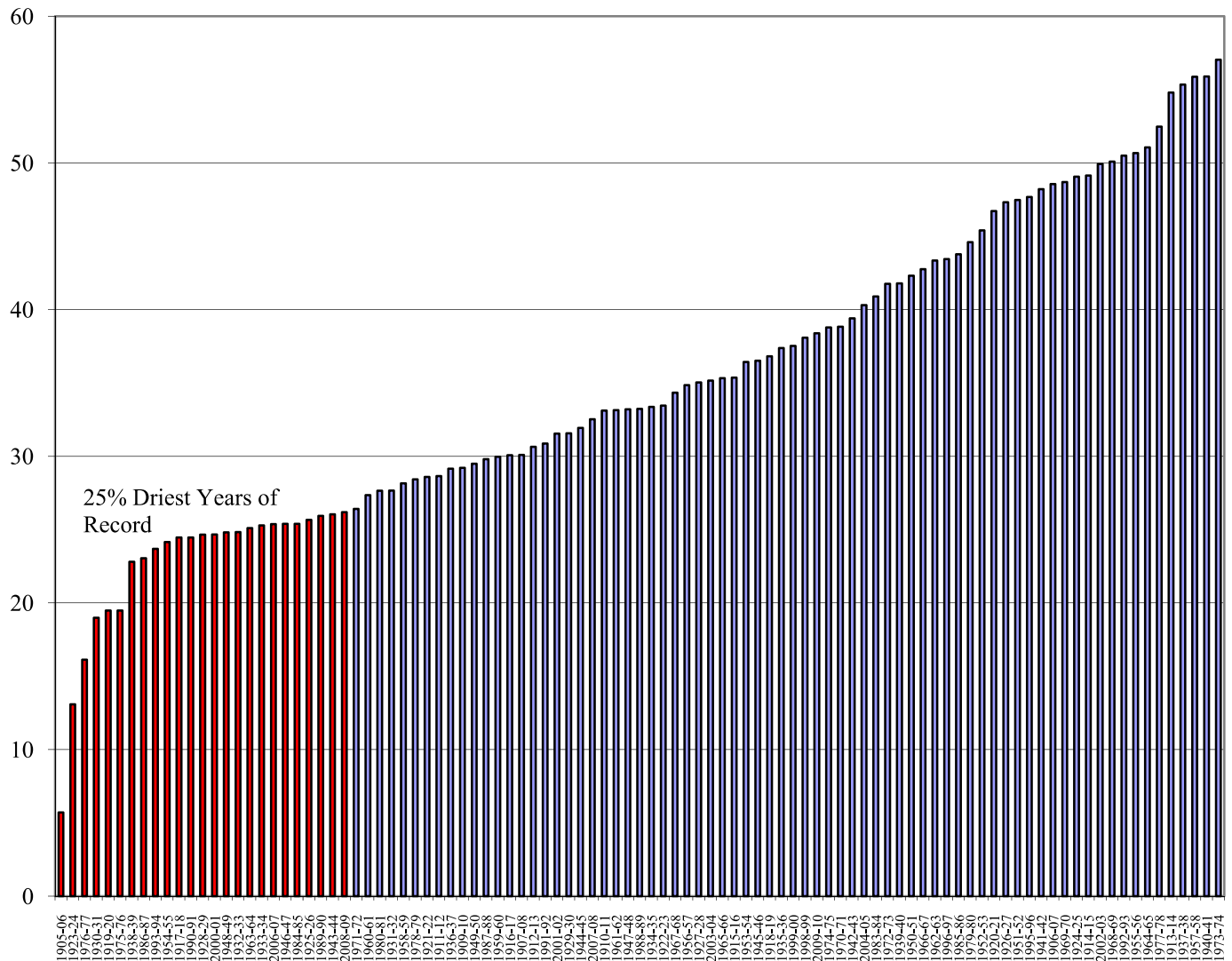


Chart 5.2
Driest 25% of Years of Record
Annual Precipitation Measured at Ukiah Precipitation Station near Ukiah, California

(Precipitation measured in inches)



The following table summarizes the factors affecting supply reliability for the various sources names in Table 4.2.

Table 5.1 Factors Resulting in Inconsistency of Supply (Guidebook Table 29) 2010 Urban Water Management Plan City of Ukiah						
Water supply sources¹	Specific source name, if any	Limitation quantification	Legal	Environ - mental	Water quality	Climatic
Surface Water, Permit 12952 (Application 15704) ²	Russian River Underflow	14,480 afa	Change to Permit	None	None	None
Surface Water, Pre-1914 rights	Russian River	2,027 afa	None	None	None	None
Groundwater	Ukiah Valley	None	None	None	None	None
Project Water	Russian River	800	Change to Contract	None	None	None
Recycled Water	--	unknown	None	None	None	None
<i>Units: acre-feet per year</i> ¹ From Table 4.2. ² Permit 12952 (A15704) is authorizes diversion of 20 cfs, with no annual limit. As a practical matter, if peak demand is 20 cfs, annual total diversion distributed according to current use patterns would result in a total diversion of approximately 8,700 acre-feet. However, the City's water right is valid for the 14,480 acre-feet as reported above.						

5.2 WATER SHORTAGE CONTINGENCY PLANNING

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5.3 WATER QUALITY

5.3.1 Improvement Projects

The Water Treatment Plant (WTP) commenced operation in April 1992 and treats water collected in the Ranney collector. The WTP is located about 300 feet from the Ranney Collector and uses the Microfloc contact clarification-filtration technology. Treatment processes include prechlorination, adsorption, clarification, mixed-media gravity filtration, and disinfection. Filter backwash water generated from the water treatment plant processes is discharged to two 216,000-gallon clarification reservoirs for recycling. Treated water is pumped to a 1.5 mg clearwell /reservoir for post chlorination. From the clearwell, the water is pumped into the distribution system by vertical turbine high service pumps. Operation of the treatment plant is controlled through the use of a pressure transducer in the City's new 1.5 mg reservoir. Surface water Wells 3 and 5, along with percolated groundwater Well 4, are equipped with gas chlorination facilities. In addition, Well 4 is equipped with a continuous reading turbidimeter. After chlorination, water from the surface water and percolated groundwater well is pumped directly into the distribution system.

Improvements to the WTP were completed in September 2006. The improvements include an additional Microfloc contact clarification-filtration unit for reliability and redundancy, new chlorine scrubber, new sodium hydroxide tank and dispensing system, new water distribution SCADA system, and high service pumps.

5.3.2 Water Quality Impacts Summary

The quality of the City's water system is regulated by DHS, which requires regular collection and testing of water samples to ensure that the water quality meets regulatory standards and does not exceed MCLs. The City performs water quality testing, which has consistently met or exceeded regulatory standards.

The quality of existing surface water and percolated groundwater supply sources over the next 25 years is expected to be adequate. Surface water will continue to be treated to drinking water standards, and no surface water or groundwater quality deficiencies are foreseen to occur in the next 25 years. This plan will be subject to five year updates that can include new information concerning surface or groundwater contamination, if it becomes available. If new information becomes available in less than five years, the plan can be updated at that time to include that information and any revised water plans to address that information.

Table 5.2 below summarizes the current and projected water supply changes due to water quality. The City has a Water Quality Emergency Notification Plan (Notification Plan) for use when it is determined that an imminent danger to the health of the water users exists. Within the Notification Plan, City staff is directed to contact local authorities, radio stations, television stations, and newspapers. If necessary, City personnel are available to make door-to-door notifications during the hours that other media sources are not available to broadcast a warning.

Table 5.2 Water Quality – Current and Project Water Supply Impacts (Guidebook Table 30) 2010 Urban Water Management Plan City of Ukiah							
Water source	Water Quality Condition	2010	2015	2020	2025	2030	2035 - opt
Russian River	None	0	0	0	0	0	0
Project Water	None	0	0	0	0	0	0
Groundwater	None	0	0	0	0	0	0
Recycled Water	None	0	0	0	0	0	0
<i>Units: acre-feet per year</i>							

5.4 DROUGHT PLANNING

This section considers the City's water supply reliability during three climate-related water scenarios: normal water year, single dry water year, and multiple dry water years. These scenarios are defined in DWR's UWMP guidebook as follows:

Average Year — (Normal Year) a year or an averaged range of years in the historical sequence that most closely represents median runoff levels and patterns. It is defined as the median runoff over the previous 30 years or more. This median is recalculated every 10 years.

Single-dry year — generally considered to be the lowest annual runoff for a watershed since the water-year beginning in 1903. Suppliers should determine this for each watershed from which they receive supplies.

- *Multiple-dry year period* — generally considered to be the lowest average runoff for a consecutive multiple year period (three years or more) for a watershed since 1903. For example, 1928-1934 and 1987-1992 were the two multi-year periods of lowest average runoff during the 20th century in the Central Valley basin.

5.4.1 Basis of Water Year Data

Table 5.3 2010 Urban Water Management Plan City of Ukiah Basis of water year data (Guidebook Table 27)	
Water Year Type	Base Year(s)
Average Water Year	1962
Single-Dry Water Year	1976-77
Multiple-Dry Water Years	1990-1992

Charts 5.1 and 5.2 provide annual precipitation and the 25% driest years of record for reference.

5.4.2 Supply Reliability - Historic and Current Conditions

The following analysis assumes a 50% reduction in supply as a conservative estimate, consistent with the supply reduction scenario provided in Section 10632 of the California Water Code. Note that during the dry water years described in Table 5.3 above, the City did not experience a reduction in supply availability.

Tables 5.4 and 5.5 below describe the scenario set forth in the code section, including multiple dry water years and resulting reduction in the City's water supply.

Table 5.4 Supply reliability historic conditions (Guidebook Table 28) 2010 Urban Water Management Plan City of Ukiah					
Average Water Year	Single Dry Water Year	Multiple Dry Water Years			
		Year 1	Year 2	Year 3	Year 4
21,0121	10,506	10,506	10,506	10,506	10,506
Percent of Average Year2:	50.0%	50.0%	50.0%	50.0%	50.0%
<i>Units: Acre-feet per Year</i>					
<i>Notes:</i>					
1 21,012 is based on water available in 2011, and does not include potential future supply from recycled water.2. A 50% reduction of water supply is based on the value California Water Code Section 10632. As described in Section 5.1 above, it is unlikely that the City will experience a reduction in groundwater or surface water supply due to legal, environmental, water quality or climatic changes. The City's appropriative rights and the extensive groundwater storage within the Ukiah Valley groundwater basin ensure water supply reliability for the City.					

Table 5.5 Supply reliability — current water sources (Guidebook Table 31) 2010 Urban Water Management Plan City of Ukiah				
Water supply sources ¹	Average Year Supply ²	Multiple Dry Water Year Supply ²		
		Year 2011	Year 2012	Year 2013
Russian River	16,507	8,254	8,254	8,254
Project Water	800	400	400	400
Groundwater	3,705	1,853	1,853	1,853
Percent of normal year:	100.0%	50.0%	50.0%	50.0%
<i>Units: acre-feet per year</i>				
¹ From Table 4.2, 2010 available water supply sources. Does not include future potential recycled water supply. ² The analysis above assumes a 50% reduction in supply, as specified in Code Section 10632. Section 5.1 above describes that, in the unlikely event that the City's surface water supply is interrupted, water is available for diversion from groundwater storage in the extensive Ukiah Valley Groundwater Basin. Accordingly, it is unlikely that the City will be faced with a 50% reduction in supply.				

5.4.3 Projected Normal Year Supply/Demand

Table 5.6 Projected Normal Year Supply/Demand (Guidebook Table 32) 2010 Urban Water Management Plan City of Ukiah					
	2015	2020	2025	2030	2035 - opt
Supply totals (from Table 4.2)	21,615	21,895	22,175	22,735	23,295
Demand totals (From Table 11)	3,848	3,595	3,778	3,971	4,173
Difference	17,767	18,300	18,397	18,764	19,122
Difference as % of Supply	82%	84%	83%	83%	82%
Difference as % of Demand	462%	509%	487%	473%	458%
<i>Units are in acre-feet per year.</i>					

5.4.4 Projected Single Dry Year Supply/Demand

Table 5.7 Supply and demand comparison — single dry year (Guidebook Table 33) 2010 Urban Water Management Plan City of Ukiah					
	2015	2020	2025	2030	2035 - opt
Supply totals¹	10,808	10,948	11,088	11,368	11,648
Demand totals²	3,848	3,595	3,778	3,971	4,173
Difference	6,960	7,353	7,310	7,397	7,475
Difference as % of Supply	64%	67%	66%	65%	64%
Difference as % of Demand	181%	205%	193%	186%	179%
<i>Units are in acre-feet per year.</i>					
¹ Assumes 50% reduction in supply, as directed by California Water Code Section 10632.					
² Demand totals provided by Carollo Engineering.					

5.4.5 Projected Multiple Dry Year Supply/Demand

Table 5.8 Supply and demand comparison — multiple dry-year events (Guidebook Table 34) 2010 Urban Water Management Plan City of Ukiah						
		2015	2020	2025	2030	2035 - opt
Multiple-dry year first year supply	Supply totals¹	10,808	10,948	11,088	11,368	11,648
	Demand totals²	3,848	3,595	3,778	3,971	4,173
	Difference	6,960	7,353	7,310	7,397	7,475
	Difference as % of Supply	64%	67%	66%	65%	64%
	Difference as % of Demand	181%	205%	193%	186%	179%
Multiple-dry year second year supply	Supply totals¹	10,808	10,948	11,088	11,368	11,648
	Demand totals²	3,848	3,595	3,778	3,971	4,173
	Difference	6,960	7,353	7,310	7,397	7,475
	Difference as % of Supply	64%	67%	66%	65%	64%
	Difference as % of Demand	181%	205%	193%	186%	179%
Multiple-dry year third year supply	Supply totals¹	10,808	10,948	11,088	11,368	11,648
	Demand totals²	3,848	3,595	3,778	3,971	4,173
	Difference	6,960	7,353	7,310	7,397	7,475
	Difference as % of Supply	64%	67%	66%	65%	64%
	Difference as % of Demand	181%	205%	193%	186%	179%
<i>Units are in acre-feet per year.</i> ¹ Assumes 50% reduction in supply, as directed in the DWR UWMP Guidelines and Code Section 10632. ² Demand totals provided by Carollo Engineering.						

EVALUATION OF WATER SUPPLY RELIABILITY

SUPPORTING CHAPTERS 4 AND 5 OF THE

2010 URBAN WATER MANAGEMENT PLAN

INTRODUCTION

The source of the City of Ukiah's (City) water right is Russian River Underflow which has several components including, Russian River (West Fork), ungaged tributary inflow, groundwater accretion, return flow, percolation of direct precipitation and natural flow from the East Fork Russian River and Eel River imports.

This analysis evaluates water supply reliability in the Russian River to meet the City's projected demand. The City's projected demand is met in part with water regulated in Lake Mendocino, the southernmost dam on the Russian River. Management of Lake Mendocino changes the volume of water in the Russian River at the City's points of diversion. Accordingly, outflow and water surface elevation of Lake Mendocino is used herein as a marker to evaluate both water supply reliability and the impact of the City's projected increased diversion.

The assumptions and supporting documentation used to evaluate water supply are provided below.

ASSUMPTIONS AND SUPPORTING DOCUMENTATION

SECTION 1: PROJECTED WATER USE

Projected Increased Diversions By The City Of Ukiah

City of Ukiah annual treated water production has increased from about 2,200 acre-feet in 1960 to about 4,000 acre-feet in recent years, as shown in the attached Figure 1. Peak water use in the City typically occurs in July, as demonstrated by Figure 2, which provides average monthly water use. The recent (2004 through 2010) monthly water use pattern by the City was used to project annual water use corresponding to 20 cfs in July. 20 cfs is the maximum diversion rate authorized by the City's permit pursuant to Application 15704 issued by the State Water Right's Board (predecessor to the State Water Board). Based on 20 cfs use in July and the average monthly water use pattern, the projected maximum annual use would be 8,700 acre-feet. Although the City has a pre-1914 water right for 2.8 cfs and also pumps percolating groundwater from at least one of its wells, the analysis assumes an ultimate demand of 20 cfs. The attached Table 1 provides a calculation of total annual diversion based on a peak July demand of 20 cfs.

To determine the effect the City's increased water use will have on water supply in the Russian River basin, return flow and depletion were estimated, as described below.

Estimated Depletion Resulting from City of Ukiah Water Use

Ukiah diverts using an infiltration gallery adjacent to the Russian River commonly referred to as the Ranney Collector, and using five wells situated through the City. Water diverted via the Ranney collector has an immediate impact on the Russian River flow. Water diverted via the

wells has an immediate effect on the aquifer, but not necessarily on the river. The following describes the relationship between the river and the Ukiah Valley aquifer during the dry and rainy seasons.

During the rainy season, a seasonal rise in the water table occurs as precipitation percolates and recharges the aquifer. Due to the increased water surface elevation in the aquifer, groundwater drains to the river, and the Russian River become an “influent stream.” During the dry season, the water surface elevation of the aquifer declines, and water is lost from the river to the aquifer. This seasonal decline in the aquifer level is partly natural and partly accelerated by groundwater pumping. As the water table falls below the bottom of the river, the hydraulic connection is broken, and the river becomes an “effluent stream,” losing water to the aquifer. As an effluent stream, the water loss rate from the river is independent of the depth to the aquifer. Rather, river loss is a function of phreatophyte use and the permeability of the clogging layer at the bottom of the streambed.

When the Russian River functions as an effluent stream, the lack of hydraulic continuity ensures that depletions to the aquifer do not affect river flows. The impact to the river occurs during the wet season, as the transition from an effluent stream to an influent stream is delayed until the aquifer is recharged. Accordingly, pumping from the groundwater basin does not impact Russian River flows during the dry season.

Balance Hydrologics conducted a study for the City of Ukiah that evaluated groundwater flow conditions near the wastewater percolation ponds. Based on observations made near the percolation ponds, the river was an effluent stream during the months of June through October and an influent stream in the other months, however, conditions will differ elsewhere. For example, at the south (downstream) end of Ukiah valley, the bedrock rises to the bottom of the river forcing water from the aquifer to the river, and it may be possible that at that location, the river is an influent stream throughout the year. However, that is several miles from Ukiah’s wells.

To demonstrate connection between Ukiah’s wells and river flow at the south end of the valley, a history of well-positioned monitoring wells and development of a basin-wide groundwater model would be required. For the investigation described herein, it was assumed that the Ukiah valley aquifer was disconnected from the river during the months of May through October and that depletions accumulated in the aquifer during those months would result in an equal volume of depletion to the river during the months of November, December and January.

Table 2 illustrates the method and assumptions utilized to estimate Ukiah’s impact on Russian river flows, and ultimate depletion. All the units are in terms of percent of annual use. As an example, assume the disposition of 100 acre-feet of annual use. In April, 6.3 acre-feet is pumped from the aquifer (row a). Because the aquifer is flowing to the river, it is assumed to result in an equal amount of reduced river flow (row b). Of the 6.3 acre-feet, 4.9 acre-feet was assumed to be used indoors (row c), corresponding to the observed wintertime usage. The indoor use is treated and (generally) returned directly to the river in the wet season (row d). Outdoor use is determined by subtraction (row e) and it is assumed that 15 percent of that returns to the aquifer by deep percolation (row f). A study of irrigated area in the Ukiah water service area may show a greater rate of municipal irrigation return flow. The depletion to the river (row g) is then

calculated as the sum of effects on the river due to pumpage minus return flow from wastewater treatment and irrigation.

In the months of June through October, the water removed and returned to the aquifer (pumping, percolation ponds, irrigation percolation) does not affect the river. Those depletions are summed and added to the later depletions felt by the river in November, December and January. Figure 3 illustrates the monthly pattern of water use by Ukiah and resulting depletion to the Russian River. On an annual basis, the depletion is about 37 percent of the amount diverted.

The depletion calculated as described above will have effects on water supply in the Russian River basin. The depletion calculation was used in the model in addition to projections of Russian River hydrology to determine the impact of the City of Ukiah's pumping.

SECTION 2: PROJECTED FUTURE RUSSIAN RIVER HYDROLOGY

The historical hydrology of the Russian River, including Eel River imports from the Potter Valley Project, Lake Mendocino operations and minimum required instream Russian River flows were used to establish a baseline condition. However, historical events will not be repeated because of two significant regulatory changes, which have resulted in changes to management of the Russian River system and Lake Mendocino.

In 1986, State Water Resources Control Board Decision 1610 (D-1610) was issued setting forth minimum required streamflows on the Russian River below Lake Mendocino. Operations prior to that time did not need to meet D-1610 requirements. Subsequently, the Federal Energy Regulatory Commission (FERC) amended the hydroelectric license for the Potter Valley Project and in so doing, changed the volume of water imported from the Eel River to the Russian River. Both D-1610 and the FERC relicensing have had a significant impact on management of Lake Mendocino, specifically with respect to releases.

Accordingly, the analysis herein incorporates historic data, and applies anticipated management decisions with respect to minimum instream flow in the Russian River and exports from the Eel River.

The following describes the assumptions and supporting information used to project Russian River hydrology.

Evaluation of Future Eel River Imports

The East Fork of the Russian River receives imports from the Eel River via the Potter Valley Project, a tunnel operated by PG&E which joins the Eel River downstream of Lake Pillsbury to the Russian River at Potter Valley, upstream of Lake Mendocino. The Potter Valley Project imports are shown in Table 3, excluding the portion delivered to the East and West canals of the Potter Valley Irrigation District on the Russian River. Historically, about 138,000 acre-feet per year is delivered to the Russian River and detained in regulatory storage in Lake Mendocino. Total Lake Mendocino monthly inflow as reported by the US Army Corps of Engineers

(USACE) averaged about 250,100 acre-feet per year, as shown on Table 4. Accordingly, imports from the Eel River have historically comprised just over half the inflow to Lake Mendocino. However, future imports from the Eel River are not likely to follow historical patterns due to conditions included in the FERC license issued for the Potter Valley Project.

In 2004, FERC amended the hydropower license for the Potter Valley Project, specifying new operating criteria for minimum streamflows on the Eel River and allowable exports through the Potter Valley Project tunnel. Minimum allowable exports range from 5 cfs to 75 cfs, depending on the season and water year type. Although the license appears to allow discretionary exports through the tunnel, Condition E5 directs that exports in excess of the minimum flow specified can only be made when the water surface elevation in Lake Pillsbury (at the headwaters of the Eel River) is above target storage curves specified in the FERC license. However, the target water levels in the license exceed the maximum storage allowed by the State Division of Safety of Dams during early March through mid-July. Accordingly, FERC license Condition E5 effectively eliminates the possibility of exporting discretionary flows through the tunnel from March 7 through July 16, and perhaps during the remainder of the year, since it requires that Pillsbury contents be above the FERC target. Figure 4 illustrates the Lake Pillsbury maximum allowable storage and FERC storage targets.

For purposes of estimating exports from the Eel River, we have assumed that Potter Valley Project exports will be replicated in the future as they were historically, except for the period of March 7 through July 16, when only the required minimum flow will be exported. This projection shows an average annual Potter Valley Project import to East Fork of the Russian River of about 102,300 acre-feet, or 26 percent less than historical.

Accordingly, supply reliability for the City of Ukiah was evaluated assuming average Eel River exports of 102,300 acre-feet per year. Figure 5 shows how the projected Potter Valley Project imports to the East Fork of the Russian River compare to the historical import on an annual basis.

Once exported, the water enters Lake Mendocino, and is subject to regulatory and operational constraints as described in the following section.

Lake Mendocino Operational Analysis

The Lake Mendocino operational analysis incorporates the existing regulations governing minimum instream flow requirements in the Russian River downstream of Lake Mendocino. As instream flow requirements below the confluence with Dry Creek (near Healdsburg), are met using water stored in Lake Sonoma, requirements below Healdsburg do not affect operation of Lake Mendocino. Accordingly, the Lake Mendocino operations model does not incorporate Lake Sonoma and the lower river reaches or the Russian River. Rather, the model evaluates the Lake Mendocino water surface elevation as impacted by minimum instream flow requirements in the Russian River above the confluence with Dry Creek.

Minimum Streamflow Requirements on the Russian River

State Water Resources Control Board Decision 1610 (D-1610) specifies minimum instream flows on the Russian River conditioned on inflow to and storage in Lake Pillsbury and on storage

in Lake Mendocino. Flow rates in D-1610 range from as low as 25 cfs in a critically dry month to as high as 185 cfs in the spring with high reservoir levels. D-1610 was issued pursuant to permits for diversion held by the Sonoma County Water Agency (SCWA), and has been in effect since 1986. However, SCWA was directed by the September 24, 2008 Biological Opinion (BO) issued pursuant to the Endangered Species Act for anadromous salmonids in the Russian River to file a petition with the State Water Board to amend D-1610.

As directed in the BO, SCWA has filed a Petition and an Urgency Petition with the State Water Board for the purpose of reducing minimum flows for the Russian River above Dry Creek. The Petition requests that minimum instream flows during the months of June through October of an average water year be reduced from 150 or 185 cfs (depending on hydrological conditions) to 125 cfs. The State Water Board has not yet acted on this Petition, however, with respect to operation of Lake Mendocino and minimum instream flows, SCWA has been directed to operate under the terms of the BO.

This analysis uses historical inflow to Lake Pillsbury and historical contents in Lake Pillsbury and Lake Mendocino to calculate required minimum streamflows in the Russian River upstream of Dry Creek under both D-1610 and as requested in the BO. This calculation was applied to the full study period of 1961 through 2009, as if D-1610, signed April, 1986, was in effect for the entire period.

Lake Mendocino Flood Control Operations

USACE operates Lake Mendocino to reduce flood damages downstream by minimizing the amount and duration of water stored in the reservoir above the top of conservation pool. The top of conservation pool has been defined since 2002 as follows:

- 68,400 acre-feet from the first of November through the end of February and
- 86,400 acre-feet from the first of April through the middle of October.

Figure 6 illustrates the historical content and top of conservation pool in Lake Mendocino since January 2000. Note that occasional encroachment of storage above the top of conservation pool is allowed to ameliorate flooding downstream of the reservoir. Note also the greater conservation storage allowed prior to 2002. For many years prior to 2002, the top of conservation pool was 72,300 acre-feet during the flood season and 91,000 acre-feet outside of the flood season. Finally, note that since the beginning of April 2010, the reservoir content has been far above the 86,400 acre-feet top of conservation pool. This higher summertime storage volume is in response to a request from SCWA, as indicated in Water Control Diagram found in the 2004 USACE Water Control Manual for Coyote Valley Dam. Insufficient information exists to determine whether this deviation from prior operations is a permanent change.

In the modeling, the 2002 – 2009 evaluation implements the top of conservation storage rule. Because encroachment of storage into the flood control space is a discretionary action, it was not modeled. This approach does not affect the objectives of this evaluation, since the flood flows cannot be held to bolster supplies in the dry season, but will be passed downstream within days.

Dry Season Release from Lake Mendocino

Water is released from Lake Mendocino to satisfy the following:

- senior water right holders,
- D-1610 minimum streamflow requirements,
- SCWA water intake below Dry Creek,
- river losses in meeting the above described objectives.

An evaluation of historical releases from Lake Mendocino to cover Russian River losses and required minimum river flow is included below to properly model future dry season releases from Lake Mendocino.

Historical River Loss

The Russian River flows through the Ukiah Valley, Sanel Valley, and Alexander Valley on its way from the Forks to the confluence with Dry Creek. During the dry season, the water surface elevation of the aquifers beneath the valleys declines, and water is lost from the river to the aquifer. To replace the river water lost to the aquifer and maintain the required minimum instream flow from the Fork to Dry Creek, SCWA releases water from Lake Mendocino.

River losses are approximated by comparing USGS gage records at the Fork (the sum of two gages), Hopland, Cloverdale and Healdsburg, and calculating loss between the gages. Figure 7 shows the average daily river loss from the Forks to Healdsburg over the last two decades (since D-1610 was signed). The total average loss (i.e., the summation of the area under the curve) is about 16,000 acre-feet. The analysis uses daily historical river loss to project future river losses.

In addition to releases necessary to replace river losses, excess dry season releases are required to meet minimum instream flow requirements as described below.

Excess Dry Season Release from Lake Mendocino

Excess dry season releases from Lake Mendocino are required because the D-1610 minimum instream flow rate is considered an instantaneous rather than running mean requirement. Accordingly, additional water is released to ensure that the instantaneous instream flow meets the D-1610 minimum requirement.

The historical excess flow satisfied through Lake Mendocino was evaluated by examining the historical record of gaged river flow and comparing that against the concurrent D-1610 flow requirement. As previously described, SCWA diversions downstream of Dry Creek are met principally from Lake Sonoma releases, and accordingly, this analysis does not consider dry season releases from Lake Mendocino greater than the minimum streamflow requirement above the confluence with Dry Creek plus the river loss. The following describes the results of the evaluation of river flow data.

Figure 8 provides exceedence curves for each month, May through November, showing the flow in the Russian River in excess of the D-1610 requirement attributable to Lake Mendocino

releases. The highest flow rates corresponded to wet conditions when water needed to be evacuated from the reservoir. The times of zero excess actually represent deficit, i.e., the minimum flow requirement was not met. It can be seen that there are many days of excess release in the 10 to 40 cfs range. Because the D-1610 flow rate requirement is considered an instantaneous requirement rather than a running mean requirement, there is a need to release more than exact requirement.

Figure 9 demonstrates the historical consecutive day change in river loss between the Forks and Healdsburg. This is an indication of the rate of change that needs to be anticipated. The higher values correspond to the falling limb of storm hydrographs. The rate of river loss through the bed of the river channel will not change dramatically from day to day. Thus, the dry month curves (August, September) show the least change in net loss from one day to the next. Based on this figure, it was decided that 30 cfs was ample allowance for excess release from Lake Mendocino.

Summary of Downstream Demand Used in the Lake Mendocino Operational Analysis

The Lake Mendocino operational analysis incorporates the following components into the estimate of downstream demand for the dry season of May through November:

1. The required minimum streamflow,
2. The historical river loss experienced on that day,
3. The historical excess release on that day capped at no more than 30 cfs.

A portion of the downstream demand is met by West Fork flows; the balance is met by modeled release from Lake Mendocino. Figures 10 and 11 summarize the modeled average monthly downstream demand.

EVALUATION OF WATER SUPPLY RELIABILITY

The evaluation of water supply reliability incorporates the following assumptions, summarized below:

1. Potter Valley Project imports to the East Fork of the Russian River were incorporated as follows:
 - a. The July 17 through March 6 imports are based on historical import values, as provided in Table 2
 - b. The March 7 through July 16 imports are based on the minimum rate required by the FERC license during the period
2. The model applied the top of conservation storage from the period 2002 through 2009 at Lake Mendocino.
3. The model applied a downstream demand during the dry season that included the following:
 - a. Minimum required streamflow,
 - b. The historical river loss, and

- c. The historical excess release from Lake Mendocino (up to 30 cfs).

Available Water: Lake Mendocino Projected Outflow

Lake Mendocino projected outflow was estimated based on the components described in Section 2. For the purpose of determining whether sufficient water is available in Lake Mendocino to meet the City's projected increase in demand, the existing demand and the projected demand are compared using anticipated future operations of Lake Mendocino.

Scenarios modeled are described below:

<u>Scenario</u>	<u>Streamflow Requirements</u>	<u>Ukiah Water Use</u>
A	D-1610	Existing Max (4,200 af/yr)
B	D-1610	Projected (8,700 af/yr)
C	Biological Opinion	Existing Max (4,200 af/yr)
D	Biological Opinion	Projected (8,700 af/yr)

The Scenarios are shown on the Figure 12, and indicate that sufficient water is available to the City to meet projected increases in demand regardless of the streamflow requirements.

The determine the impact of the increased demand on the Russian River system, as demonstrated by reduction in water surface elevation in Lake Mendocino, as more water is released to satisfy the City, and additional evaluation was conducted, as described below.

Impact of Increased City Diversion on the Russian River System

As flows in the Russian River system are controlled to some degree by releases from Lake Mendocino, a significant reduction in water surface elevation and storage in Lake Mendocino could result in reduced flows in the Russian River. Accordingly, existing water use and projected water use were evaluated with respect to the Russian River hydrology to determine whether a change in water surface elevation would result from the City's increased diversion.

The four Scenarios evaluated are described below:

<u>Scenario</u>	<u>Streamflow Requirements</u>	<u>Ukiah Water Use</u>
A	D-1610	Existing Max (4,200 af/yr)
B	D-1610	Projected (8,700 af/yr)
C	Biological Opinion	Existing Max (4,200 af/yr)
D	Biological Opinion	Projected (8,700 af/yr)

The results of the evaluation are provided on Figure 13, and indicate no change in water surface elevation, except during the month of November. When comparing Scenarios C and D, a difference of two-tenths of a foot (0.2 ft) occurs in November, as a result of the City's increased water diversion. At the projected Lake elevation, 0.2 ft represents about 0.6 percent of the reservoir volume.

Accordingly, the model demonstrates that the impact on lake storage attributable to Ukiah's increased water use is negligible.

Figure 1 - City of Ukiah Water Use

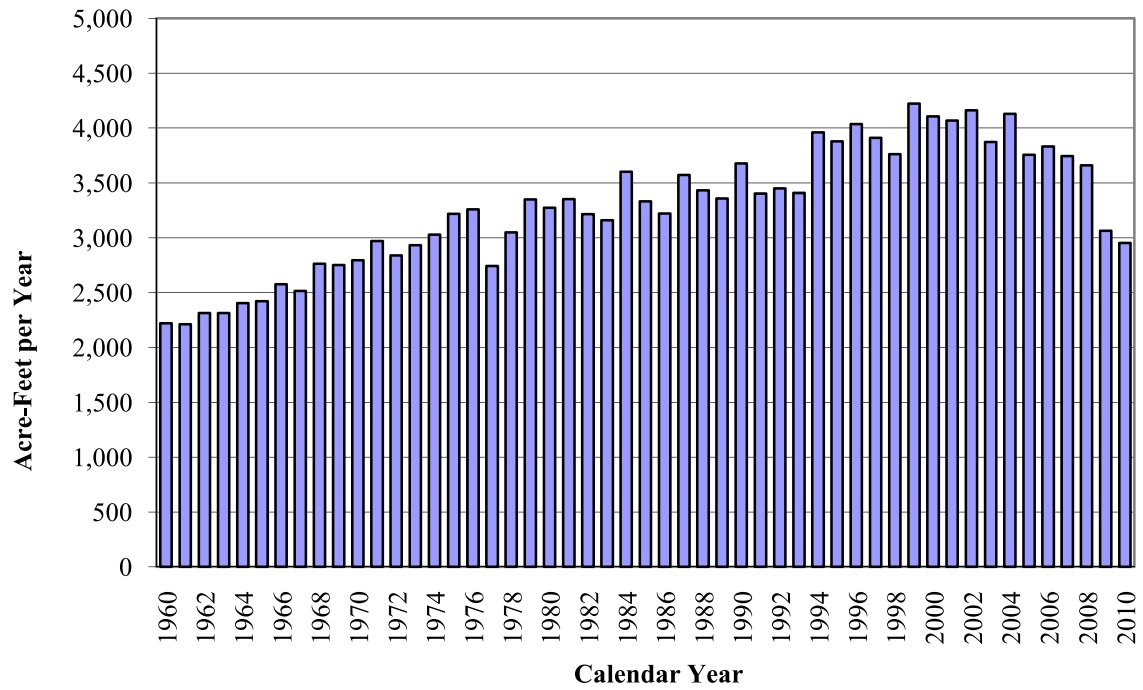


FIGURE 2 - City of Ukiah Average Monthly Water Use

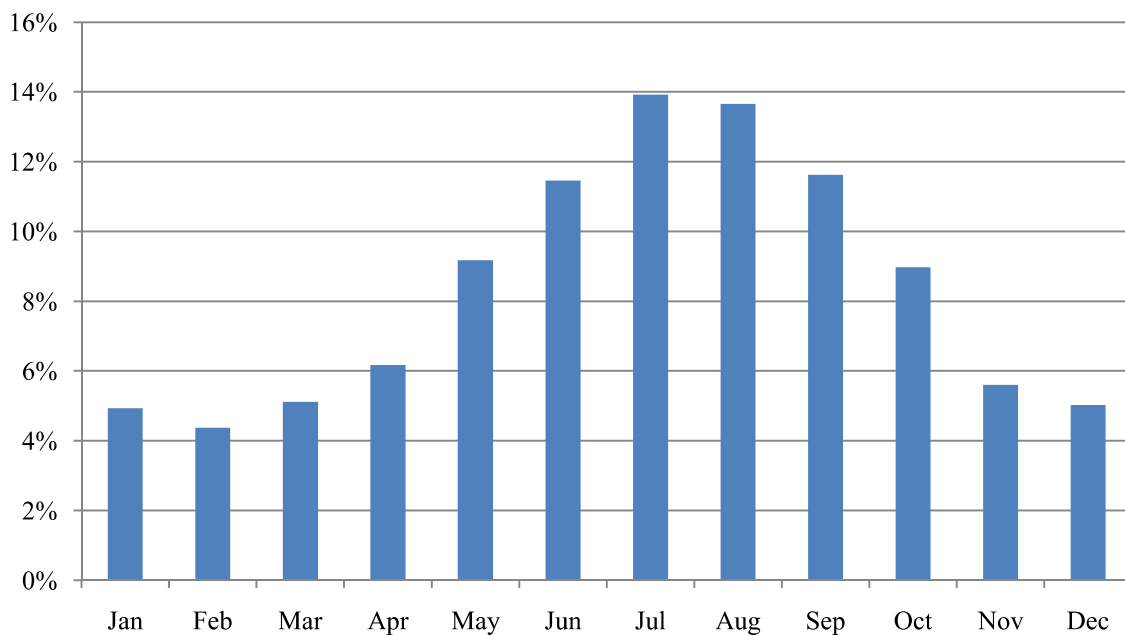


Figure 3 - City of Ukiah Monthly Pattern of Pumping and Resulting Depletion to Russian River

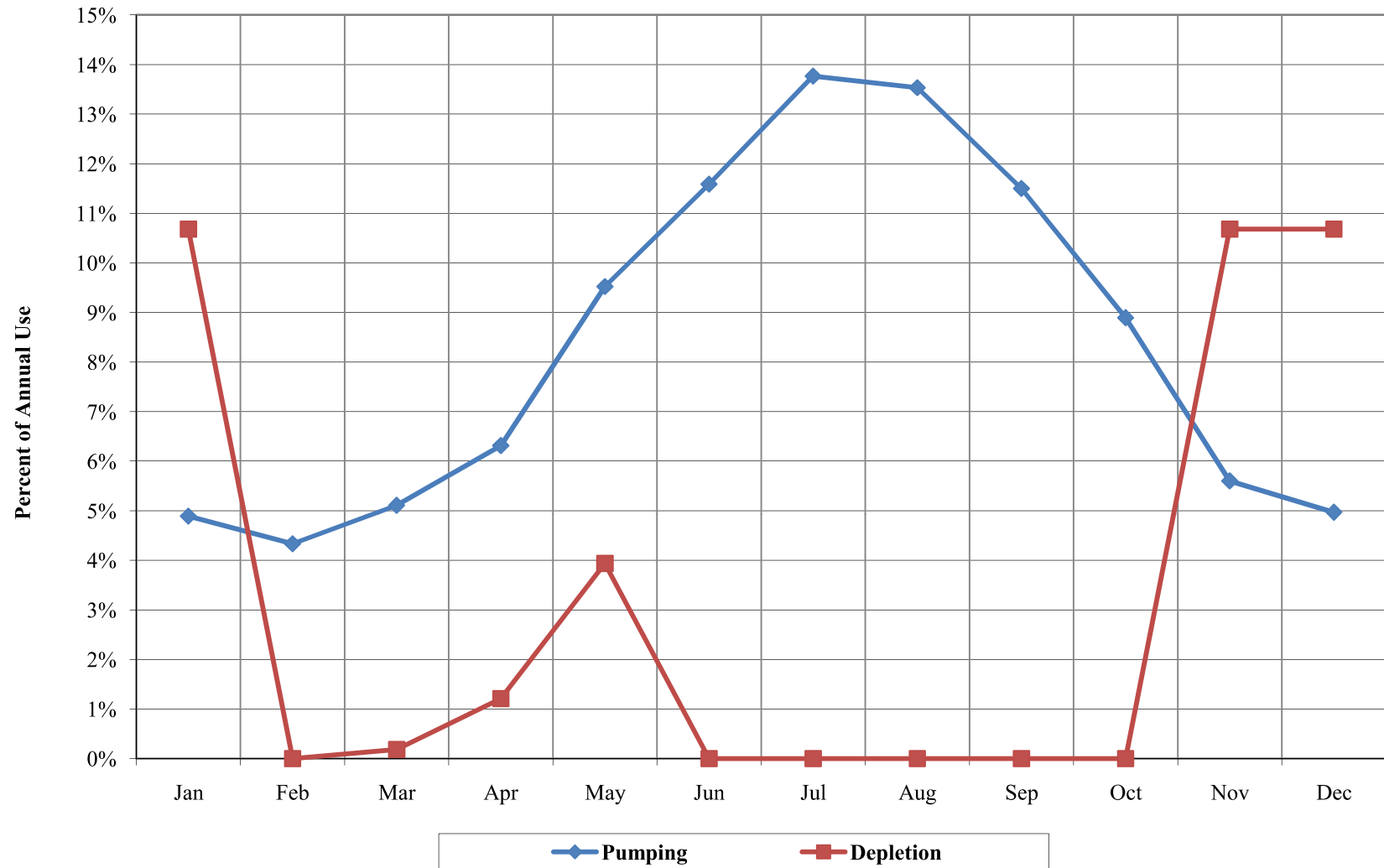


Figure 4 - Lake Pillsbury Target and Maximum Storage

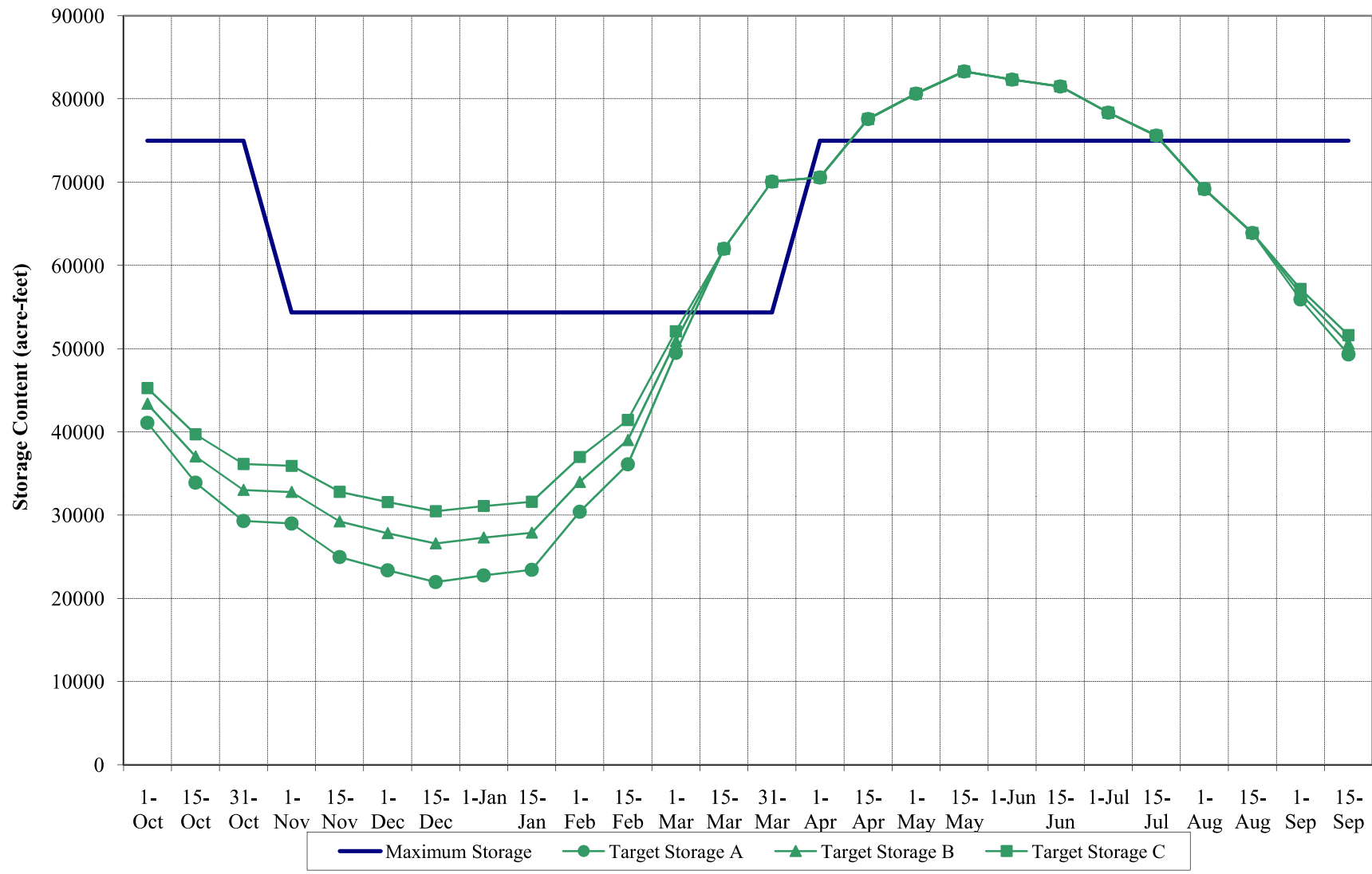


FIGURE 5 - Potter Valley Project Imports to East Fork Russian River

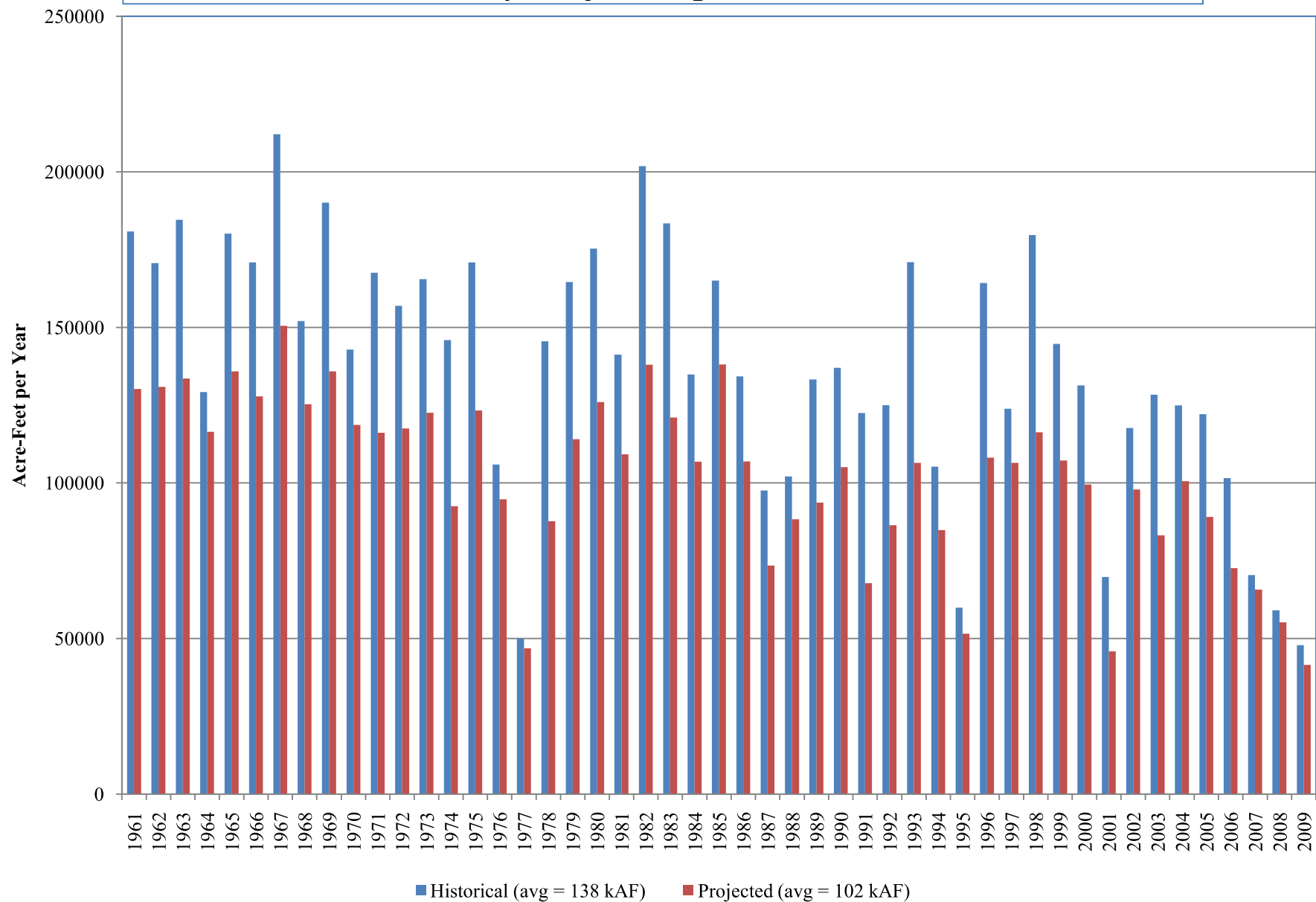


FIGURE 6 - Historical Lake Mendocino Content

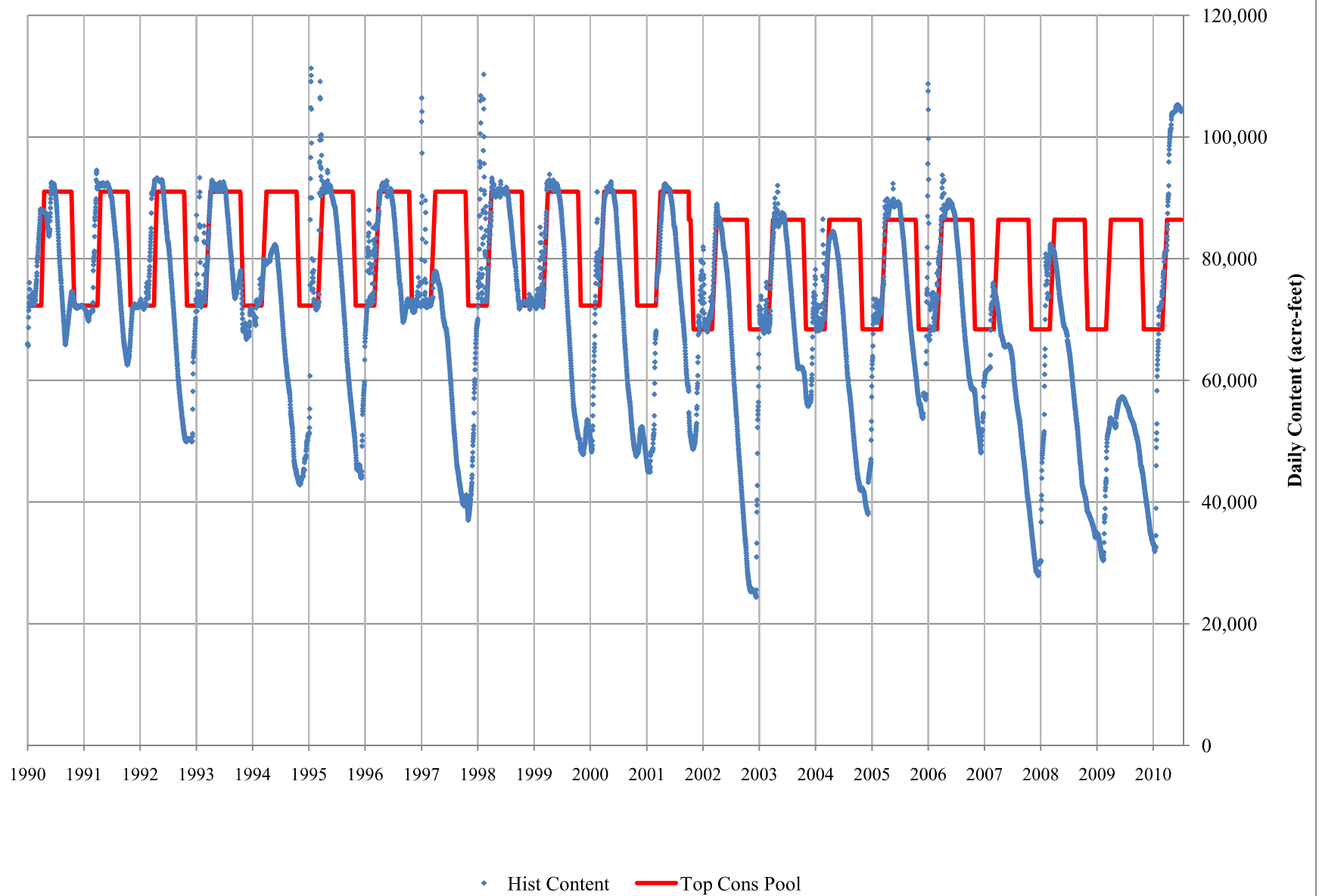
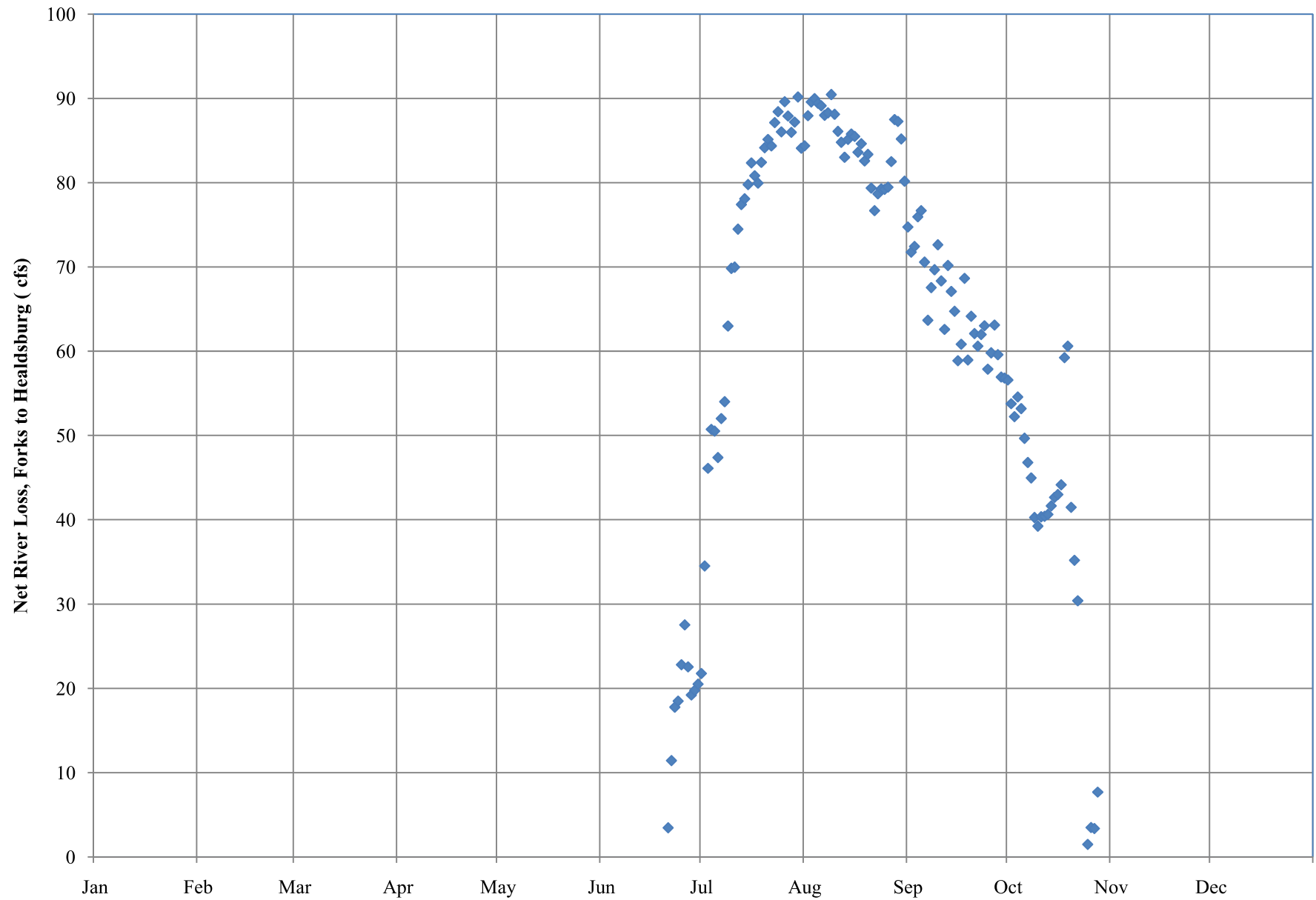


FIGURE 7 - Russian River Average Net Loss, Forks to Healdsburg, 1987-2009



**FIGURE 8 - Historical Russian Minimum River Flow in Excess of D-1610 Requirement
Attributable to Release from Lake Mendocino, 1988-2006**

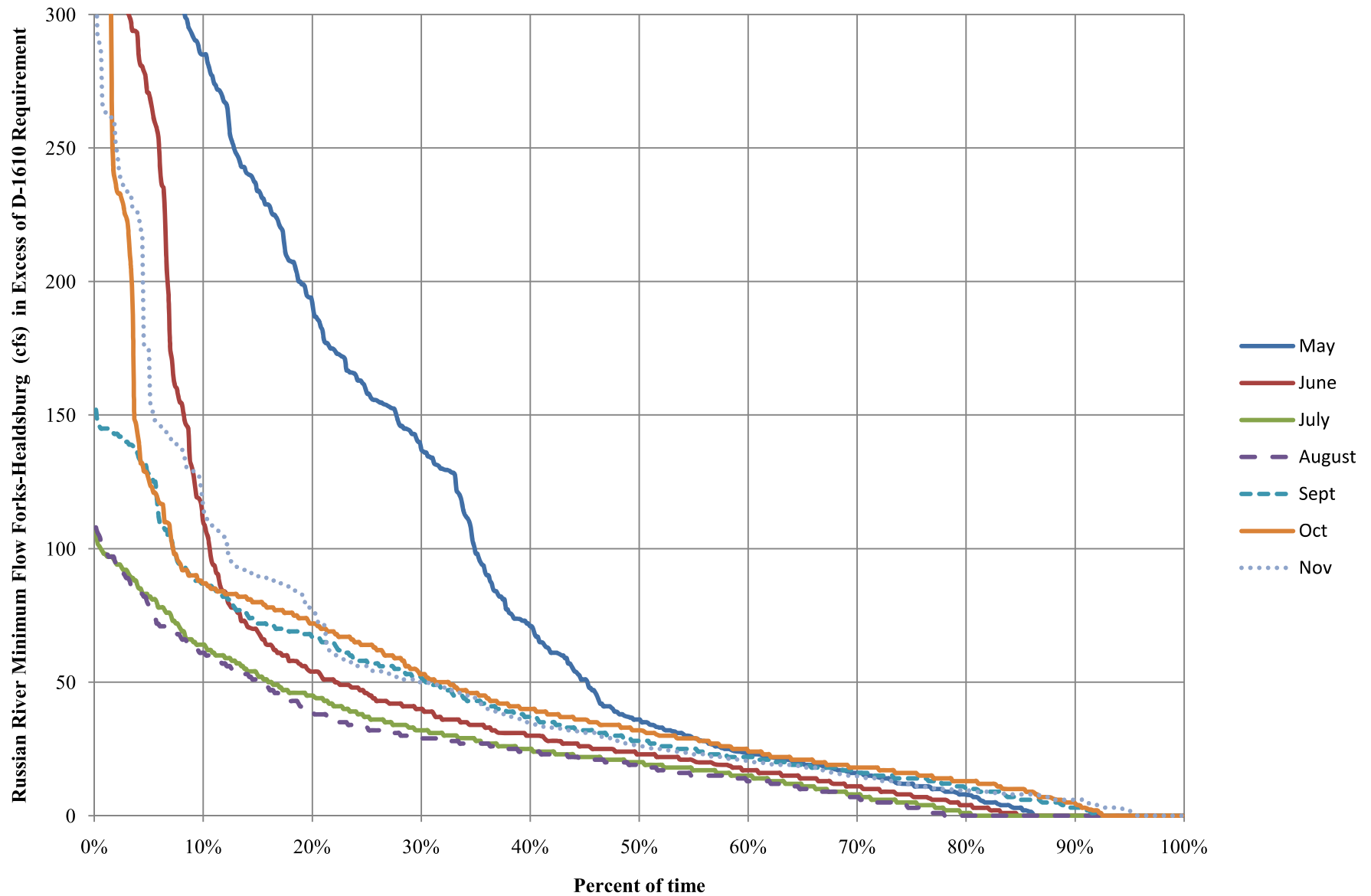


FIGURE 9 - Historical Change in Russian River Net Loss, Forks to Healdsburg

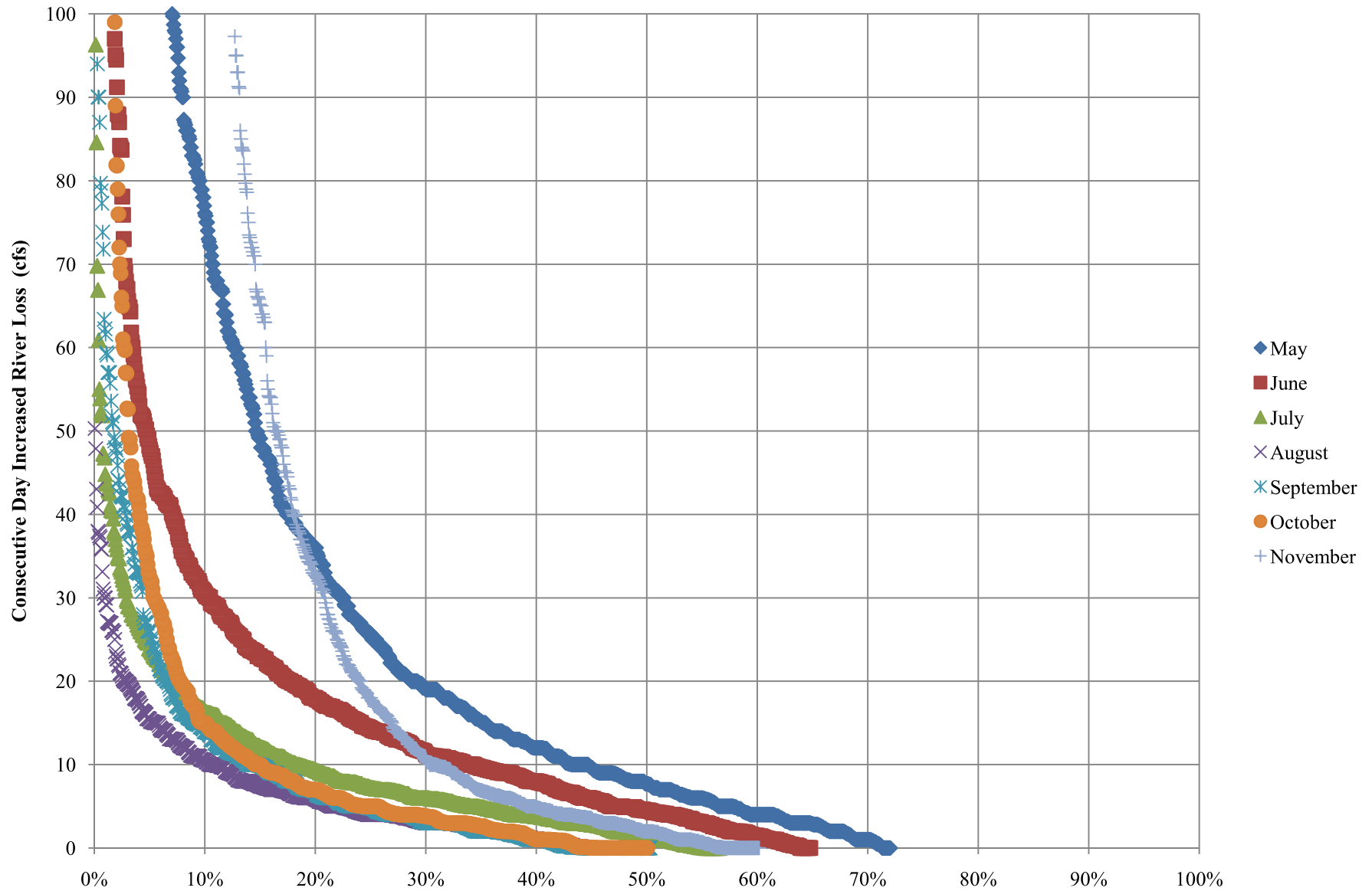


FIGURE 10 - Average Modeled Downstream Demand, 1961-2009

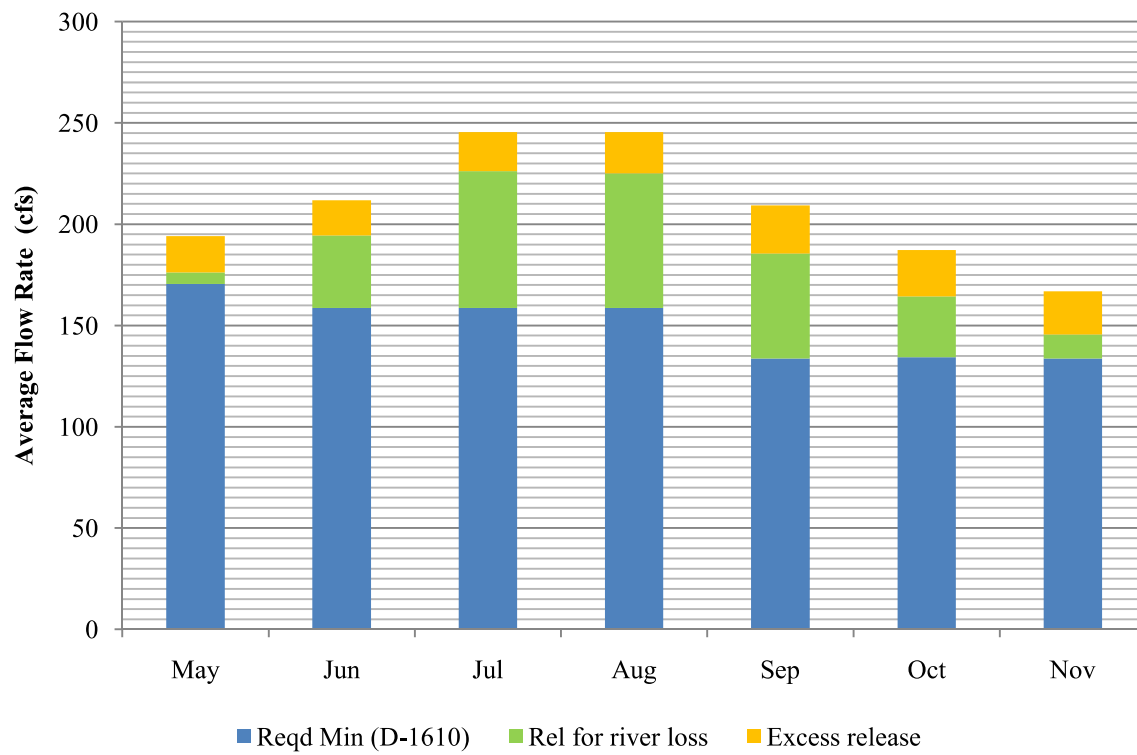


FIGURE 11 - Average Modeled Downstream Demand, 1961-2009

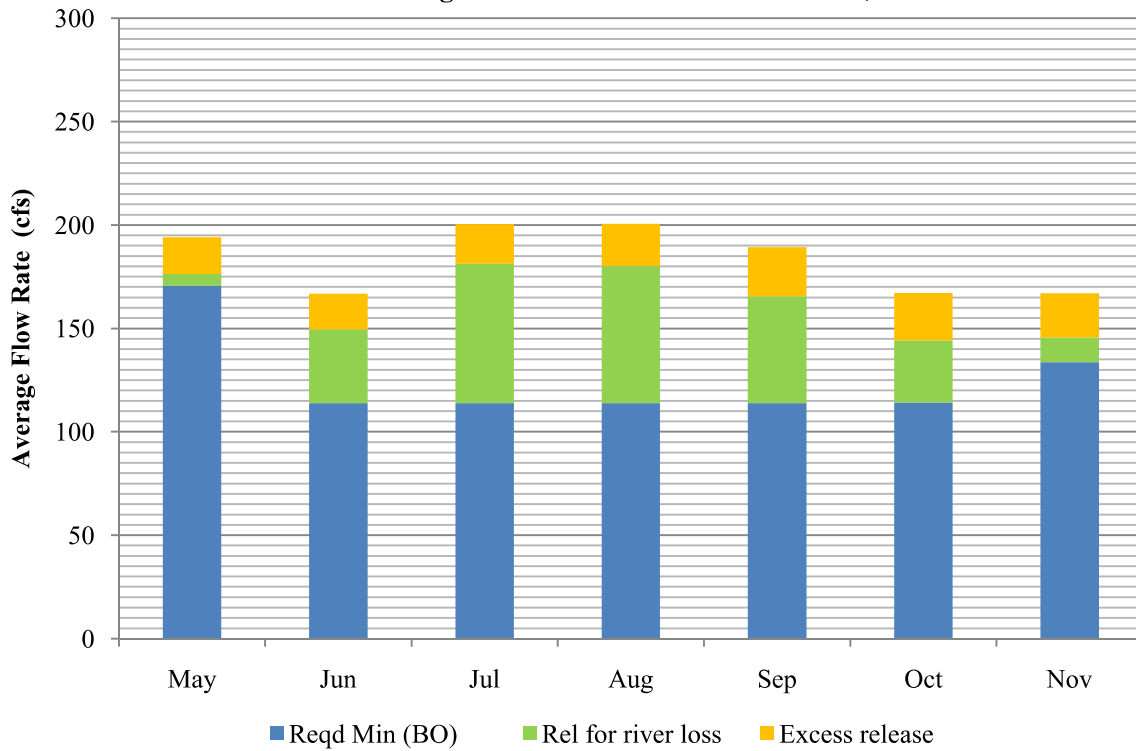


FIGURE 12 - Lake Mendocino Modeled Outflow

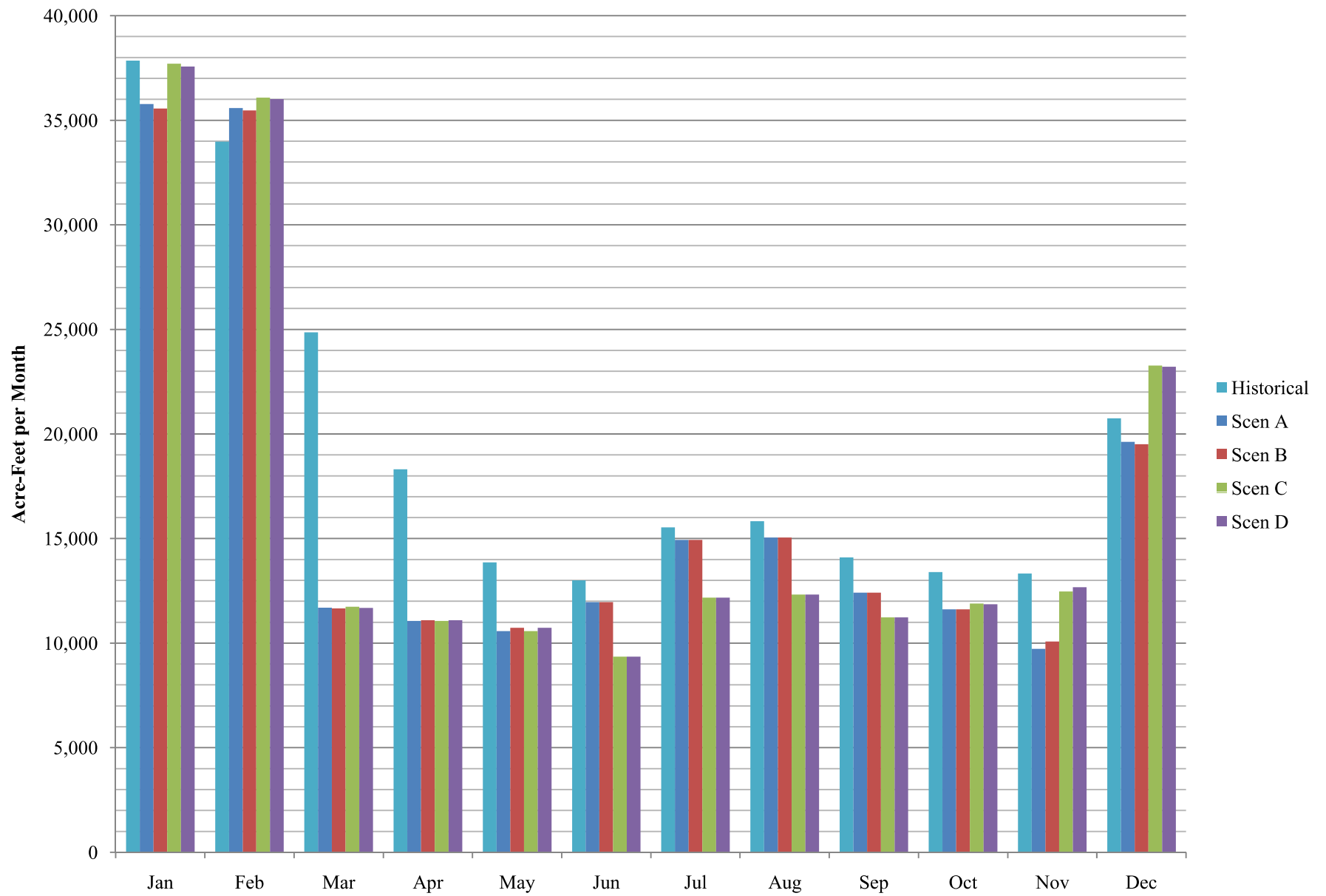


FIGURE 13 - Lake Mendocino Modeled Elevation

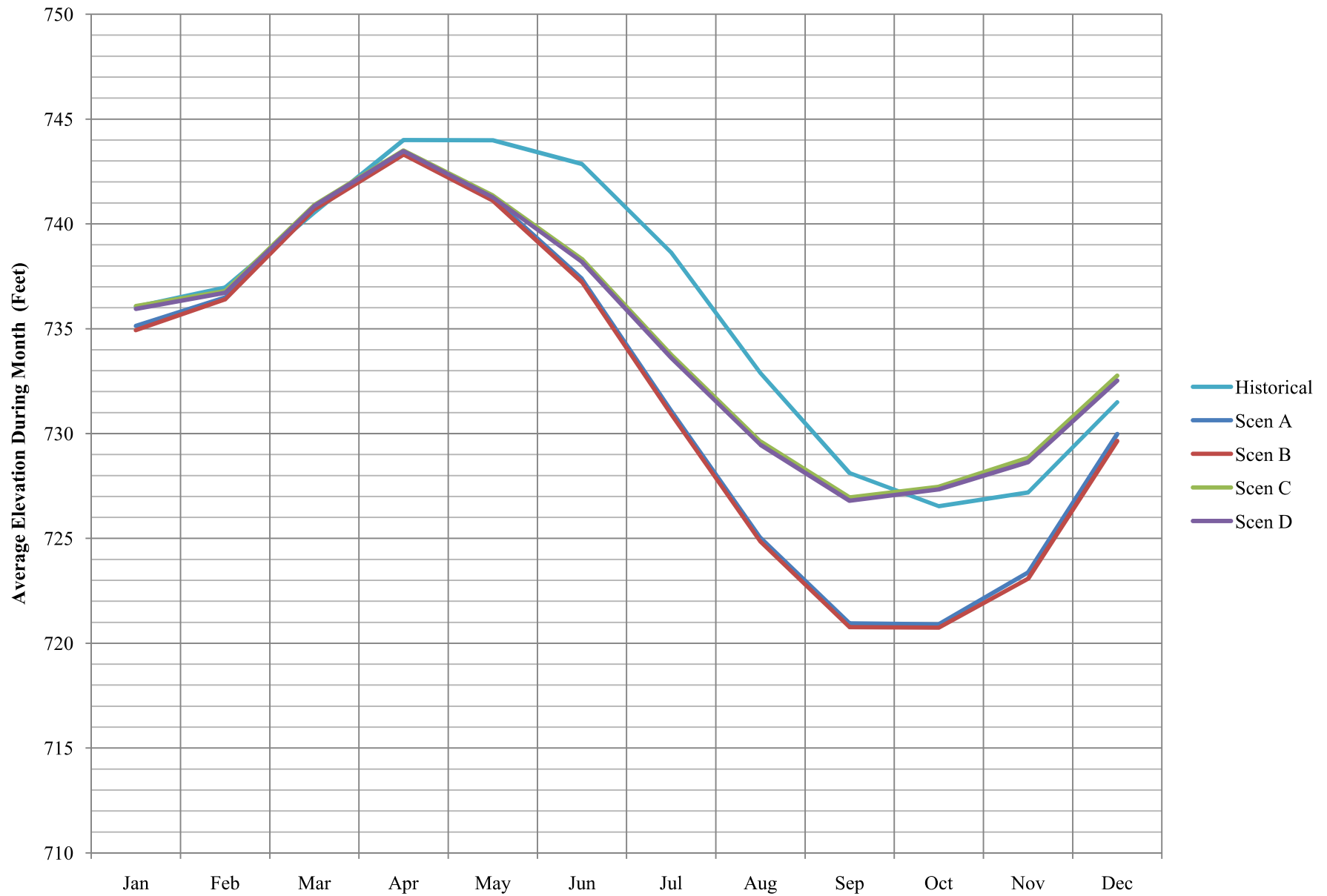


Table 1

Projected Total Annual Diversion
Pursuant to Permit 12952 (Application 15704)

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Total</u>
Avg. Monthly Water Use (%)	4.9%	4.4%	5.1%	6.2%	9.2%	11.5%	13.9%	13.7%	11.6%	9.0%	5.6%	5.0%	100.0%
Diversion Rate (cfs)	7.1	6.3	7.4	8.9	13.2	16.5	20	19.6	16.7	12.9	8.1	7.2	--
Diversion Volume (af)	435	349	452	528	811	980	1,230	1,206	994	793	479	444	8,700

Table 2 - Estimated Annual Depletion

Action		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Note
a	Pumped from Aquifer (% of annual use)	4.9%	4.4%	5.1%	6.2%	9.2%	11.5%	13.9%	13.7%	11.6%	9.0%	5.6%	5.0%	100.0%	
b	Pumping Effect on River	24.8%	4.4%	5.1%	6.2%	9.2%	0.0%	0.0%	0.0%	0.0%	0.0%	25.5%	24.9%	100.0%	Jun-Oct delayed to Nov-Jan
c	Indoor Use (% of annual use)	4.9%	4.4%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	58.6%	'a' in January
d	Indoor Use Return to River (% of annual use)	12.3%	4.4%	4.9%	4.9%	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%	12.3%	12.3%	56.1%	Jun-Oct delayed to Nov-Jan; 10% loss in perc ponds
e	Outdoor Use (% of annual use)	0.0%	0.0%	0.2%	1.2%	4.2%	6.5%	9.0%	8.7%	6.7%	4.0%	0.7%	0.1%	41.4%	a - c
f	Outdoor Use Return to Aquifer (% of annual use)	1.7%	0.0%	0.0%	0.2%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%	1.8%	6.9%	15% return flow; Jun-Oct delayed to Nov-Jan
g	Depletion to River (% of annual use)	10.7%	0.0%	0.2%	1.1%	3.6%	0.0%	0.0%	0.0%	0.0%	0.0%	10.7%	10.7%	37.0%	b - d - f

TABLE 3
Historical Potter Valley PowerHouse Import to East Fork of the Russian River¹

Water Year	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
1961	15,810	18,001	18,570	18,175	16,336	18,466	17,829	17,504	10,781	6,025	6,130	17,236	180,865
1962	18,543	13,426	18,458	18,871	16,693	18,466	16,645	7,289	8,691	11,764	11,976	9,871	170,694
1963	16,941	18,319	18,415	18,397	16,759	16,066	17,514	17,254	11,563	10,808	11,585	10,959	184,578
1964	12,896	16,176	18,022	18,568	17,102	14,729	3,693	3,064	2,345	6,500	7,233	8,904	129,232
1965	16,498	18,146	15,536	18,496	16,878	9,346	17,291	17,623	10,880	11,726	12,164	15,568	180,154
1966	17,398	10,770	13,613	18,506	16,812	17,794	17,962	13,170	6,189	10,800	11,843	16,040	170,897
1967	18,821	17,317	18,794	18,826	16,907	17,798	17,716	17,859	16,482	16,996	17,272	17,302	212,089
1968	15,723	10,414	17,834	18,621	17,421	18,474	11,057	3,590	5,148	11,230	11,319	11,244	152,076
1969	16,657	17,638	17,907	17,745	16,019	17,770	16,802	17,438	13,471	11,292	11,522	15,838	190,098
1970	17,817	14,901	12,940	17,842	16,362	17,685	5,980	4,700	6,449	6,535	7,130	14,511	142,853
1971	16,850	15,956	18,772	18,687	17,110	18,740	16,556	17,855	13,554	4,558	2,284	6,666	167,587
1972	9,552	10,506	15,182	18,479	13,218	17,970	15,520	13,850	4,182	13,345	9,437	15,733	156,973
1973	16,727	17,787	12,268	16,810	16,796	16,869	18,144	13,713	6,945	7,380	7,273	14,785	165,499
1974	6,254	1,445	18,829	15,700	13,600	17,718	17,849	17,833	14,734	4,708	3,780	13,466	145,917
1975	17,240	17,158	16,318	15,529	14,247	17,100	16,284	16,173	11,469	7,011	6,509	15,870	170,910
1976	18,113	17,627	17,604	8,255	5,588	7,242	6,555	2,339	2,991	4,050	4,685	10,919	105,968
1977	15,945	15,654	7,270	3,285	512	1,436	253	838	1,201	1,583	1,450	577	50,005
1978	804	2,233	9,402	17,147	16,138	17,717	17,752	18,482	16,328	8,896	8,813	11,859	145,572
1979	14,530	17,423	7,186	12,210	16,626	18,240	17,112	18,538	9,418	8,466	8,432	16,415	164,595
1980	16,897	16,763	18,443	18,062	17,379	18,286	17,957	16,009	10,987	6,056	3,348	15,154	175,339
1981	17,421	13,184	14,273	11,379	16,636	17,653	11,703	7,962	7,835	6,700	5,169	11,342	141,257
1982	19,579	16,548	19,117	19,434	18,052	19,698	19,270	19,593	18,456	8,281	8,791	15,039	201,859
1983	9,616	13,018	17,354	19,282	17,649	19,482	18,806	18,667	15,931	15,374	14,876	3,420	183,474
1984	4,439	10,974	16,279	19,206	18,191	19,446	15,256	5,934	3,208	4,843	9,899	7,186	134,861
1985	18,770	18,126	18,437	18,861	17,227	19,414	12,107	2,749	5,809	9,163	7,725	16,705	165,093
1986	18,490	9,667	15,656	14,291	13,946	19,240	10,603	5,658	6,055	6,033	5,678	8,951	134,268
1987	17,933	7,591	5,248	5,383	12,044	17,929	6,952	5,568	4,800	5,578	4,544	4,017	97,586
1988	6,064	5,359	15,759	17,500	17,020	8,392	4,854	5,966	5,891	5,389	5,009	4,883	102,087
1989	4,877	8,333	17,933	17,867	12,758	17,963	17,971	11,964	5,401	6,030	5,893	6,311	133,301
1990	16,144	11,492	9,142	16,390	16,644	16,685	3,193	6,788	13,151	4,594	6,060	16,786	137,068
1991	19,123	14,587	4,897	2,202	2,497	16,203	18,248	15,069	8,382	8,210	5,667	7,363	122,447
1992	15,743	11,681	5,002	8,366	12,879	19,772	15,192	11,193	6,024	7,075	6,284	5,816	125,026
1993	8,406	8,589	13,734	16,806	16,423	19,835	19,055	19,420	17,322	9,812	6,897	14,658	170,958
1994	18,335	12,049	10,885	8,513	11,546	13,990	5,597	5,978	3,513	3,695	7,168	3,949	105,220
1995	5,092	5,568	3,721	3,557	5,308	3,160	5,770	6,460	5,320	5,336	5,135	5,486	59,913
1996	5,439	7,672	12,522	16,070	18,333	19,569	19,295	18,601	11,929	8,571	9,285	17,036	164,323
1997	17,201	11,621	16,465	13,113	11,429	9,969	6,936	6,357	6,676	6,308	8,118	9,648	123,842
1998	9,557	17,338	16,263	18,084	14,737	20,236	19,464	18,157	18,292	8,303	7,293	12,012	179,735
1999	17,746	17,058	17,433	11,586	9,894	18,000	12,072	12,054	7,496	6,601	6,631	8,113	144,683
2000	10,127	12,750	11,711	13,002	16,657	17,877	10,441	10,251	6,867	6,857	6,986	7,807	131,333
2001	9,527	11,054	2,862	3,933	3,293	7,094	11,582	6,250	4,717	3,106	2,916	3,437	69,770
2002	5,486	11,709	18,183	17,128	17,276	18,335	6,990	5,371	4,199	4,227	4,425	4,292	117,622
2003	5,159	6,189	7,917	7,914	13,960	16,225	15,297	17,405	9,318	7,686	7,946	13,331	128,347
2004	10,292	9,352	16,828	18,250	14,620	16,860	10,401	6,454	5,227	5,256	5,540	5,879	124,961
2005	6,292	6,827	11,766	16,092	14,420	14,419	12,972	9,555	8,688	7,337	6,952	6,738	122,058
2006	6,770	5,590	3,464	11,006	12,333	9,156	12,240	13,337	7,045	6,861	6,690	7,097	101,590
2007	10,586	2,646	8,153	9,701	6,605	4,312	3,227	5,026	5,098	5,478	5,133	4,409	70,376
2008	3,160	2,396	2,646	9,116	7,700	4,080	2,495	4,336	6,050	5,935	5,968	5,135	59,017
2009	3,828	2,608	2,555	2,428	1,521	4,796	3,001	5,336	5,693	5,760	5,786	4,518	47,830
Average	12,678	11,821	13,216	14,177	13,676	15,259	12,601	11,073	8,535	7,431	7,319	10,210	137,996

Notes:

Source: Water Year 1976-83, 1987-2009 USGS Gage #11471099

Water Year 1961-1975, 1984-86 estimated as USGS #11471000 reduced to reflect portion to Potter Valley Irrigation District

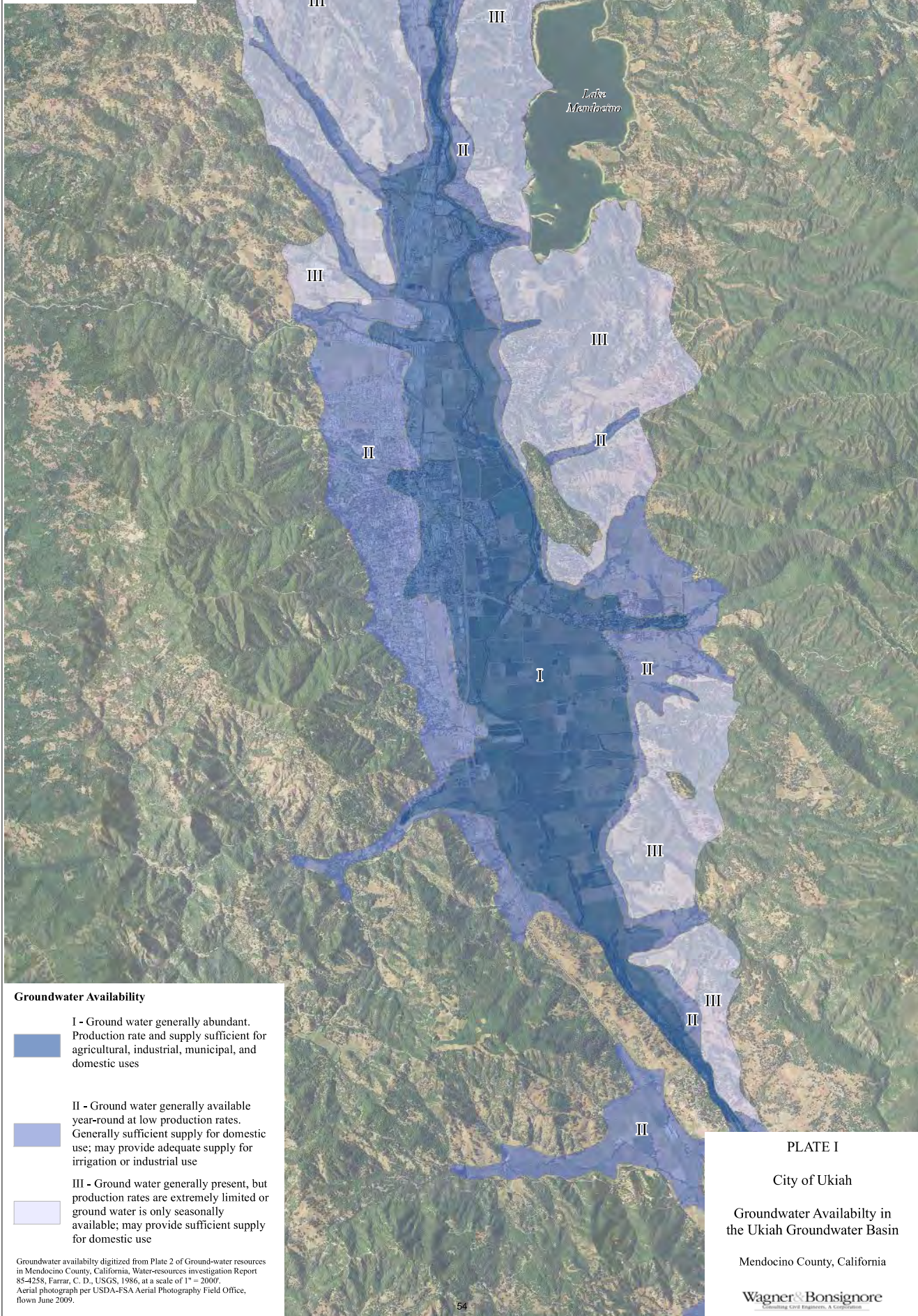
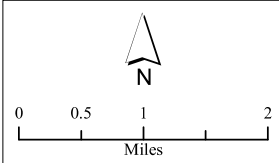
TABLE 4
Lake Mendocino Historical Inflows (acre-feet)

Water Year	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Total</u>
1961	15,291	19,353	35,969	21,350	41,842	42,435	22,203	20,265	9,826	4,320	4,985	16,132	253,971
1962	17,572	14,573	26,744	23,752	47,408	43,770	20,896	7,835	7,942	10,217	10,630	8,803	240,140
1963	22,237	19,067	30,506	23,463	37,885	29,104	52,604	21,930	12,282	10,933	10,949	10,332	281,292
1964	12,984	26,918	19,950	37,988	20,182	17,477	5,252	3,437	1,478	4,538	5,865	8,172	164,242
1965	14,775	25,337	96,216	65,525	21,509	12,845	28,620	19,012	10,225	10,374	10,505	12,881	327,823
1966	15,652	15,517	19,055	53,211	32,595	24,258	19,752	12,554	5,106	10,253	11,421	15,894	235,267
1967	17,727	20,591	36,072	57,537	25,587	32,930	38,662	22,011	17,610	15,511	15,628	16,052	315,918
1968	14,920	10,306	19,006	38,010	36,419	29,417	14,027	4,923	3,354	10,824	12,266	11,782	205,255
1969	16,231	17,939	51,030	74,429	59,079	31,016	21,626	17,897	13,859	10,568	10,459	15,021	339,153
1970	17,677	15,279	35,955	110,638	33,783	27,946	9,350	5,778	5,816	5,651	6,651	14,093	288,615
1971	17,617	23,457	60,891	57,085	20,704	39,662	21,479	20,543	14,309	3,981	1,587	6,210	287,526
1972	9,243	11,687	23,838	28,255	23,586	26,599	19,936	14,519	3,677	10,780	9,755	14,694	196,569
1973	17,852	21,680	26,997	64,563	46,509	35,636	21,908	13,198	8,333	7,238	7,404	15,172	286,489
1974	7,525	21,212	51,285	58,690	30,369	58,767	43,072	22,183	16,003	5,960	4,259	15,079	334,404
1975	19,248	18,391	19,371	23,157	65,981	76,351	24,675	19,777	12,974	8,608	9,136	16,429	314,099
1976	18,938	19,262	19,958	10,469	14,061	16,023	11,157	3,586	2,660	3,447	5,709	11,171	136,441
1977	17,312	17,124	8,817	4,697	1,654	3,104	811	1,819	1,412	547	1,222	2,093	60,612
1978	1,785	4,659	25,052	84,933	57,155	44,674	36,534	22,035	16,386	7,625	7,988	11,738	320,563
1979	15,253	17,885	8,303	25,867	54,269	38,585	19,785	20,375	9,247	7,381	7,097	15,505	239,551
1980	19,688	29,925	34,350	67,522	55,677	38,063	24,560	19,200	12,312	7,684	5,417	16,082	330,481
1981	18,147	14,025	16,782	31,528	28,459	29,889	15,959	9,207	7,454	6,028	3,612	10,320	191,412
1982	19,482	47,749	61,721	52,842	50,875	43,841	67,869	20,926	17,913	8,398	8,797	15,781	416,194
1983	10,818	25,510	51,563	53,134	62,724	112,129	44,202	28,049	18,560	15,787	15,144	4,167	441,787
1984	6,042	36,889	64,059	25,595	31,587	30,199	20,140	8,583	8,053	4,637	9,634	6,843	252,262
1985	20,361	35,788	25,143	20,793	28,660	30,308	16,661	3,913	4,126	7,391	7,301	17,423	217,868
1986	19,488	13,266	22,340	33,747	107,186	56,230	15,327	6,968	5,590	5,375	4,871	9,529	299,917
1987	19,393	9,443	6,684	13,301	23,901	37,827	10,622	6,891	4,380	4,810	5,970	6,724	149,947
1988	9,021	7,859	36,899	51,859	20,886	9,503	7,295	8,426	7,260	6,357	5,808	5,314	176,486
1989	4,864	13,831	26,738	28,626	16,102	59,287	24,445	14,864	9,067	9,285	7,849	6,327	221,283
1990	17,756	12,302	10,148	26,232	28,398	23,824	3,719	8,287	13,644	2,860	4,314	16,465	167,949
1991	19,411	15,081	5,377	3,229	3,747	41,665	20,295	15,499	7,565	7,032	4,267	6,008	149,175
1992	15,912	13,387	5,937	10,407	37,181	29,397	17,415	13,091	6,895	8,301	7,099	6,835	171,856
1993	9,352	8,878	32,045	76,972	40,537	31,226	26,325	23,413	22,086	9,852	7,404	14,515	302,607

TABLE 4
Lake Mendocino Historical Inflows (acre-feet)

Water <u>Year</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Total</u>
1994	17,483	11,377	12,708	13,240	24,540	15,761	6,891	6,661	3,382	3,765	7,170	3,642	126,619
1995	4,933	7,730	10,606	87,312	12,325	68,423	19,018	17,959	7,123	5,363	5,709	5,488	251,988
1996	6,672	8,868	27,981	56,439	43,506	38,539	26,529	22,209	13,238	10,419	10,084	16,866	281,352
1997	16,671	12,802	40,755	68,111	19,589	17,147	8,432	7,313	6,496	5,395	8,430	9,689	220,831
1998	9,560	20,743	27,412	77,942	112,566	41,776	38,403	27,251	24,105	12,803	13,117	12,921	418,600
1999	17,941	17,504	23,477	20,987	59,025	48,780	25,165	13,877	8,220	7,724	8,959	11,272	262,931
2000	13,496	13,922	10,929	22,784	56,849	35,179	13,567	12,442	8,575	7,851	8,789	7,115	211,499
2001	9,695	14,023	5,256	9,225	21,251	19,240	13,161	7,488	5,687	4,364	3,939	4,223	117,552
2002	2,231	19,670	53,382	43,203	27,640	25,024	8,957	6,795	5,794	5,209	5,635	5,427	208,968
2003	5,917	5,911	45,152	37,637	23,310	27,872	41,390	31,423	11,318	9,842	8,723	13,990	262,484
2004	11,084	9,069	44,426	38,623	62,514	25,807	12,944	8,715	8,414	8,210	6,200	4,899	240,906
2005	8,737	6,647	28,723	39,394	24,137	34,108	26,164	23,491	14,232	9,209	6,811	7,024	228,678
2006	7,736	8,662	76,141	63,188	35,447	59,848	53,910	20,434	10,261	6,938	6,343	6,803	355,711
Average	13,733	16,980	30,908	42,119	37,591	36,119	22,646	14,501	9,657	7,601	7,628	10,629	250,115
(cfs)	223	285	503	685	677	587	381	236	162	124	124	179	346

Source: USACE.



Groundwater Availability

- I - Ground water generally abundant.
Production rate and supply sufficient for agricultural, industrial, municipal, and domestic uses
- II - Ground water generally available year-round at low production rates.
Generally sufficient supply for domestic use; may provide adequate supply for irrigation or industrial use
- III - Ground water generally present, but production rates are extremely limited or ground water is only seasonally available; may provide sufficient supply for domestic use

Groundwater availability digitized from Plate 2 of Ground-water resources in Mendocino County, California, Water-resources investigation Report 85-4258, Farrar, C. D., USGS, 1986, at a scale of 1" = 2000'. Aerial photograph per USDA-FSA Aerial Photography Field Office, flown June 2009.

PLATE I

City of Ukiah

Groundwater Availability in
the Ukiah Groundwater Basin

Mendocino County, California

Wagner & Bonsignore
Consulting Civil Engineers, A Corporation

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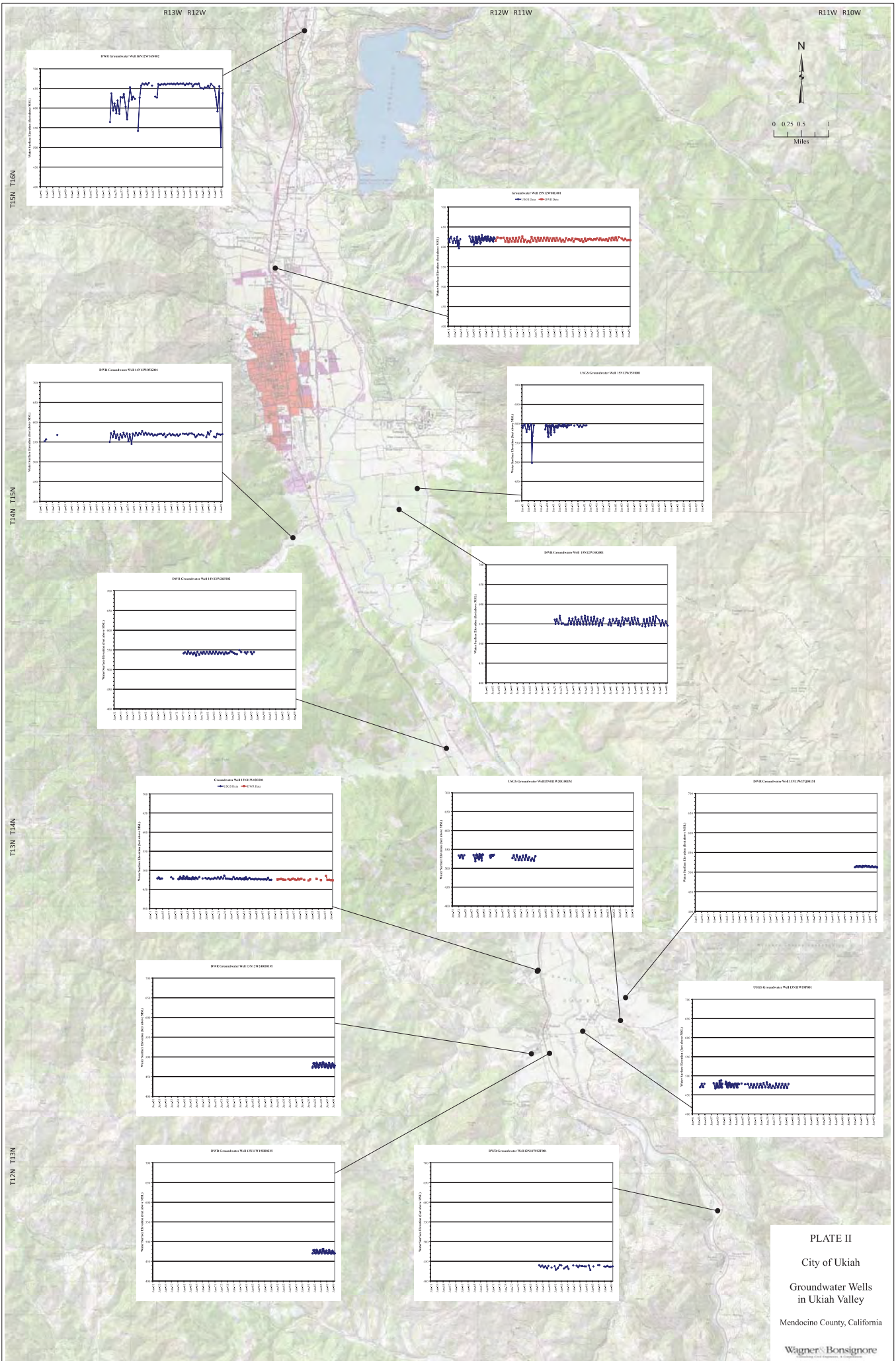


PLATE II
City of Ukiah
Groundwater Wells
in Ukiah Valley
Mendocino County, California

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APPENDIX H

2014 Annual Water Quality Report

DRAFT

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ANNUAL WATER QUALITY REPORT

WATER TESTING PERFORMED IN 2014



Presented By



2014 Executive Summary

The City of Ukiah, Public Works Department, Water Utility Division, is responsible for providing water to more than 5,000 connections. The water that we produce continues to consistently meet and exceed both State and Federal Standards for drinking water. The Water Division's ability to achieve this high standard is due to the ongoing monitoring our staff performs on the excellent sources of water available to the City of Ukiah.

The Water Division is currently in the process of redeveloping an existing groundwater well and developing a new groundwater source for our customers. This well development is in response to the drought situation of 2014 and will also benefit our rate payers by providing a much more cost-effective and reliable water source.

Throughout 2014, the Water Distribution Division made numerous repairs and upgrades to an aging distribution system. In doing this, the Distribution Division has helped to ensure a safe and sustainable means of delivering drinking water throughout the City of Ukiah. The Distribution Division's hard work and support of the Water Division continues to be instrumental in the operations exceptional drinking water standards delivered by the system.

Important Health Information

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants may be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. The U.S. EPA/CDC (Centers for Disease Control and Prevention) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline at (800) 426-4791 or <http://water.epa.gov/drink/hotline>.

Substances That Could Be in Water

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

In order to ensure that tap water is safe to drink, the U.S. Environmental Protection Agency (U.S. EPA) and the State Water Resources Control Board (State Board) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. State Board regulations also establish limits for contaminants in bottled water that must provide the same protection for public health. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk.

Contaminants that may be present in source water include:

Microbial Contaminants, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife;

Inorganic Contaminants, such as salts and metals, that can be naturally occurring or can result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming;

Pesticides and Herbicides, that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses;

Organic Chemical Contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and which can also come from gas stations, urban stormwater runoff, agricultural applications, and septic systems;

Radioactive Contaminants, that can be naturally occurring or can be the result of oil and gas production and mining activities.

More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water Hotline at (800) 426-4791.

Where Does My Water Come From?

The City of Ukiah supplies its customers with water that is considered underflow from the Russian River as well as four groundwater sources. The amounts of water delivered from each source and when they are used, is dependent on both the demand on the system and the time of year. There are times of emergency when the City may have to purchase water from our neighboring water systems. These systems would be Millview County Water District and Willow County Water District.

Benefits of Chlorination

Disinfection, a chemical process used to control disease-causing microorganisms by killing or inactivating them, is unquestionably the most important step in drinking water treatment. By far, the most common method of disinfection in North America is chlorination.

Before communities began routinely treating drinking water with chlorine (starting with Chicago and Jersey City in 1908), cholera, typhoid fever, dysentery, and hepatitis A killed thousands of U.S. residents annually. Drinking water chlorination and filtration have helped to virtually eliminate these diseases in the U.S. Significant strides in public health are directly linked to the adoption of drinking water chlorination. In fact, the filtration of drinking water plus the use of chlorine is probably the most significant public health advancement in human history.

How chlorination works:

- Potent Germicide Reduction in the level of many disease-causing microorganisms in drinking water to almost immeasurable levels.
- Taste and Odor Reduction of many disagreeable tastes and odors like foul-smelling algae secretions, sulfides, and odors from decaying vegetation.
- Biological Growth Elimination of slime bacteria, molds, and algae that commonly grow in water supply reservoirs, on the walls of water mains, and in storage tanks.
- Chemical Removal of hydrogen sulfide (which has a rotten egg odor), ammonia, and other nitrogenous compounds that have unpleasant tastes and hinder disinfection. It also helps to remove iron and manganese from raw water.

Community Participation

Regularly scheduled Ukiah City Council meetings convene on the first and third Wednesdays of each month at 6 p.m. at the Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA. These meetings provide citizens with the opportunity to express concerns regarding the City's drinking water.



Lead in Home Plumbing

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high-quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at www.epa.gov/safewater/lead.

QUESTIONS?

For more information about this report, or for any questions relating to your drinking water, please call Shelly Whyburn, Senior Water Treatment Plant Operator, at (707) 467-2842.

Source Water Assessment

In June 2001, the City of Ukiah completed a Source Water Assessment. This study considered the topography, type of vegetative cover, soil type, type of animal life, and climate conditions of our watershed. Combined with human-related recreation, industry, and lifestyle, several areas were considered to have influence on our raw waters. The influence was considered to be minimal and several areas of concern have been mitigated. These include the closing of the landfill, the replacement of leaking underground storage tanks, and bulk fuel containment. The City of Ukiah is continually upgrading its system and monitors for a variety of possible hazards. The City of Ukiah's water is still considered safe and reliable. The summary from that report is as follows.

Vulnerability Summary

According to the results of the vulnerability analysis, the surface water source is considered most vulnerable (vulnerability score* of 15) to the following activities not associated with any detected contaminants:

- Gas stations
- Historic gas stations
- Historic mining operations
- Wastewater treatment and disposal facilities
- Septic systems – high density (>1/acre)
- Plastic synthetic producers
- Historic waste dumps/landfills
- Confirmed leaking tanks
- Managed forests
- Chemical/petroleum processing/storage

The above list of PCAs includes several activities that can contaminate the drinking water source by releasing deleterious chemicals. Therefore, this list corroborates the conclusion in the 2001 Update Report of Watershed Sanitary Update (page 3): "The greatest potential threat of drinking water quality is that of a spill of deleterious material (e.g., petroleum products, hazardous or toxic substances) that could enter Lake Mendocino or the Russian River. The potential threat is great because the water treatment systems used by the City of Ukiah, the RVCWD, and the MCWD were not designed to remove these types of substances."

Further, the comparison of the above list of PCAs and that of "potential contaminant sources" delineated in the 2001 Update Report (page 2) shows that some activities appear in both lists: (1) wastewater treatment and (disposal) facilities, (2) septic systems – high density, and (3) releases from industrial activities. The category of "releases from industrial activities" in the 2001 Update Report list encompasses some specific activities in the PCAs list, including gas stations, historic gas stations, confirmed leaking tanks, plastic synthetic producers, and chemical/petroleum processing/storage. Other activities in the 2001 Update Report list also ranked high in the Vulnerability Score include septic systems – low density (vulnerability score of 13), grazing animals (13), non-body and body contact recreation (13), spills from traffic or railroad accidents (11), and pesticide/herbicide use in agriculture (11).

*The drinking water source is considered Vulnerable to all PCAs with Vulnerability Score greater than or equal to 11 (California Drinking Water Source Assessment and Protection Program). The apparent discrepancies between the two lists, such as managed forests, historic mining operations, and historic waste dumps/landfills, may be attributable to the fact that surface protection zones were not established in this assessment.

Sampling Results

During the past year, the City of Ukiah has taken hundreds of water samples in order to determine the presence of any radioactive, biological, inorganic, volatile organic or synthetic organic contaminants. The tables below show only those contaminants that were detected in the water. The State of California requires the City to monitor for certain substances less often than once per year because the concentrations of these substances do not change frequently. In these cases, the most recent sample data are included, along with the year in which the sample was taken.

We participated in the 3rd stage of the EPA's Unregulated Contaminant Monitoring Regulation (UCMR3) program by performing additional tests on our drinking water. UCMR3 benefits the environment and public health by providing the EPA with data on the occurrence of contaminants suspected to be in drinking water, in order to determine if EPA needs to introduce new regulatory standards to improve drinking water quality.

REGULATED SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	MCL [MRDL]	PHG (MCLG) [MRDLG]	Surface Water		Distribution System		Groundwater		VIOLATION	TYPICAL SOURCE
				AMOUNT DETECTED	RANGE LOW-HIGH	AMOUNT DETECTED	RANGE LOW-HIGH	AMOUNT DETECTED	RANGE LOW-HIGH		
Barium (ppm)	2014	1	2	ND	NA	ND	NA	0.017 ¹	ND–0.100 ¹	No	Discharges of oil drilling wastes and from metal refineries; erosion of natural deposits
Chlorine (ppm)	2014	[4.0 (as Cl ₂)]	[4 (as Cl ₂)]	NA	NA	0.77	0.28–1.83	NA	NA	No	Drinking water disinfectant added for treatment
Fluoride (ppm)	2014	2.0	1	ND	NA	NA	NA	0.110	ND–0.150	No	Erosion of natural deposits; water additive that promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate [as nitrate] (ppm)	2014	45	45	ND	NA	2.4	NA	7.8	6.6–9.7	No	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits
Turbidity ² (NTU)	2014	TT	NA	0.200	0.011–0.200	NA	NA	NA	NA	No	Soil runoff
Turbidity (Lowest monthly percent of samples meeting limit)	2014	TT=95% of samples <0.3 NTU	NA	100	NA	NA	NA	NA	NA	No	Soil runoff

Tap water samples were collected for lead and copper analyses from sample sites throughout the community

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AL	PHG (MCLG)	AMOUNT DETECTED (90TH%TILE)	SITES ABOVE AL/ TOTAL SITES	VIOLATION	TYPICAL SOURCE
Copper (ppm)	2013	1.3	0.3	0.610	0/31	No	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (ppb)	2013	15	0.2	2.8	0/31	No	Internal corrosion of household water plumbing systems; discharges from industrial manufacturers; erosion of natural deposits

SECONDARY SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	SMCL	PHG (MCLG)	Surface Water		Distribution System		Groundwater		VIOLATION	TYPICAL SOURCE
				AMOUNT DETECTED	RANGE LOW-HIGH	AMOUNT DETECTED	RANGE LOW-HIGH	AMOUNT DETECTED	RANGE LOW-HIGH		
Chloride (ppm)	2014	500	NS	4.2	NA	6.2	NA	8.3	6.8–12	No	Runoff/leaching from natural deposits; seawater influence
Corrosivity (Units)	2014	Non-corrosive	NS	11	NA	11	NA	11.2	10.3–11.63	No	Natural or industrially-influenced balance of hydrogen, carbon and oxygen in the water; affected by temperature and other factors
Specific Conductance (micromhos)	2014	1,600	NS	210	NA	NA	NA	230	200–320	No	Substances that form ions when in water; seawater influence
Sulfate (ppm)	2014	500	NS	9.8	NA	11	NA	15.4	12–32	No	Runoff/leaching from natural deposits; industrial wastes
Total Dissolved Solids (ppm)	2014	1,000	NS	150	NA	170	NA	190	NA	No	Runoff/leaching from natural deposits
Turbidity (NTU)	2014	5	NS	0.054	0.011–0.200	0.172	0.012–0.950	0.061	0.017–1.100	No	Soil runoff

UNREGULATED AND OTHER SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	Surface Water		Distribution System		Groundwater	
		AMOUNT DETECTED	RANGE LOW-HIGH	AMOUNT DETECTED	RANGE LOW-HIGH	AMOUNT DETECTED	RANGE LOW-HIGH
Bicarbonate (ppm)	2014	92	NA	120	NA	171.4	150–180
Calcium (ppm)	2014	17	NA	19	NA	26	21–30
Magnesium (ppm)	2014	9.7	NA	11	NA	15.7	13–18
Sodium (ppm)	2014	9.7	NA	15	NA	16.2	10–21
Total Alkalinity (ppm)	2014	75	NA	100	NA	141.4	120–150
Total Hardness (ppm)	2014	82	NA	93	NA	130.2	111–145

¹ Footnote for Groundwater: One groundwater source was sampled in 2013 and two others were sampled in 2012.

² Turbidity is a measure of the cloudiness of the water. We monitor it because it is a good indicator of the effectiveness of our filtration system.

Distribution System Disinfection By-Products

TOTAL TRIHALOMETHANES (PPB)		2013 MCL	2013 2ND QTR	2013 3RD QTR	2013 4TH QTR	2014 1ST QTR	2014 2ND QTR	2014 3RD QTR	2014 4TH QTR	SOURCE
Site #1	80	18.0	16.0	17.0	6.8	4.2	24.2	11.9	By-product of drinking water disinfection	
Site #2	80	5.6	8.5	9.6	0.0	5.2	13.3	0.0		
Site #3	80	9.0	30.0	17.0	6.5	5.6	29.0	27.8		
Site #4	80	9.4	26.0	21.0	6.0	7.4	24.4	29.8		
Quarterly Average	80	10.5	20.0	16.0	4.8	5.5	22.8	17.5		
Running Annual Average	80	12.6	12.0	13.0	12.8	11.6	12.3	12.6		
TOTAL HALOACETIC ACIDS (PPB)		2013 MCL	2013 2ND QTR	2013 3RD QTR	2013 4TH QTR	2014 1ST QTR	2014 2ND QTR	2014 3RD QTR	2014 4TH QTR	SOURCE
Site #1	80	5.5	7.8	7.4	1.8	0.0	10.0	5.4	By-product of drinking water disinfection	
Site #2	80	0.0	3.6	3.9	0.0	0.0	12.4	0.0		
Site #3	80	0.0	13.0	7.4	1.3	0.0	11.0	13.4		
Site #4	80	0.0	10.0	8.3	3.0	1.0	8.0	10.0		
Quarterly Average	80	1.4	9.0	7.0	1.6	0.3	10.2	7.1		
Running Annual Average	80	5.2	5.0	4.0	4.8	4.5	4.5	4.8		

Definitions

AL (Regulatory Action Level): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

MCL (Maximum Contaminant Level): The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs (SMCLs) are set to protect the odor, taste and appearance of drinking water.

MCLG (Maximum Contaminant Level Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. EPA.

micromhos: A measure of electrical conductance.

MRDL (Maximum Residual Disinfectant Level): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

MRDLG (Maximum Residual Disinfectant Level Goal): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

NA: Not applicable

ND (Not detected): Indicates that the substance was not found by laboratory analysis.

NS: No standard.

NTU (Nephelometric Turbidity Units): Measurement of the clarity, or turbidity, of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

PDWS (Primary Drinking Water Standard): MCLs and MRDLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.

PHG (Public Health Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California EPA.

ppb (parts per billion): One part substance per billion parts water (or micrograms per liter).

ppm (parts per million): One part substance per million parts water (or milligrams per liter).

TT (Treatment Technique): A required process intended to reduce the level of a contaminant in drinking water.

APPENDIX I

Water Shortage Emergency Plan

DRAFT

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ARTICLE 11. WATER SHORTAGE EMERGENCY

3600: FINDINGS:

The City Council hereby finds and determines that the ordinary demands and requirements for water customers of the City may not, from time to time, be satisfied without depleting the water supply to the extent that there would be insufficient water for human consumption, sanitation, and fire protection. This ordinance is intended to prohibit any additional demands on the existing water supply, to prohibit all nonessential uses as defined herein, and to allocate the available water supply during any water shortage emergency to the end that sufficient water will be and remain available for human consumption, sanitation, and fire protection. (Ord. 691, §1, adopted 1977)

3601: DEFINITIONS:

For the purpose of this Article the following terms, phrases, words, and their derivations shall have the meaning given herein: The word "shall" is always mandatory and never directory.

A.Customer: The person using water supplied by the City.

B.Director: The Director of Public Works of the City or his designated representative.

C.Department: The Water Utilities Division of the Department of Public Works.

D.Hand-Watering: Water supplied to a customer through a hose connected to the customer's piping system while such hose is hand held and such water used for exterior purposes.

E.Irrigate: To water land, whether by channels, by flooding, by sprinkling, or any other means whatsoever except hand-watering.

F.Water: Only water supplied by the City unless expressly provided otherwise or required by the context. (Ord. 691, §1, adopted 1977)

3602: DECLARATION OF WATER EMERGENCY:

When it appears that the City may be unable to supply the normal demands and requirements of water customers, the City Council may, by resolution declare a water emergency. The resolution shall specify the degree of emergency existing and shall place into effect the appropriate provisions of this ordinance. (Ord. 691, §1, adopted 1977)

3603: REQUESTS FOR VOLUNTARY RESTRICTIONS OF WATER USE STAGE I:

Whenever the City Council, by resolution, declares Stage I water emergency to exist, the Mayor shall issue a proclamation urging citizens to institute such water conservation measures on a voluntary basis as may be required to reduce water demand to coincide with available supply. (Ord. 691, §1, adopted 1977)

3604: PROHIBITION OF NONESSENTIAL WATER USE STAGE II:

It is unlawful for any person to use water for any nonessential use as hereinafter defined, whenever the City Council determines by resolution that a Stage II water emergency exists. (Ord. 691, §1, adopted 1977)

3605: NONESSENTIAL USES DEFINED:

The following uses of water are nonessential:

- A. Use of water from public hydrants for any purpose other than fire protection and/or prevention.
- B. Use of water through any meter when the consumer had been given two (2) days notice to repair one or more leaks and has failed to complete such repairs.
- C. Use of water by a golf course to irrigate any portion of its grounds except those areas designated as tees and greens; except where the Director shall have determined that any such use is nonessential and written notice of such determination shall have been provided.
- D. Use of water to irrigate grass, lawns, ground cover, shrubbery, vegetable gardens, trees, or other outdoor vegetation.
- E. Use of water for the construction of any structure, including such use in dust control.
- F. Use of water to wash any sidewalk, walkways, driveway, street, parking lot, tennis court, or other hard surfaced area by hosing or by otherwise direct use of water from faucets or other outlets.
- G. Use of water to wash any motor vehicle, trailer, airplane, or boat by hosing or otherwise using water directly from a faucet or other outlet.
- H. Use of water to fill or refill any swimming pool.
- I. Use of water to add to any swimming pool not equipped with and using a pool cover. (Ord. 691, §1, adopted 1977)

3606: FURTHER NONESSENTIAL USES DEFINED STAGE III:

In addition to the nonessential uses set forth in §3605, the following additional uses are determined to be nonessential when the Council has, by resolution declared a State III emergency.

- A. Use of water in excess of the daily usage allotment hereinafter set forth:

Single family or duplex (100 cu. ft. per month)	50 gallons - per permanent resident
Multi-residential units (180 cu. ft. per month)	45 gallons - per permanent resident

B.All other uses not expressly set forth in §3605 shall be limited to fifty percent (50%) of the prior water use for a similar period as determined by the Department from its records. Where no such records exist, prior water use shall be deemed to be the average prior water use of similar existing services as shall be determined by the Department from its records.

C.Use of water to irrigate, the provisions of §3605 above to the contrary, notwithstanding.

D.Use of water for hand-watering. (Ord. 691, §1, adopted 1977)

3607: NUMBER OF PERMANENT RESIDENTS:

Each customer in whose name water is supplied to a residence shall upon request of the Director advise him under penalty of perjury the number of permanent residents using water supplied to that residence. If such a residential customer shall fail to so advise the Director, such residence shall be permitted the water allocation herein provided for one permanent resident. (Ord. 691, §1, adopted 1977)

3608: TAMPERING WITH WATER METERS PROHIBITED:

It is unlawful for any person to remove, replace, alter, damage, or otherwise tamper with any water meter or components thereof, including but not limited to the meter face, dials, or other water usage indicators, and any flow-restricting device installed thereon. (Ord. 691, §1, adopted 1977)

3609: VARIANCES:

The Director may:

A.Grant temporary variances for uses of water otherwise prohibited; or

B.Adjust temporarily any or all consumer's allotment if he finds and determines that due to unusual circumstances to fail to grant such a variance would cause an emergency condition affecting health, sanitation, or fire protection of the applicant or the public; further, he may grant such adjustment in the case of a mixed residential/nonresidential use if he finds that such adjustment is necessary to place an equivalent allotment burden on said applicant. The City Council shall ratify or revoke any such variance or adjustment at its next scheduled meeting.

No such variance or adjustment shall be retroactive or otherwise justify any violations of this ordinance occurring prior to issuance of said temporary variance or adjustment. (Ord. 691, §1, adopted 1977)

3610: VIOLATION OF WATER USE RESTRICTIONS; PUNISHMENT:

It is a misdemeanor for any person to use or apply water received from the City contrary to or in violation of any restriction or prohibition specified in the Article, except both the first and second violations of this ordinance within any one year period shall be infractions. Said punishment may be in lieu of or in addition to any other penalty or method of enforcement

provided by law. Any violation of this ordinance permitted to continue after notice, shall be a separate offense and shall be punishable as such hereunder; further, each day such violation continues shall be considered a separate offense. (Ord. 691, §1, adopted 1977)

3611: PURPOSE AND INTENT; STATUTORY CONSTRUCTION:

It is the purpose and intent of this ordinance to prohibit an increase in the water demand on the City's water supply, to eliminate all nonessential water usage, and to provide for allocation of existing water resources to insure sufficient water for human consumption, sanitation, and fire protection. This ordinance shall be liberally construed to effectuate such purpose and intent. (Ord. 691, §1, adopted 1977)

3612: REPAIR; REPLACEMENT:

Notwithstanding any other provisions of this ordinance, no restriction or prohibition is imposed upon the repair or replacement of existing water service facilities in a manner which the Director determines will not materially increase the consumption of water. (Ord. 691, §1, adopted 1977)

3613: ORDINANCE CONTROLLING:

The provisions of this ordinance shall prevail and control in the event of any inconsistency between this ordinance and any other rule, regulation, ordinance, or code of the City. (Ord. 691, §1, adopted 1977)

3614: WATER SERVICES TO BE DISCONNECTED:

Water may be shut off by the Department with appropriate notice whenever the Director determines there has been a willful failure to comply with the provisions of this ordinance, any other provisions of this code to the contrary, notwithstanding. Charges for reconnection or restoration of service which has been terminated pursuant to this Section shall be at the rates and on the conditions set by resolution. (Ord. 691, §1, adopted 1977)

3615: ENFORCEMENT; DESIGNATED PERSONS:

- A. Each police officer of the City shall in connection with his duties imposed by law diligently enforce the provisions of this ordinance.
- B. The Director and his designated employees shall have the duty and are hereby authorized to enforce the provisions of this ordinance. (Ord. 691, §1, adopted 1977)

3616: SEVERABILITY CLAUSE:

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the remaining portions of this ordinance. The City Council declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof irrespective of the fact that any one or more such provisions be declared unconstitutional. (Ord. 691, §1, adopted 1977)

Urgency Ordinance

This ordinance is hereby declared to be necessary for the immediate preservation of the public peace, health, and safety and will take effect and be in force upon its adoption by a fourth-fifths (4/5) vote of the members of the Ukiah City Council. Due to severe drought conditions existing in the area from which the City draws its water supply, it is imperative that this ordinance become effective immediately to protect existing water supplies for human consumption, sanitation, and fire protection. The City Council of the City further declares that if normal water usage were permitted to continue, the available water supply would be depleted below the safe level for human consumption, sanitation, and fire protection. This ordinance shall be published in accordance with law within ten days after its adoption. (Ord. 691, §2, adopted 1977)

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APPENDIX J

Water Shortage Emergency Ordinance and Resolution

DRAFT

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MEETING DATE:

AGENDA SUMMARY REPORT

SUBJECT: ADOPT AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING SECTIONS 3603 AND 3605 IN DIVISION 4, ARTICLE 11 OF THE UKIAH CITY CODE CONCERNING STAGE I AND STAGE II WATER EMERGENCIES AND ADOPT A RESOLUTION DECLARING A STAGE I WATER EMERGENCY

Background: On July 15, 2014, the State Water Resources Control Board (SWRCB) approved emergency water conservation regulations that impose direct restrictions on water use and require urban water suppliers, such as the City, to impose mandatory restrictions on outdoor irrigation. The regulations (Attachment 1), as imposed by the State, are effective on July 28, 2014 and urban water suppliers have 30 days to comply.

The City of Ukiah has been in a voluntary conservation state adopted by the City Council in 2009. This voluntary state is currently in the Ukiah Municipal Code (UMC) as section 3603 REQUEST FOR VOLUNTARY RESTRICTIONS OF WATER USE STAGE I (Stage I).

Discussion: The Regulations by the SWRCB require that urban water suppliers "shall implement all requirements and actions of the stage of its water shortage contingency plan that imposes mandatory restrictions on outdoor irrigation of ornamental landscapes or turf with potable water. Under the City's Water Emergency Ordinance, to comply with the SWRCB emergency water conservation regulation, the City would have to declare a Stage II water emergency which would ban all outdoor irrigation. The SWRCB emergency water conservation regulation does not require a complete ban on outdoor irrigation, a complete ban is not currently necessary in Ukiah for conservation purposes, and a complete ban would cause substantial and unnecessary damage to public and private landscaping, community gardens, parks and recreational facilities.

In order to comply with the State's regulations staff is recommending changing the city's Water Emergency Ordinance. The changes are included in the proposed ordinance (Attachment 2). The summary of changes recommended to the ordinance is as follows:

Section 3603 (Stage 1) Eliminate all existing verbiage regarding voluntary restrictions and make this stage compliant with what the SWRCB is requiring which include:

(Continues on Page 2)

Recommended Action: 1) Adopt an urgency ordinance of the City Council of The City of Ukiah amending Sections 3603 and 3605 in Division 4, Article 11 of the Ukiah City Code Concerning Stage I and stage II Water Emergencies **2)** Adopt a resolution declaring a Stage I water emergency.

Alternative Council Option(s): N/A

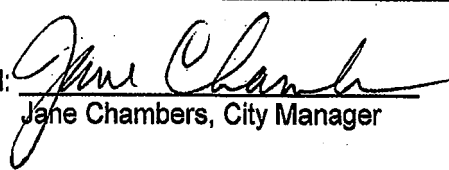
Citizens advised: N/A

Requested by: Tim Eriksen, Director of Public Works/City Engineer

Prepared by: Tim Eriksen, Director of Public Works/City Engineer and David Rapport, City Attorney

Coordinated with: Jane Chamber, City Manager

Attachments: 1) Emergency Regulation Action by SWRCB
2) Urgency Ordinance amending Sections 3603 and 3605 in Division 4, Article 11
3) Resolution declaring a Stage I water emergency
4) Existing Water Emergency Ordinance

Approved: 
Jane Chambers, City Manager

- The application of potable water to outdoor landscapes in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures;
- Broadcast (non-drip) irrigation from sunup to sundown and more frequently than (i) every other day or (ii) more than four days per week and at a rate that causes ponding or puddling in the irrigated area;
- Drip irrigation at a rate that causes ponding or puddling in the irrigated area.
- The use of a hose that dispenses potable water to wash a motor vehicle, except where the hose is fitted with a shut-off nozzle or device attached to it that causes it to cease dispensing water immediately when not in use;
- The application of potable water to driveways and sidewalks; and
- The use of potable water in a fountain or other decorative water feature except where the water is part of a recirculating system.

In anticipation of the drought continuing staff also reviewed Stage II of the same ordinance. Though this was not required by the SWRCB. The change below is recommended.

3605 NONESSENTIAL USES DEFINED (as related to Stage II) Edit subsection D. to include the italicized portion below

- D. Use of water to irrigate grass, lawns, ground cover, shrubbery, vegetable gardens, trees, or other outdoor vegetation *unless drip irrigation is used.*

In order to comply with the proposed ordinance and the State Water Code a resolution should be adopted declaring a Stage I Water Emergency. A Resolution is attached (Attachment 3) for the Council's review. Also attached is the current Water Emergency Ordinance for the readers information (Attachment 4). The Director of Public Works will continue the drought updates at the beginning of each City Council meeting to keep the council and the public informed and aware of our water situation.

This item will need to be continued to a date certain because the resolution and the State Code require a 4/5 vote to approve.

Fiscal Impact:

☐ Budgeted FY 14/15
 ☐ New Appropriation
 ☒ Not Applicable
 ☐ Budget Amendment Required

<u>Amount Budgeted</u>	<u>Source of Funds (title and #)</u>	<u>Account Number</u>	<u>Addit. Appropriation Requested</u>
\$0			

**State of California
Office of Administrative Law**

In re:
State Water Resources Control Board

Regulatory Action:

Title 23, California Code of Regulations

Adopt sections: 863, 864, 865

Amend sections:

Repeal sections:

**NOTICE OF APPROVAL OF EMERGENCY
REGULATORY ACTION**

**Government Code Sections 11346.1 and
11349.6**

OAL File No. 2014-0718-01 E

The State Water Resources Control Board (Board) submitted this emergency action to adopt three sections and a new article in title 23 of the California Code of Regulations pertaining to drought emergency water conservation. The proposed action addresses severe impacts on California's water supplies and its ability to meet all water demands in the state due to the current drought, which was declared to be a state of emergency by Governor Brown in two executive orders issued in 2014. The second executive order, issued April 25, 2014, directed the Board to adopt emergency regulations, pursuant to Water Code section 1058.5, to ensure that urban water suppliers implement drought response plans to limit outdoor irrigation and other wasteful water practices.

OAL approves this emergency regulatory action pursuant to sections 11346.1 and 11349.6 of the Government Code.

This emergency regulatory action is effective on 7/28/2014 and, pursuant to section 1058.5 of the Water Code, will expire on 4/25/2015. The Certificate of Compliance for this action is due no later than 4/24/2015.

Date: 7/28/2014



**Richard L. Smith
Senior Attorney**

**For: DEBRA M. CORNEZ
Director**

**Original: Thomas Howard
Copy: Carlos Mejia**

STATE OF CALIFORNIA—OFFICE OF ADMINISTRATIVE LAW
NOTICE PUBLICATION/REGULATIONS SUBMISSION**EMERGENCY**See instructions on
reverse)

For use by Secretary of State only

STD. 400 (REV. 01-2013)

OAL FILE
NUMBERS

NOTICE FILE NUMBER

Z-

REGULATORY ACTION NUMBER

EMERGENCY NUMBER

2014-0718-01E

ENDORSED FILED
THE OFFICE OF

For use by Office of Administrative Law (OAL) only

2014 JUL 28 PM 1:30

2014 JUL 18 PM 12:09

OFFICE OF
ADMINISTRATIVE LAWDebra Bowen
DEBRA BOWEN
SECRETARY OF STATE

NOTICE

REGULATIONS

AGENCY WITH RULEMAKING AUTHORITY

State Water Resources Control Board

AGENCY FILE NUMBER (if any)

A. PUBLICATION OF NOTICE (Complete for publication in Notice Register)

1. SUBJECT OF NOTICE Drought Emergency Water Conservation		TITLE(S) 23	FIRST SECTION AFFECTED 863	2. REQUESTED PUBLICATION DATE
3. NOTICE TYPE ☒ Notice as Proposed ☐ Regulatory Action ☐ Other		4. AGENCY CONTACT PERSON Carlos Mejia	TELEPHONE NUMBER (916) 341-5184	FAX NUMBER (Optional) (916) 341-5199
OAL USE ONLY ☐ ACTION ON PROPOSED NOTICE ☐ APPROVED ☐ DISAPPROVED ☐ MODIFIED ☐ DISAPPROVED & WITHDRAWN		NOTICE REGISTER NUMBER		PUBLICATION DATE

B. SUBMISSION OF REGULATIONS (Complete when submitting regulations)

1a. SUBJECT OF REGULATION(S) Drought Emergency Water Conservation	1b. ALL PREVIOUS RELATED OAL REGULATORY ACTION NUMBER(S)
--	--

2. SPECIFY CALIFORNIA CODE OF REGULATIONS TITLE(S) AND SECTION(S) (Including title 26, if toxics related)

SECTION(S) AFFECTED (List all section number(s) individually. Attach additional sheet if needed.)	ADOPT 863, 864, 865
	AMEND
	REPEAL
TITLE(S) 23 WAC 1101/14	

3. TYPE OF FILING

☐ Regular Rulemaking (Gov. Code §11346)	☐ Certificate of Compliance: The agency officer named below certifies that this agency complied with the provisions of Gov. Code §§11346.2-11347.3 either before the emergency regulation was adopted or within the time period required by statute.	☐ Emergency Readopt (Gov. Code, §11346.1(h))	☐ Changes Without Regulatory Effect (Cal. Code Regs., title 1, §100)
☐ Resubmittal of disapproved or withdrawn nonemergency filing (Gov. Code, §§11349.3, 11349.4)		☐ File & Print	☐ Print Only
☒ Emergency (Gov. Code, §11346.1(b))	☐ Resubmittal of disapproved or withdrawn emergency filing (Gov. Code, §11346.1)	☒ Other (Specify) <u>Emergency (Wat. Code, §1058.5)</u> <i>RS</i>	

4. ALL BEGINNING AND ENDING DATES OF AVAILABILITY OF MODIFIED REGULATIONS AND/OR MATERIAL ADDED TO THE RULEMAKING FILE (Cal. Code Regs. title 1, §44 and Gov. Code §11347.1)

5. EFFECTIVE DATE OF CHANGES (Gov. Code, §§11343.4, 11346.1(d); Cal. Code Regs., title 1, §100)

☐ Effective January 1, April 1, July 1, or October 1 (Gov. Code §11343.4(e))	☒ Effective on filing with Secretary of State	☐ §100 Changes Without Regulatory Effect	☐ Effective other (Specify)
---	---	---	--

6. CHECK IF THESE REGULATIONS REQUIRE NOTICE TO, OR REVIEW, CONSULTATION, APPROVAL OR CONCURRENCE BY, ANOTHER AGENCY OR ENTITY

☒ Department of Finance (Form STD. 399) (SAM §6660)	☐ Fair Political Practices Commission	☐ State Fire Marshal
☐ Other (Specify) <i>request RS</i>		

7. CONTACT PERSON

Carlos Mejia

TELEPHONE NUMBER

(916) 341-5184

FAX NUMBER (Optional)

(916) 341-5199

E-MAIL ADDRESS (Optional)

carlos.mejia@waterboards.ca.gov

8. I certify that the attached copy of the regulation(s) is a true and correct copy of the regulation(s) identified on this form, that the information specified on this form is true and correct, and that I am the head of the agency taking this action, or a designee of the head of the agency, and am authorized to make this certification.

SIGNATURE OF AGENCY HEAD OR DESIGNEE

DATE

7-17-2014

TYPED NAME AND TITLE OF SIGNATORY

Caren Trgovcich, Chief Deputy Director, State Water Resources Control Board

For use by Office of Administrative Law (OAL) only

ENDORSED APPROVED

JUL 28 2014

Office of Administrative Law

PROPOSED TEXT OF EMERGENCY REGULATIONS

Article 22.5. Drought Emergency Water Conservation.

Section 863. Findings of Drought Emergency.

(a) The State Water Resources Control Board finds as follows:

(1) On January 17, 2014, the Governor issued a proclamation of a state of emergency under the California Emergency Services Act based on drought conditions;

(2) On April 25, 2014, the Governor issued a proclamation of a continued state of emergency under the California Emergency Services Act based on continued drought conditions;

(3) The drought conditions that formed the basis of the Governor's emergency proclamations continue to exist;

(4) The present year is critically dry and has been immediately preceded by two or more consecutive below normal, dry, or critically dry years; and

(5) The drought conditions will likely continue for the foreseeable future and additional action by both the State Water Resources Control Board and local water suppliers will likely be necessary to further promote conservation.

Note:

Authority: Section 1058.5, Water Code.

Reference: Sections 102, 104 and 105, Water Code.

Section 864. Prohibited Activities in Promotion of Water Conservation.

(a) To promote water conservation, each of the following actions is prohibited, except where necessary to address an immediate health and safety need or to comply with a term or condition in a permit issued by a state or federal agency:

(1) The application of potable water to outdoor landscapes in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures;

(2) The use of a hose that dispenses potable water to wash a motor vehicle, except where the hose is fitted with a shut-off nozzle or device attached to it that causes it to cease dispensing water immediately when not in use;

(3) The application of potable water to driveways and sidewalks; and

(4) The use of potable water in a fountain or other decorative water feature, except where the water is part of a recirculating system.

(b) The taking of any action prohibited in subdivision (a) of this section, in addition to any other applicable civil or criminal penalties, is an infraction, punishable by a fine of up to five hundred dollars (\$500) for each day in which the violation occurs.

Note:

Authority: Section 1058.5, Water Code.

Reference: Sections 102, 104 and 105, Water Code.

Section 865. Mandatory Actions by Water Suppliers.

(a) The term "urban water supplier," when used in this section, refers to a supplier that meets the definition set forth in Water Code section 10617, except it does not refer to

PROPOSED TEXT OF EMERGENCY REGULATIONS

suppliers when they are functioning solely in a wholesale capacity, but does apply to suppliers when they are functioning in a retail capacity.

(b)(1) To promote water conservation, each urban water supplier shall implement all requirements and actions of the stage of its water shortage contingency plan that imposes mandatory restrictions on outdoor irrigation of ornamental landscapes or turf with potable water.

(2) As an alternative to subdivision (b)(1), an urban water supplier may submit a request to the Executive Director for approval of an alternate plan that includes allocation-based rate structures that satisfies the requirements of chapter 3.4 (commencing with section 370) of division 1 of the Water Code, and the Executive Director may approve such an alternate plan upon determining that the rate structure, in conjunction with other measures, achieves a level of conservation that would be superior to that achieved by implementing limitations on outdoor irrigation of ornamental landscapes or turf with potable water by the persons it serves to no more than two days per week.

(c) To promote water conservation, each urban water supplier that does not have a water shortage contingency plan or has been notified by the Department of Water Resources that its water shortage contingency plan does not meet the requirements of Water Code section 10632 shall, within thirty (30) days, limit outdoor irrigation of ornamental landscapes or turf with potable water by the persons it serves to no more than two days per week or shall implement another mandatory conservation measure or measures intended to achieve a comparable reduction in water consumption by the persons it serves relative to the amount consumed in 2013.

(d) In furtherance of the promotion of water conservation each urban water supplier shall prepare and submit to the State Water Resources Control Board by the 15th of each month a monitoring report on forms provided by the Board. The monitoring report shall include the amount of potable water the urban water supplier produced, including water provided by a wholesaler, in the preceding calendar month and shall compare that amount to the amount produced in the same calendar month in 2013. Beginning October 15, 2014, the monitoring report shall also estimate the gallons of water per person per day used by the residential customers it serves. In its initial monitoring report, each urban water supplier shall state the number of persons it serves.

(e) To promote water conservation, each distributor of a public water supply, as defined in Water Code section 350, that is not an urban water supplier shall, within thirty (30) days, take one or more of the following actions:

(1) Limit outdoor irrigation of ornamental landscapes or turf with potable water by the persons it serves to no more than two days per week; or

(2) Implement another mandatory conservation measure or measures intended to achieve a comparable reduction in water consumption by the persons it serves relative to the amount consumed in 2013.

Note:

Authority: Section 1058.5, Water Code.

Reference: Sections 102, 104, 105, 350, 10617 and 10632, Water Code.

ORDINANCE NO.

**URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH
AMENDING SECTIONS 3603 AND 3605 IN DIVISION 4, ARTICLE 11 OF THE UKIAH
CITY CODE CONCERNING STAGE I AND STAGE II WATER EMERGENCIES**

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE

Sections 3603 and 3605 of the Ukiah City Code are hereby amended to read as follows:

§3603 RESTRICTIONS OF WATER USE STAGE I

Whenever the City Council, by resolution, declares Stage I water emergency to exist to promote water conservation, each of the following actions is prohibited, unlawful and a violation of this Code, except where necessary to address an immediate health and safety need or to comply with a term or condition in a permit issued by a state or federal agency or when an alternate irrigation plan, that demonstrates equal or greater savings, as approved by Public Works;

The application of potable water to outdoor landscapes in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures;

Broadcast (non-drip) irrigation from sunup to sundown and more frequently than (i) every other day or (ii) more than four days per week and at a rate that causes ponding or puddling in the irrigated area;

Drip irrigation at a rate that causes ponding or puddling in the irrigated area.

The use of a hose that dispenses potable water to wash a motor vehicle, except where the hose is fitted with a shut-off nozzle or device attached to it that causes it to cease dispensing water immediately when not in use;

The application of potable water to driveways and sidewalks; and

The use of potable water in a fountain or other decorative water feature except where the water is part of a recirculating system.

§3605 NONESSENTIAL USES DEFINED

The following uses of water are nonessential:

- A. Use of water from public hydrants for any purpose other than fire protection and/or prevention.
- B. Use of water through any meter when the consumer had been given two (2) days' notice to repair one or more leaks and has failed to complete such repairs.

- C. Use of water by a golf course to irrigate any portion of its grounds except those areas designated as tees and greens; except where the Director shall have determined that any such use is nonessential and written notice of such determination shall have been provided.
- D. Use of water to irrigate grass, lawns, ground cover, shrubbery, vegetable gardens, trees, or other outdoor vegetation unless drip irrigation is used.
- E. Use of water for the construction of any structure, including such use in dust control.
- F. Use of water to wash any sidewalk, walkways, driveway, street, parking lot, tennis court, or other hard surfaced area by hosing or by otherwise direct use of water from faucets or other outlets.
- G. Use of water to wash any motor vehicle, trailer, airplane, or boat by hosing or otherwise using water directly from a faucet or other outlet.
- H. Use of water to fill or refill any swimming pool.
- I. Use of water to add to any swimming pool not equipped with and using a pool cover.

SECTION TWO

1. **CEQA COMPLIANCE.** The adoption of this Ordinance is categorically exempt from the provisions of the California Environmental Quality Act.
2. **SEVERABILITY.** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby. The City Council hereby declares that it would have adopted this Ordinance and any section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

SECTION THREE. URGENCY ORDINANCE

This ordinance is hereby declared to be necessary for the immediate preservation of the public peace, health, and safety and will take effect and be in force upon its adoption by a fourth-fifths (4/5) vote of the members of the Ukiah City Council. The facts constituting the urgency are as follows:

1. Governor Edmund G. Brown Jr. issued "A Proclamation of A Continued State of Emergency", dated April 25, 2014, proclaiming the water shortage in the State of California as a state of emergency and ordering immediate action to manage the crisis.
2. The State Water Resources Control Board (SWRCB) posted curtailment projections which could take effect by May 15, 2014. It was projected that by May 15th, all post-1914 appropriative rights may be curtailed. Between June 15th and July 15th, the projected water supply may not be sufficient to meet all riparian and/or pre-1914 demand. The remaining supply of natural flow must be shared among all riparian users.

3. On May 27, 2014, the SWRCB issued an order curtailing all diversions from the Upper Russian River by appropriators under appropriative water rights permits with a priority date of February 19, 1954 or later. The order did not curtail the City's rights under its appropriative water rights permit or its pre-1914 water rights, but the notice did warn that if "... current conditions persist, the State Water Board may curtail all remaining senior post-1914, riparian or pre-1914 water right holders located downstream of a major reservoir operation which is releasing water from storage ..."
4. On July 16, 2014, the California Office of Administrative Law approved emergency curtailment regulations adopted by the SWRCB which empower the Deputy Director for the Division of Water Rights to issue curtailment orders to post -1914 appropriative water right holders in order of water right priority when water is not available under the diverter's priority of right.
5. On July 15, 2014, the SWRCB approved emergency water conservation regulations that impose direct restrictions on water use and require urban water suppliers, such as the City, to impose mandatory restrictions on outdoor irrigation.
6. Under the City's Water Emergency Ordinance, to comply with the SWRCB emergency water conservation regulation, the City would have to declare a Stage II water emergency which would ban all outdoor irrigation. The SWRCB emergency water conservation regulation does not require a complete ban on outdoor irrigation, a complete ban is not currently necessary in Ukiah for conservation purposes, and a complete ban would cause substantial and unnecessary damage to public and private landscaping, community gardens, parks and recreational facilities.
7. In order to comply with the SWRCB emergency regulation on water conservation and to prevent unnecessary damage to public and private property while conserving water for the remainder of the dry summer water season, it is essential that this ordinance be adopted as an urgency ordinance to protect the public health, safety and welfare.

Adopted on August 6, 2014, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Philip E. Baldwin, Mayor

ATTEST:

Kristine Lawler, City Clerk

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH DECLARING A STAGE I MANDATORY WATER CONSERVATION EMERGENCY

WHEREAS:

1. Under Water Code Section 350 and Ukiah City Code ("UCC") Section 3602, the City Council may declare by resolution a water shortage emergency whenever it appears that the City may not be able to supply the normal demands and requirements of water customers; and
2. The resolution shall declare the degree of emergency existing and shall place into effect the appropriate provisions of Division 4, Article 11 of the UCC ("Water Emergency Ordinance"); and
3. The extreme drought conditions currently in effect and the emergency regulations recently adopted by the State Water Resources Control Board (SWRCB) providing for emergency curtailment of water rights and mandatory water conservation measures require the declaration of a Stage I water shortage emergency under UCC Section 3603, as amended; and
4. The City is required to comply with the SWRCB emergency water conservation regulation by August 29, 2014;

NOW, THEREFORE, BASED ON THE FOREGOING FACTS, IT IS HEREBY RESOLVED:

1. Effective August 29, 2014, a Stage I water emergency is hereby declared by the City Council, which shall remain in effect until the Stage I emergency is terminated by City Council resolution.
2. The provisions of the Water Emergency Ordinance applicable in a Stage I water emergency are hereby placed into effect.
3. The City staff are directed to provide notice and public education concerning the requirements of a Stage I water emergency prior to August 29, 2014, and continuing thereafter.

PASSED AND ADOPTED this 6th day of August, 2014, by the following roll call vote:

AYES:

NOES:

PRESENT:

ABSTAIN:

Philip E. Baldwin, Mayor

ATTESTED:

Kristine Lawler, City Clerk

APPENDIX K

UWMP Adoption Resolution

DRAFT

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UWMP Adoption Resolution will be included with final report

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ITEM NO.: 12a

MEETING DATE: June 1, 2016

AGENDA SUMMARY REPORT

SUBJECT: RECEIVE STATUS REPORT AND PROVIDE DIRECTION CONCERNING THE PROPOSED LAFCo SPHERE OF INFLUENCE FOR THE WILLOW COUNTY WATER DISTRICT

Summary: At the April 20, 2016, City Council meeting the Council approved a letter commenting on the proposed sphere of influence (SOI) for the Willow County Water District and directed staff to submit it to the LAFCo. The letter expressed concern for and opposed the proposal to include lands in the SOI that were situated within the city limits ("overlap areas" – Attachment 1). Staff attended the May 2, 2016, LAFCo meeting and expressed the concerns listed in the letter approved by the City Council. This agenda item is intended to provide a status report and seek further direction from the City Council.

Discussion: After hearing from City Staff and the General Manager of the Willow County Water District, the LAFCo did not take formal action on the proposed sphere of influence for the district. The Commission directed its staff to seek information on its role and responsibilities when confronted with "overlap areas," and asked that the City and District representatives meet and discuss the history of the overlap areas and attempt to reach an approach/agreement that would satisfy both parties and LAFCo.

Meeting with the Willow County Water District: On May 17, 2016, City Staff met with representatives from the Willow County Water District to discuss the "overlap areas." The meeting was productive. While there is no documentation of why these areas were not detached from the District when the City annexed them, the assumption is that at that time, the loss of revenue may have substantially affected the District and the City agreed not to immediately seek detachment.

In regards to the current proposal to include the "overlap areas" within the District's sphere of influence, City Staff and the District representatives discussed the idea of asking LAFCo to exclude these areas from the SOI at this time in exchange for the City not immediately seeking detachment. An agreement could be prepared formalizing this arrangement. Such an approach may have merit given the fact that while both the City and District can provide equally efficient water service to this area, the loss of District revenue from detachment could be an issue. If the District is successful in enlarging its SOI elsewhere, it could generate future revenue that would help offset its revenue loss from a future detachment of the subject areas.

Continued on Page 2

RECOMMENDED ACTION(S): 1) Receive report; 2) Direct Staff to attend the June 6, 2016 LAFCo meeting and recommend excluding the overlap areas from the Sphere of influence for the Willow County Water District in exchange for the City not immediately pursuing detachment of these areas; and 3) Work with the District to prepare an agreement.

ALTERNATIVES: Provide alternative direction to Staff.

Citizens advised:	N/A
Requested by:	Charley Stump, Community Development Director.
Contact/Prepared by:	Charley Stump, Community Development Director.
Coordinated with:	Sage Sangiacomo, City Manager, Tim Eriksen, Director of Public Works, and Sean White, Director of Water and Sewer Services.
Presenter:	Charley Stump, Community Development Director.
Attachment:	1. Diagram showing Overlap Areas

COUNCIL ACTION DATE: _____: ☐ Approved ☐ Continued to _____ ☐ Other _____

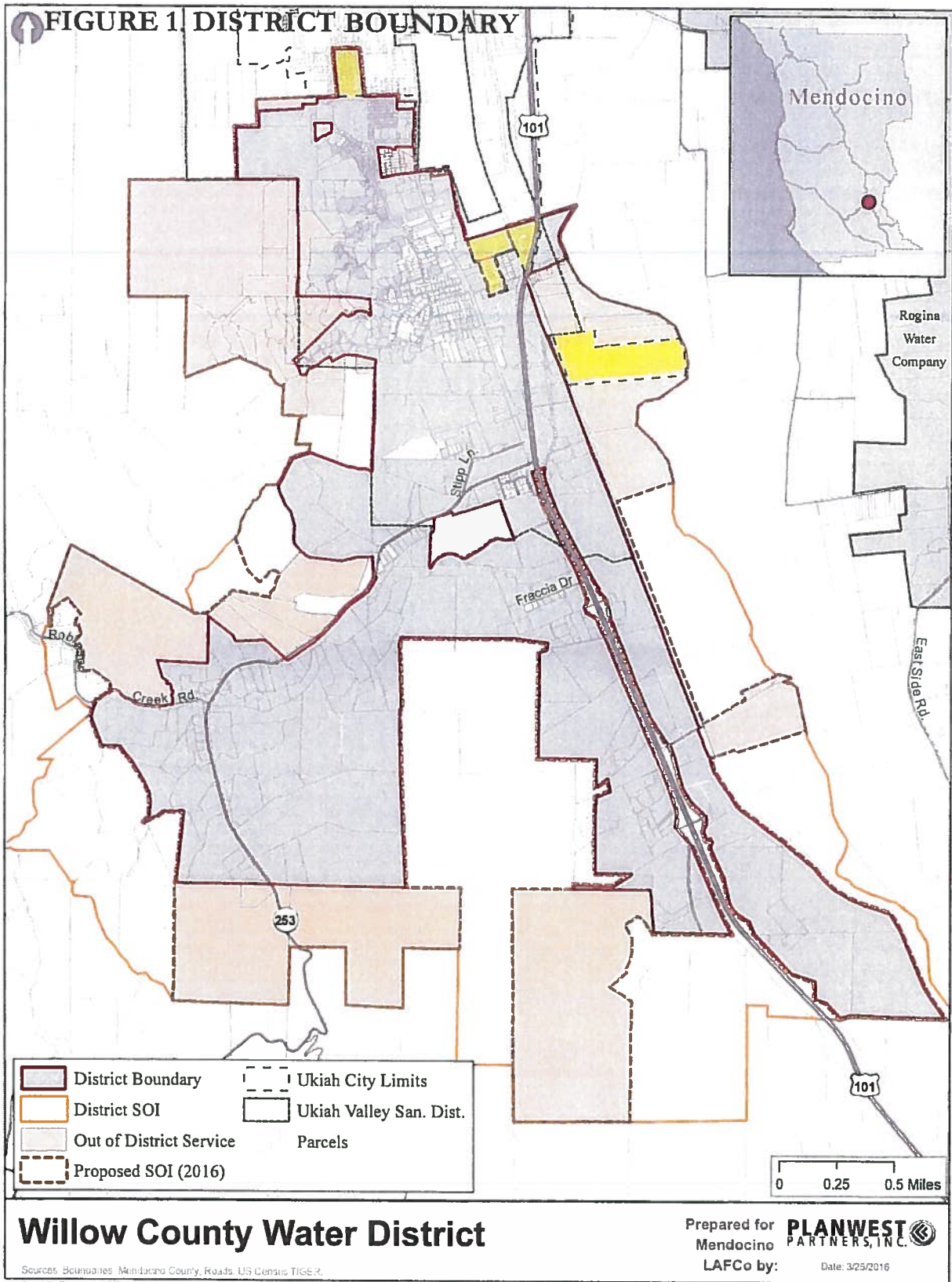
RECORDS APPROVED: ☐ Agreement: _____ ☐ Resolution: _____ ☐ Ordinance: _____

Note: Please write Agreement No. in upper right corner of agreement when drafted.

Approved: 
Sage Sangiacomo, City Manager

If the City Council is comfortable with this approach, staff is prepared to attend the June 6, 2016, LAFCo meeting and recommend it to the Commission. The District staff agreed to present this concept to their Board and similarly attend the June 6th LAFCo meeting.

FISCAL IMPACT:				
Budgeted Amount in 15-16 FY	New Appropriation Source of Funds (Title & No.)	Account Number	Budget Amendment Required	Previous Contract or Purchase Order No.
N/A	N/A	N/A	Yes ☐ No ☒	N/A



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MIRANDA & ESTAVILLO
SRI LANKA
ALLIANCE WITH
GOWERS INTERNATIONAL

May 18, 2016

VIA E-MAIL AND U.S. MAIL

George Williamson, Executive Officer
Local Agency Formation Commission
200 South School Street
Ukiah, CA 95482

Re: Willow County Water District Sphere of Influence Update

Dear Mr. Williamson:

I represent the Willow County Water District ("Willow"). This letter addresses the Mendocino County LAFCO's current review and consideration of Willow's Sphere of Influence ("SOI") update.

At a May 2, 2016 LAFCO workshop on Willow's SOI update, I understand a LAFCO Board Member expressed some concern with the fact that a portion of Willow's boundaries overlap with the boundaries of the City of Ukiah. Willow has historically provided water service and still provides water service within the portion of Ukiah which overlaps its boundaries. The LAFCO Board Member asked LAFCO's legal counsel to review the legal issues associated with or arising from a water district's overlapping boundaries with a city.

We are not aware of any petition to modify or detach any of Willow's actual geographic boundaries or service area in the vicinity of Ukiah, or otherwise. We do understand that LAFCO is considering reducing Willow's SOI to exclude parcels located within Ukiah's city limits, as requested in an April 21, 2016 letter from Ukiah to LAFCO.

Through this letter we explain that (1) there is no legal or practical prohibition on a city and water district having overlapping boundaries, and (2) there is no reason or justification for reducing Willow's SOI to exclude areas within the city limits of Ukiah.

DUANE MORRIS LLP

SPEAR TOWER, ONE MARKET PLAZA, SUITE 2200
SAN FRANCISCO, CA 94105-1127
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PHONE +1 415 957 3000 FAX +1 415 957 3001

Mr. George Williamson
May 18, 2016
Page 2

1. No Prohibition on Overlapping Boundaries

There is absolutely no legal prohibition on a water district's boundaries overlapping with or encompassing the boundaries of a city or other public entity. The California Water Code instead expressly authorizes county water districts to provide service within or without "incorporated," areas of a county, meaning within a city. (Wat. Code § 30200.)

California Courts recognize that "very often land is included within the boundaries" of several government agencies. (*Oakdale Irrigation Dist. v. County of Calaveras* (1955) 133 Cal.App.2d 127.) In *City of Patterson v. Turlock Irrigation Dist.* (2014) 227 Cal.App.4th 484, the court noted that there was nothing in the law, including in the County Water District Law (Wat. Code §§ 30000 et seq.) "which would mandate the detachment of territory from a county water district upon its partial annexation to a city." In *La Mesa Homes Co. v. La Mesa Lemon Grove & Spring Valley Irrigation District* (1916) 173 Cal. 121, the court observed that there was no prohibition on the inclusion of portions of a city within the boundaries of a California irrigation district. (See also *Pixley v. Saunders* (1914) 168 Cal. 152, holding that a sanitary district retained its duties and powers upon annexation of a portion of its territory into a city.)

Willow's right and ability to provide service to customers within its boundaries, including to residents of Ukiah, does not conflict with Ukiah's "police power." (*Home Gardens Sanitary Dist. v. City of Corona* (2002) 96 Cal.App.4th 87.) In *Home Gardens*, the court held that a city could not prevent a utility district from providing exclusive sewer service within overlapping boundaries of the city and the district. The court therein explained: "Although the City has, under its police power, the authority to provide sewer service to its residents in the absence of any competing authority, it must yield when, as here, the District, as the extension of the state, has decided to exercise exclusive jurisdiction within that portion of the City that is within the District." (*Id.*, at 94-95.)

The Attorney General for the State of California also issued an opinion, in a dispute involving a county water district, which stated that relevant authority, including the County Water District Law, does not contain any requirement "which would mandate the detachment of territory from a county water district upon its partial annexation to a city. Nor are we aware of any other statutory provision which would mandate such detachment." (61 Ops. Cal. Atty. Gen. 497 (1978).)

In a prior opinion, the Attorney General similarly explained "It is to be expected that where one governmental agency is adequately providing a particular service within an area under the jurisdiction of two districts having common powers over the subject, the agency first in time and functioning in the area would continue to provide the service without duplication by the other. (36 Ops. Cal. Atty. Gen. 297 (1960).) In that opinion, the Attorney General further indicated that a county "would have no authority to determine which district" should provide service in the overlapping area. (*Id.*)

Mr. George Williamson
May 18, 2016
Page 3

2. No Need to Reduce or Limit Willow's Sphere of Influence

Willow also maintains that LAFCO should deny any request by Ukiah or any other entity or individual to detach or remove areas within the City from Willow's SOI. There is no legal or practical justification for a reduction or detachment of Willow's SOI where Willow's boundaries overlap with Ukiah's boundaries.

A sphere of influence is "a plan for the probable physical boundaries and service area of a local agency." (Govt. Code § 56076; *Alameda County Land Use Assn. v. City of Hayward* (1995) 38 Cal.App.4th 1716, 1720.) A change in its SOI will not impact Willow's ability to serve customers within its actual, geographic boundaries, including customers also located within the boundaries of Ukiah. Detachment or reduction of Willow's SOI would therefore be an unnecessary and useless act.

We note that LAFCO's May 2, 2016 draft "Sphere of Influence Update" does not recommend reduction of Willow's SOI in the area where its boundaries overlap with the City. Instead, the report states: "Those territories within both the District's boundary and the City's boundary which receive service from the District should continue to be within the District's SOI." (P. 14.) LAFCO's May 2, 2016 Staff Report further states that "Staff recommends the Commission maintain the current District SOI," except for lands not served by Willow.

Thank you for your consideration of these comments. If you have any questions or would like us to present additional information or authority, please let me know.

Sincerely,



Colin L. Pearce
For DUANE MORRIS LLP

CLP:bah

cc: Dave Redding, Willow County Water District



ITEM NO.: 12b

MEETING DATE: June 1, 2016

AGENDA SUMMARY REPORT

SUBJECT: AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH SYBLON REID, GENERAL ENGINEERING CONTRACTORS, IN AN AMOUNT NOT TO EXCEED \$50,000, FOR PERFORMING NECESSARY WORK TO INSTALL A NEW TOP SEAL AND REPAIR WELDS ON THE TAINTER GATE OF THE CITY'S LAKE MENDOCINO HYDROELECTRIC PLANT (EUD)

Summary: The City Council will receive a report to authorize the City Manager to negotiate and execute an agreement with Syblon Reid, General Engineering Contractors, for the repair of the City's Lake Mendocino Hydroelectric project's tainter gate at the outlet of the power tunnel plus patching and sealing inside the tunnel at a cost not to exceed \$50,000.

Background: The City's Hydroelectric Project is licensed by the Federal Energy Regulatory Commission (FERC). FERC conducted its inspection last year on September 28, 2015. The major finding of the FERC inspection was the excessive leakage at the Tainter Gate. This structural steel gate is 17-foot wide by approximately 11-foot tall, and is at the outlet of the Coyote Dam (Lake Mendocino) tunnel. The gate is normally in closed position. The water from the Reservoir is passed through the City's hydroelectric facility generating renewable and valuable energy and in addition supplying water to the adjacent fish hatchery.

Following its inspection, FERC notified the City to repair the gate seals without delay and notify FERC following the repair for a follow-up inspection. The City retained an engineering firm, HDR Engineering, Inc. (HDR) for a detailed inspection and engineering solution for repairing the gate and reducing the leakage.

HDR closely inspected the gate and checked seals. HDR found that the top seal is torn and must be replaced. The side seals appear acceptable as well as the bottom seal. HDR also found that at least two corner welds appear to be cracked.

RECOMMENDED ACTION(S): Authorize the City Manager to negotiate and execute an agreement with Syblon Reid, General Engineering Contractors, in an amount not to exceed \$50,000, for performing necessary work to install a new top seal and repair welds on the tainter gate of the City's Lake Mendocino Hydroelectric Plant.

ALTERNATIVES: Remand to Staff with direction.

Citizens advised: N/A
Requested by: Jim O'Brien, Electric Utility Technician and Steve Beaman, Electric Utility Technician.
Contact/Prepared by: Diann Lucchetti, Electric Utility Program Coordinator and Jim O'Brien, Electric Utility Technician.
Coordinated with: Mel Grandi, Electric Utility Director and Mary Horger, Purchasing Supervisor.
Presenters: Mel Grandi, Electric Utility Director and Jim O'Brien, Electric Utility Technician.
Attachment: 1. Syblon Reid Proposal
2. Specialized Vehicle Pictures (3)

COUNCIL ACTION DATE: _____: ☐ Approved ☐ Continued to _____ ☐ Other _____

RECORDS APPROVED: ☐ Agreement: _____ ☐ Resolution: _____ ☐ Ordinance: _____

Note: Please write Agreement No. in upper right corner of agreement when drafted.

Approved: 
Sage Sangiacomo, City Manager

The City is further obligated under the FERC license to provide water to the adjacent fish hatchery. To replace the seal, the gate must remain open. With the gate open, water could not be diverted to the hatchery. Hence the timing of the repair is also important. Therefore, following the FERC inspection last September, City Staff contacted the hatchery to determine the best time for the repair. The hatchery advised the Staff that it would reopen the hatchery soon after the Thanksgiving holidays and hence the work should be completed before December 1, 2015. After that time, the hatchery would need higher flow. That meant the gate must be in closed position after December 1, 2015, and therefore the work must either be completed or stopped by December 1, 2015. Staff was not able to promise that the work could be completed by December 1, 2015, and decided to wait until 2016, to assure timely water delivery to the hatchery.

Discussion: HDR advised the staff that replacement of the top seal is a specialized work. Last time when the top seal was replaced in 2005, the replacement seal was not of proper quality and the right dimensions. In addition, the installation was faulty resulting in excessive leakage. HDR has recommended Syblon Reid, General Engineering Contractors (SR) for the work based on its experience repairing similar and larger gates for PG&E and other hydro operators. In response staff invited Syblon Reid to visit the facility to inspect the damage and meet with the Staff.

Syblon Reid is a Folsom, California based engineering contractor specializing in repair of small and large hydro facilities. Its clients include PG&E, Cal DWR, El Dorado Irrigation District and others. It has a reputation of performing the work satisfactorily and economically. SR hires union craft labor.

Staff requested a proposal from SR (Attachment #1). One of the important items to note in the proposal is their plan to create a mold of the top seal specific for the gate. This mold will be sent to the factory to create an exact seal for the application, thus requiring no or minimal adjustment in the field. The manufacturer of the seal has endorsed this approach. Field adjustments should be kept to a minimum because cutting the length or reducing the height in the field could result in improper cuttings resulting in more leakage.

In addition, the Army Corps of Engineers who is responsible for the operation of the Lake Mendocino upstream of the City's hydro project has advised the City to repair inside of the power tunnel. In the past a metal plate used as a concrete shield, where the tunnel bifurcates between water for power and water bypass, had come loose and damaged a few sections downstream. It is the responsibility of the City to repair these areas. Syblon Reid (SR) has seen the photographs taken by the Army Corps personnel but has not personally examined the extent of the damage. Based on the photographs, SR believes it would be able to perform the repair at the same time it would replace the seal. The Army Corps has agreed to let the City use its specialized vehicle to inspect the tunnel so SR could perform the repair using the same vehicle (Attachment #2). This vehicle will permit travel inside the tunnel with minimum fish flow through the tunnel. It has enough load carrying capacity to permit transportation of personnel and repair equipment and material. If the City could perform the work on the same day as the Army Corps would inspect the tunnel, there would not be any additional cost to the City for the use of the vehicle. However, if the vehicle is needed for an additional day, the extra cost would be under \$5000. SR is of the opinion the work could be completed the same day of the tunnel inspection.

FISCAL IMPACT:				
Budgeted Amount in 15-16 FY	New Appropriation Source of Funds (Title & No.)	Account Number	Budget Amendment Required	Previous Contract or Purchase Order No.
\$175,000	Electric CIP-Infrastructure	80100000.80230	Yes ☐ No ☒	COU No. 1516-011



SYBLON REID

General Engineering Contractors

Providing Solutions to Difficult Projects

Attachment 1

1130 Sibley Street
Folsom, CA 95630

P.O. Box 100
Folsom, CA 95763

(916) 351-0457
(916) 351-1674 fax

srco@srco.com
www.srco.com

5/13/2016

Harry Modi

RE: City of Ukiah – Lake Mendocino Dam

Subject: Request for Proposal – Lake Mendocino Dam Top Seal Installation

Mr. Modi:

This letter is in response to the City of Ukiah's request for the installation of the Top Seal at Lake Mendocino Dam. This proposal is based on the information provided within City of Ukiah – Lake Mendocino Dam – Top Seal Install Memorandum HDR 394-268535 document. Option C was used as the basis of this proposal.

Syblon Reid will be using Seal Unlimited to manufacture the seal. Their plan is to use the mockup and as-built dimensions to create a mold that will be specific to this application. This will enhance the product by including the bull nose in the final product and eliminating a field cut of the seal that could result in a leak. Additionally it is Seal's Unlimited recommendation that the bolt holes are circular and not slotted. A slotted hole will result in uneven pressure from the bolt that will cause a scalloping effect to the seal which will also result in leaks. We believe that by following Seal's Unlimited suggestions we would be installing a superior quality product that will perform as intended.

The project will consist of the following;

- Removal of the existing seal
- Pressure washing and cleaning the surface of the gate
- Performing welding repair work
- Constructing and Mock – Up of the seal
- Installation of the new Seal
 - o Perform in-field drilling of the bolt holes

Syblon Reid as excluded the following from this proposal;

- Permits
- Bonds
- Engineering
- Special Insurance's

Syblon Reid proposes to install the seal and perform the work as planned for the amount of \$30,000.00. Syblon Reid's culture is based on building safe, quality projects and we believe that this project will benefit from our experience and capabilities. We appreciate the opportunity to provide a response to the City of Ukiah's request and look forward to this opportunity.

Should you have any questions please contact me at (916) 990-4585 cell or (916) 351-4845 office.

Sincerely,

Matt Bothun
Project Manager
Syblon Reid

CALIFORNIA LICENSE NO. 758610
NEVADA LICENSE NO. 0050713



08.21.2008 06:48







ITEM NO.: 12c

MEETING DATE: June 1, 2016

AGENDA SUMMARY REPORT

SUBJECT: ADOPTION OF RESOLUTION ESTABLISHING AN EXPENDITURE PLAN; APPROVAL OF ARGUMENT IN FAVOR OF PROPOSED SALES TAX MEASURE (MEASURE Y) FOR STREET REPAIR AND MAINTENANCE; AND FINAL DIRECTION TO THE AD HOC

Summary: The City Council will discuss a resolution for an expenditure plan and the argument in favor for the proposed transaction and use (sales) tax measure (Measure Y) for street repair and maintenance.

Background: On May 18, 2016, the City Council adopted a resolution calling for a general election, adopted a resolution placing a street repair and maintenance sales tax measure on the ballot and adopted an ordinance regarding the proposed sales tax measure. In addition, City Council requested staff to prepare a resolution for an expenditure plan and the argument in favor of the proposed sales tax measure for consideration.

Discussion: Staff has prepared the attached resolution establishing an expenditure plan for Public Works and a requirement for annual reviews of the Measure Y revenues and expenditures (Attachment 1). This resolution clearly outlines the planned expenditure and review process for the sales tax revenue. As stated in the resolution, the sales tax revenue will be used for street repair, maintenance, reconstruction, and other mandated improvements.

The City Council will have to file a ballot argument in favor of Measure Y by June 2, 2016. Ballot arguments for or against the measure may not exceed three hundred (300) words. At the May 18, 2016, meeting, the City Council directed the ad hoc committee to develop a draft argument in favor of Measure Y. The ad hoc committee met on May 25, 2016, and developed a draft ballot argument in favor of Measure Y which is included for review (Attachment 2).

Rebuttal arguments not exceeding two hundred and fifty words may be filed by June 12, 2016. For City Council consideration, staff is recommending that the ad hoc be authorized to respond to rebuttal arguments.

FISCAL IMPACT:				
Budgeted Amount in 15-16 FY	New Appropriation Source of Funds (Title & No.)	Account Number	Budget Amendment Required	Previous Contract or Purchase Order No.
N/A	N/A	N/A	Yes ☐ No ☒	N/A

RECOMMENDED ACTION(S): 1) Adopt Resolution establishing the expenditure plan for the proposed sales tax measure; 2) Approve the argument in favor of the proposed sales tax measure; and 3) Authorize the ad hoc committee to respond to arguments against the proposed sales tax measure.

ALTERNATIVES: Request further clarification from Staff.

Citizens advised: Phil Dow, Mendocino Council of Governments.
Requested by: Tim Eriksen, Director of Public Works/City Engineer.
Contact/Prepared by: Rick Seanor, Deputy Director of Public Works.
Coordinated with: Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Ad hoc Committee.
Presenter: Tim Eriksen, Director of Public Works/City Engineer.
Attachments: 1. Resolution establishing the expenditure plan
2. Argument in favor of the proposed sales tax measure

COUNCIL ACTION DATE: _____: ☐ Approved ☐ Continued to _____ ☐ Other _____

RECORDS APPROVED: ☐ Agreement: _____ ☐ Resolution: _____ ☐ Ordinance: _____

Note: Please write Agreement No. in upper right corner of agreement when drafted.

Approved: 
Sage Sangiacomo, City Manager

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ESTABLISHING AN EXPENDITURE PLAN FOR PUBLIC WORKS AND A MECHANISM TO MAKE ANNUAL REVIEW ON THE MEASURE Y REVENUES AND EXPENDITURES**WHEREAS:**

1. The City of Ukiah is 4.7 square miles in size, but is surrounded by additional urban areas and residential subdivisions within an unincorporated portion of Mendocino County. The Ukiah Valley is the most populous portion of Mendocino County, containing, at least, two-thirds of the total county population; and
2. The California Department of Finance estimates the population of the City of Ukiah ("City") at 16,186 as of January 1, 2016; and
3. As such during business hours, the City population swells to perhaps as many as 40,000 people, including people who work, shop and receive services in Ukiah; and
4. Ukiah also is located on U.S. Highway 101, which is the major north-south highway west of Interstate Highway 5, and links southern California to Northern California and Oregon; and
5. In 2003, due to the State of California's budget deficit, the City's general fund revenues were decreased significantly; and
6. As a result, the City was faced with substantial deficits for fiscal years 2004-2005, which required lay-offs and other reductions in expenditures for public works in the City; and
7. In 2008, the nation, State of California, and the City of Ukiah, experienced a recession which significantly reduced city revenues from sales taxes. Due to these budget deficits, the City's general fund revenues were significantly decreased; and
8. This unanticipated nation-wide recession forced the City of Ukiah to eliminate open positions, layoff personnel, and reduce general fund budgets; and
9. As the economy improved, and General Fund revenues have been restored to the levels prevailing before the 2008 recession, the City of Ukiah has worked to improve public works services to the Ukiah community; and
10. However, pavement maintenance costs are increasing at the same time as State and Federal funds are decreasing; and
11. State funds previously dedicated to street maintenance have been reduced or eliminated; and
12. Gas Tax funds fluctuate with the economy and are an unreliable and insufficient source of funds; and
13. Of the City's 53 centerline miles of pavement, 67% are in poor or failed condition; and

14. Like the City's 1.5% share of the current 8.125% sales tax, all sales taxes produced by Measure Y must remain in the City of Ukiah. This tax revenue cannot be taken away by the State of California. Although enacted as a general tax which can lawfully be used for any municipal purpose, the City Council has and by this resolution will continue to place the Measure Y Sales Tax revenue in a designated account within its budget and financial statements so that its use for street repair, maintenance, reconstruction, and other mandated improvements can be reviewed, audited and accounted for; and
15. In addition, it is the intent of this resolution to commit the City to maintain the amount of general fund revenues supporting street maintenance at or above current levels.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. EXPENDITURE PLAN: While the revenue received by the City from Measure Y Sales Tax is unrestricted general fund revenue, by this resolution, the City Council commits to using these revenues to provide street repair, maintenance, reconstruction, and any mandated improvements as a result of that maintenance and reconstruction.

A. Accounting for Public Works Revenue. In each fiscal year commencing with the 2016-2017 fiscal year, for purposes of accounting for the use of these revenues, the City shall continue to credit to an account or fund in the City's budget and financial records, to be designated by the Finance Director, all of the Measure Y Sales Tax revenue.

B. Minimum level of Street Maintenance Funding. The City shall maintain a minimum level of street maintenance funding at \$350,000 per fiscal year, but nothing in this resolution prevents the City Council from establishing a higher level of street maintenance funding. The minimum level of street maintenance funding shall be adjusted every year in March and be effective on July 1st of the new fiscal year. The adjustment will be calculated by the City Engineer and will be based on the Construction Cost Index History as reported by Engineering News Records (ENR). The base line will be March 2015, at that time the ENR index was 9972. If the index ceases to exist the City Engineer shall propose a replacement index to be adopted by City Council resolution.

2. ANNUAL REVIEW OF MEASURE Y REVENUES AND EXPENDITURES. Every year after the Effective Date of this Resolution, the Measure Y revenues and expenditures will be reviewed by City Council and will be available to review by the public through the City's budget document and website.

3. ACCOUNTING FOR MEASURE Y SALES TAX REVENUE. All Measure Y Sales Tax revenues and all interest on said revenues shall be credited to the designated fund or account and shall be designated for use in accordance with this Resolution.

PASSED AND ADOPTED ON JUNE 1, 2016, BY THE FOLLOWING ROLL CALL VOTE:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Stephen G. Scalmanini, Mayor

Kristine Lawler, City Clerk

May 27, 2016

Argument in Favor of Measure Y Street Repair and Maintenance Sales Tax

YES on Measure Y will address the problem of failing streets in Ukiah.

- Of the City's 53 centerline miles of pavement, 67% are in poor or failed condition.
- Pavement maintenance costs are increasing at the same time as funds are decreasing.
- State funds previously dedicated to street maintenance have been reduced or eliminated.
- Gas Tax funds fluctuate with the economy and are an unreliable and insufficient source of funds.

YES on Measure Y will provide a reliable revenue source dedicated to the repair and maintenance of the streets we use every day and this money CANNOT be touched by the State.

Measure Y will provide a steady revenue source for maintenance, reconstruction, and any mandated improvements to our streets. This new revenue will be in *addition* to the current funding for street repair from the City's General Fund, ensured by a City Council adopted resolution that maintains funding for street repair from the General Fund at the current level.

Revenue generated by Measure Y will be reviewed annually by the City Council and will be available for public review in the City's annual budget, published on the City's website.

Measure Y is the *only* tool available to make necessary and significant improvements to our failing streets. Other local cities – including Willits, Fort Bragg, and Point Arena – have already adopted similar measures with success.

Yes on Measure Y makes it easier to drive on City streets, enhancing our quality of life and improving safety.

Join your fellow residents and vote YES on Measure Y to eliminate crumbling streets in Ukiah.

/s/ Ukiah City Council

Stephen G. Scalmanini, Mayor
Jim O. Brown, Vice-Mayor
Kevin Doble
Maureen Mulheren
Douglas F. Crane



ITEM NO.: 13a

MEETING DATE: June 1, 2016

AGENDA SUMMARY REPORT

SUBJECT: CONDUCT INTERVIEWS, RECEIVE NOMINATION AND POSSIBLE ADOPTION OF RESOLUTION MAKING AN APPOINTMENT TO THE PUBLIC MEMBER POSITION ON THE TRAFFIC ENGINEERING COMMITTEE

Summary: The Traffic Engineering Committee (TEC) has a vacancy for the Public Member position, and the City Clerk's office has received two applications – one from Neil Davis and the other from Keith Hewett. The Council will conduct interviews with Councilmember Crane being the next in line to make a nomination. The City Council will then consider adopting the resolution accepting the nomination and making the appointment.

Background: At the start of 2016, the resignation of Roger Vincent created a vacancy for a Public Member position on the Traffic Engineering Committee (TEC). The TEC consists of the following positions (or their duly appointed representatives): City Manager, Chief of Police, City Engineer, Planning Director, Superintendent of Public Works, along with a representative of the local transit authority, and two (2) city residents of driving age, each of whom may from time to time be determined and appointed by the Council.

Resolution 2014-48 (Attachment 1) sets forth the procedure for filling vacancies on City Boards and Commissions. Councilmember Crane, being the most senior member of the Council, is next in line to make a nomination.

Discussion: Two applications have been received – one from Neil Davis and the other from Keith Hewett (Attachment 2). Both applicants meet the residency and driving age requirements for the position. Therefore, the City Clerk's office is recommending that Council conduct interviews, followed by a nomination from Councilmember Crane. If the nomination is not accepted, then Councilmember Crane may make additional nominations until the position is filled.

Once the nomination is made, Council can consider making a motion to adopt the resolution (Attachment 3) accepting the nomination and making the appointment to the Public Member position on the TEC.

FISCAL IMPACT:				
Budgeted Amount in 15-16 FY	New Appropriation Source of Funds (Title & No.)	Account Number	Budget Amendment Required	Previous Contract or Purchase Order No.
N/A	N/A	N/A	Yes ☐ No ☐	N/A

RECOMMENDED ACTION(S): Adopt resolution accepting nomination and making appointment of _____ to the Public Member position, term indefinite, on the Traffic Engineering Committee.

ALTERNATIVES: Do not accept nomination and do not adopt resolution; consider alternate nominations/adoption of resolution; or direct City Clerk to continue noticing the vacancy.

Citizens advised: Vacancies postings are on-going; last updated on April 25, 2016. General listings noticed in the Ukiah Daily Journal on July 10, 2015.

Requested by: Public Works Department.

Prepared by: Ashley Cocco, Deputy City Clerk and Kristine Lawler, City Clerk.

Coordinated with: Rick Seanor, Deputy Director of Public Works.

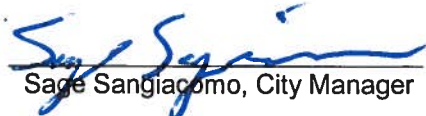
Presenter: Kristine Lawler, City Clerk.

Attachments: 1. Resolution 2014-48; 2. Applications; 3. Resolution Making Appointment

COUNCIL ACTION DATE: _____: ☐ Approved ☐ Continued to _____ ☐ Other _____

RECORDS APPROVED: ☐ Agreement: _____ ☐ Resolution: _____ ☐ Ordinance: _____

Note: Please write Agreement No. in upper right corner of agreement when drafted.

Approved: 
Sage Sangiacomo, City Manager

RESOLUTION NO. 2014-48**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING PROCEDURE FOR FILLING VACANCIES ON CITY BOARDS AND COMMISSIONS****WHEREAS,**

1. Ukiah City Code 1151 and 1161 provides that members of the Design Review Board and Planning Commission shall be appointed in accordance with a procedure established by resolution of the City Council; and
2. The City Council has determined that using a uniform procedure will insure fair and consistent treatment of candidates and Councilmembers; and
3. The City Council has determined to amend its procedures for appointing board members and commissioners.

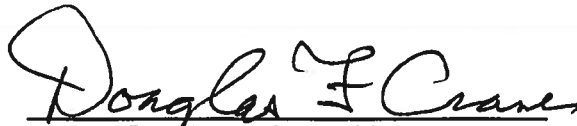
NOW, THEREFORE, BE IT RESOLVED, that the Ukiah City Council hereby adopts the following amended procedure for filling vacancies on the City's boards and commissions:

- The City Council shall develop a pool of applicants for vacancies by posting a general advertisement once a year, preferably in June before the June 30th expirations, in a newspaper of general circulation in Ukiah, and by noticing available vacancies as they occur on the city's website, in the library, on popular social media sites (Facebook and Twitter), and in the glass cabinet located in front of the Civic Center subject to Government Code Section 54970-54974. Applications shall be received, reviewed for eligibility, and brought forward as they are submitted.
- If more applications have been received than position(s) available, the City Council will conduct interviews for the position.
- All applications received shall be kept on file in the City Clerk's office for a period of one (1) year.
- Incumbents seeking reappointment for an additional term only need to complete the contact portion of the application and not the questionnaire.
- City staff seeking appointment in their capacity as City staff and elected officials seeking appointment in their capacity as elected officials do not need to fill out an application.
- **Nominations:** Each Councilmember, including the Mayor, shall have the right to nominate a candidate from the available pool of applicants.
 - a. The right to place a name before the City Council for consideration shall rotate among the Councilmembers based on seniority with the most senior Councilmember going first.
 - b. The Council shall vote on nominations presented.
 - c. A councilmember's right to make a nomination shall rotate to the next most senior Councilmember, once that Councilmember's nomination is approved by a majority vote of the Councilmembers present, or the Councilmember agrees to pass the nomination to the next most senior Councilmember.
 - d. This process for rotating the right to nominate candidates among Councilmembers to fill vacancies shall be followed for each separate board or commission.

1. The City Clerk shall maintain a record of the last Councilmember to make a nomination for each board or commission.
2. When another vacancy must be filled on that board or commission, the next Councilmember in line to make a nomination for that board or commission shall make the first nomination to fill the vacancy.

PASSED AND ADOPTED this 17th day of December, 2014, by the following roll call vote:

AYES: Councilmembers Mulheren, Doble, Brown, Scalmanini, and Mayor Crane
NOES: None
ABSTAIN: None
ABSENT: None


Douglas F. Crane, Mayor

ATTEST:


Kristine Lawler, City Clerk

CITY OF UKIAH
TRAFFIC ENGINEERING COMMITTEE APPLICATION FOR APPOINTMENT

A. General Information

Full Name	Neil Davis				Date	4/29/2016	
Residence Address (Physical Address, not PO)	[REDACTED] Ukiah CA 95482						
Mailing Address (if different from above)							
Home Phone	()	[REDACTED]	Work Phone	707 [REDACTED]			
Email	[REDACTED]			Cell Phone	()		
Employer	North Coast Opportunities						
Business Address	413 N State St, Ukiah CA 95482						
Job Title/Position	Director, Walk & Bike Mendocino			Employed Since	2015		
How long have you resided in:	Ukiah?	4 years	Mendocino County?	20 years	California?	Since dawn of time	
Please list community groups or organizations you are affiliated with and list any offices held. List all Certifications and Licenses.	Ukiah Valley Trail Group Registered Nurse, Public Health Nurse						

Neil Davis

Digitally signed by Neil Davis
 DN: cn=Neil Davis, o=Walk & Bike Mendocino, ou,
 email=ndavis@ncoinc.org, c=US
 Date: 2016.04.29 18:10:44 -07'00'

Signature of Applicant

Date

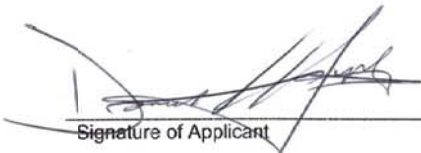
Thank you for your interest in serving your community and the City of Ukiah.

Please return this application and attachments to the City Clerk's office at 300 Seminary Avenue, Ukiah, CA 95482. If you have any questions, please contact the City Clerk's office at (707) 467-5720.

CITY OF UKIAH
TRAFFIC ENGINEERING COMMITTEE APPLICATION FOR APPOINTMENT

A. General Information

Full Name	Donald Keith Hewett			Date	5/11/16
Residence Address (Physical Address, not PO)	[REDACTED]			CA 95482	
Mailing Address (if different from above)	[REDACTED] Ukiah			CA 95482	
Home Phone	[REDACTED]		Work Phone	[REDACTED]	
Email	[REDACTED]		Cell Phone	(707) [REDACTED]	
Employer	Self Employed - Owner of All In One Auto				
Business Address	406 N State St. Ukiah CA 95482				
Job Title/Position	Owner			Employed Since	1997
How long have you resided in:	Ukiah?	39yrs	Mendocino County?	39yrs	California? 53yrs
Please list community groups or organizations you are affiliated with and list any offices held. List all Certifications and Licenses.	CTTA (California Tow Truck Assn) Work directly with all law enforcement agencies Downtown Merchant				


Signature of Applicant

5-11-16
Date

Thank you for your interest in serving your community and the City of Ukiah.

Please return this application and attachments to the City Clerk's office at 300 Seminary Avenue, Ukiah, CA 95482. If you have any questions, please contact the City Clerk's office at (707) 467-5720.

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ACCEPTING THE NOMINATION AND MAKING AN APPOINTMENT TO THE PUBLIC MEMBER POSITION ON THE TRAFFIC ENGINEERING COMMITTEE

WHEREAS, the vacancies for City Boards and Commissions are noticed annually in the Ukiah Daily Journal; last occurring on July 10, 2015; and were last posted on April 25, 2016, on the City website, in the glass cabinet in front of the Civic Center, in the Ukiah County Library, in the Public View Binder, and in the City Clerk's office; and

WHEREAS, the resignation of Roger Vincent created a vacancy for a Public Member position on the Traffic Engineering Committee; and

WHEREAS, two applications were received – one from Neil Davis and the other from Keith Hewett, both meeting the position requirements; and

WHEREAS, the City Council conducted interviews and Councilmember Crane, being the most senior member of the Council who had not made an appointment to the committee, nominated _____ for the Public Member position on the Traffic Engineering Committee.

NOW, THEREFORE, BE IT RESOLVED, that the Ukiah City Council approves the nomination, submitted per procedures outlined in Resolution 2014-48 and do hereby appoint _____ to the Public Member position, term indefinite, on the Traffic Engineering Committee.

PASSED AND ADOPTED this 1st day of June, 2016, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Stephen G. Scalmanini, Mayor

Kristine Lawler, City Clerk



ITEM NO.: 13b

MEETING DATE: June 1, 2016

AGENDA SUMMARY REPORT**SUBJECT: AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AGREEMENTS WITH HUMBOLDT COUNTY AND THE CALIFORNIA LAND STEWARDSHIP INSTITUTE FOR PROPOSITION 84 GRANT FUNDS AWARDED**

Summary: Council will consider authorizing the City Manager to negotiate and execute agreements for Proposition 84 grant funds awarded to the City.

Background: Over the course of the last couple of years, staff has applied for various grant opportunities and has been successful with three awards from Proposition 84 funds. The funds awarded are for two separate projects. The first project is the implementation and construction of portions of the Recycled Water System. The second project is for the development of well 9 for the City, construction of permanent interties with Millview County Water District (MCWD) and Willow County Water District (WCWD) as well as funds for a monitoring well for Redwood Valley County Water District (RVCWD).

Discussion: Grant funding agreements (Attachments 1-3) are needed in order to start drawing the funds. The grant funds for the recycled water system are administered by the California Land Stewardship Institute (CLSI) in Napa. The funds for the Well and Intertie project are administered by Humboldt County Public Works.

The award amount for the Recycled Water Project, through two funding cycles is \$2,062,570.85. The City will receive this amount in full. The award amount for the Well and Intertie Project, through one funding cycle is \$1,554,450.00. The City will receive approximately \$1,000,000 depending on the final cost of the project. The other grant partners will receive the balance of the grant.

Executing the agreements will allow the City to reimburse local grant partners for their portions of the work that has been completed. The expenses for the City's portions of the project have been budgeted in the current fiscal year's Capital Budget.

FISCAL IMPACT:				
Budgeted Amount in 15-16 FY	New Appropriation Source of Funds (Title & No.)	Account Number	Budget Amendment Required	Previous Contract or Purchase Order No.
\$1,750,000 \$2,090,191	Water Capital Fund City Sewer Capital Fund	852224413.80230 84424422.80230	Yes ☐ No ☒	N/A

RECOMMENDED ACTION(S): Authorize the City Manager to negotiate and execute agreements with Humboldt County and the California Land Stewardship Institute for Proposition 84 grant funds awarded.

ALTERNATIVES: Do not authorize the agreements and provide direction to staff.

Citizens advised: N/A
Requested by: Sean White, Water and Sewer Director.
Prepared by: Jarod Thiele, Public Works Project Analyst.
Coordinated with: David Rapport, City Attorney.
Presenters: Sean White, Water and Sewer Director; Tim Eriksen, Public Works Director/City Engineer.
Attachments: 1) Humboldt County Agreement; 2) CLSI Agreement #1; 3) CLSI Agreement #2

COUNCIL ACTION DATE: _____: ☐ Approved ☐ Continued to _____ ☐ Other _____

RECORDS APPROVED: ☐ Agreement: _____ ☐ Resolution: _____ ☐ Ordinance: _____

Note: Please write Agreement No. in upper right corner of agreement when drafted.

Approved: _____

Sage Sangiacomo, City Manager

**PROPOSITION 84 SUB-GRANTEE AGREEMENT
BY AND BETWEEN
THE COUNTY OF HUMBOLDT
AND
City of Ukiah**

For The Project Entitled: Ukiah Valley-Redwood Valley Water Supply Reliability Intertie and Well Development Project

This Agreement, entered into this ____ day of _____, 20__, by and between the County of Humboldt, a political subdivision of the State of California, hereinafter referred to as “COUNTY,” and City of Ukiah, a ____ [Business Organization (e.g. California Corporation)] ____, hereinafter referred to as “SUB-GRANTEE,” is made upon the following considerations:

RECITALS

WHEREAS, COUNTY has agreed to receive grant funding from the California Department of Water Resources (“DWR”) pursuant to Proposition 84 Integrated Regional Water Management Implementation Grant Agreement No. 4600010890, dated July 20, 2015 (“Proposition 84 Implementation Agreement”), which is attached hereto as Exhibit A – Proposition 84 Implementation Agreement and incorporated herein by reference; and

WHEREAS, SUB-GRANTEE is one of several parties intended to receive grant funding from COUNTY pursuant to said Proposition 84 Implementation Agreement for work to be completed by SUB-GRANTEE as set forth in said Proposition 84 Implementation Agreement; and

WHEREAS, such work to be completed by SUB-GRANTEE, and other specific information pertaining to the Ukiah Valley-Redwood Valley Water Supply Reliability Intertie and Well Development Project (“Project”), is set forth in both the Proposition 84 Implementation Agreement and in this Agreement as Exhibit B – Work Plan, Schedule and Budget, which is attached hereto and incorporated herein by reference; and

WHEREAS, the parties acknowledge that COUNTY intends to merely administer the distribution of grant funds pursuant to the Proposition 84 Implementation Agreement and SUB-GRANTEE intends to complete all other aspects of the Project, as set forth in the Proposition 84 Implementation Agreement and Exhibit B to this Agreement, in a manner that will insure COUNTY’s compliance with the Proposition 84 Implementation Agreement; and

WHEREAS, COUNTY is relying on SUB-GRANTEE’s performance hereunder in order for COUNTY to comply with its obligations set forth in the Proposition 84 Implementation Agreement; and

WHEREAS, the parties desire to set forth the terms and conditions under which SUB-GRANTEE is to receive grant funds from COUNTY.

AGREEMENT

1. **INCORPORATION BY REFERENCE:**

The above recitals are incorporated herein by reference.

2. **RIGHTS AND OBLIGATIONS OF SUB-GRANTEE:**

- A. Scope of Work. SUB-GRANTEE shall perform all work pertaining to the Project, and provide the documentation required of COUNTY or other sub-grantees, in a timely manner as set forth in the applicable provisions of the Proposition 84 Implementation Agreement and Exhibit B to this Agreement.
- B. Provision of Requested Documentation and Project Access. To enable COUNTY to confirm SUB-GRANTEE's compliance with this Agreement, SUB-GRANTEE shall provide COUNTY with any requested documentation and access to any work sites, or other areas associated with the Project .

3. RIGHTS AND OBLIGATIONS OF COUNTY:

- A. Disbursement. Subject to receipt of grant funds from DWR, as a result of a particular request for disbursement submitted by SUB-GRANTEE, and the other terms and conditions set forth herein, COUNTY shall remit to SUB-GRANTEE such funds it receives from DWR. SUB-GRANTEE shall not be entitled disbursement of grant funds as set forth herein, if COUNTY does not receive grant funds from DWR in connection with SUB-GRANTEE's request for disbursement.
- B. Remedies. In the event SUB-GRANTEE violates any provision of this Agreement that could potentially result in a violation of the Proposition 84 Implementation Agreement, COUNTY may take any and all appropriate measures to prevent any such violation of the Proposition 84 Implementation Agreement, or to mitigate any damages COUNTY could incur as a result thereof, including, but not limited to, performing any work required of SUB-GRANTEE hereunder. SUB-GRANTEE shall be liable for any costs incurred by COUNTY in connection with any such violation of this Agreement or the Proposition 84 Implementation Agreement.

4. DISBURSEMENT OF GRANT FUNDS:

- A. Disbursement Requests. SUB-GRANTEE hereby acknowledges that the Eligible Project Costs related to the Project are limited to those set forth in the applicable provisions of the Proposition 84 Implementation Agreement and Exhibit B to this Agreement. SUB-GRANTEE shall not request disbursement for any cost until such cost has been incurred, and has been paid, or is due and payable, by SUB-GRANTEE.
- B. Matching Funds. SUB-GRANTEE hereby acknowledges that it is required to obtain matching funds for the Project as set forth in the applicable provisions of the Proposition 84 Implementation Agreement.
- C. Invoices. In order to receive disbursement of grant funds, SUB-GRANTEE shall submit to COUNTY monthly invoices itemizing all work completed, and Eligible Project Costs incurred, by SUB-GRANTEE. Invoices shall be in a format approved by, and shall include backup documentation as specified by, the Humboldt County Department of Public Works and the Humboldt County Auditor-Controller. All invoices submitted by SUB-GRANTEE shall be sent to COUNTY at the following address:

COUNTY: Humboldt County Department of Public Works
Natural Resources Division
Attn: Devin Theobald, Administrative Analyst
1106 Second Street

- D. Retention of Grant Funds. SUB-GRANTEE acknowledges that COUNTY may withhold the disbursement of any grant funds that may be necessary to satisfy the retention requirements set forth in the applicable provisions of the Proposition 84 Implementation Agreement.
- E. Conditions and Limitations. Notwithstanding any other provision of this Agreement, no disbursement shall be required at any time or in any manner which:
1. Violates, or conflicts with, the Proposition 84 Implementation Agreement or any local, state or federal laws, rules or regulations
 2. May require any rebates to the federal government pursuant to any applicable local, state or federal laws or regulations.
 3. May result in the loss of tax-free status on state bonds pursuant to any applicable local, state or federal laws or regulations.
- F. Refunds. If COUNTY is required to refund to DWR any disbursement made to SUB-GRANTEE, due to a violation of the Proposition 84 Implementation Agreement by SUB-GRANTEE, SUB-GRANTEE shall refund to COUNTY such disbursement amount plus any interest or penalties required to be paid by COUNTY in connection with such refund.

5. TERM:

This Agreement shall begin upon execution by both parties and shall remain in full force and effect until June 30, 2019 or until all of the parties' obligations hereunder are fully satisfied, whichever occurs earlier.

6. TERMINATION:

- A. Breach of Contract. If, in the opinion of COUNTY, SUB-GRANTEE fails to adequately perform its obligations hereunder, within the time limits set forth in the applicable provisions of the Proposition 84 Implementation Agreement and Exhibit B to this Agreement, or otherwise fails to comply with any term or condition of this Agreement, or violates any ordinance, regulation, or other law applicable to its performance herein, COUNTY may terminate this Agreement immediately, upon notice.
- B. Without Cause. This Agreement may be terminated by COUNTY without cause upon thirty (30) days advance written notice. Such notice shall state the effective date of the termination.
- C. Insufficient Funding. COUNTY's obligations under this Agreement are contingent upon the availability of local, state and/or federal funds. In the event such funding is terminated, COUNTY shall, at its sole discretion, determine whether this Agreement shall be terminated. COUNTY shall provide SUB-GRANTEE seven (7) days advance written notice of its intent to terminate this Agreement due to insufficient funding.
- D. Compensation. In the event of any termination of this Agreement, SUB-GRANTEE shall be entitled to compensation for uncompensated Eligible Project Costs incurred hereunder through and including the effective date of such termination. However, this provision shall not limit or reduce any damages owing to COUNTY resulting from a breach of this Agreement by SUB-GRANTEE.

7. NOTICES:

Any and all notices required to be given pursuant to the terms of this Agreement shall be in writing and either served personally or sent by certified mail, return receipt requested, to the respective addresses set forth below. Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

COUNTY: Humboldt County Department of Public Works
Natural Resource Division
Attn: Devin Theobald, Administrative Analyst
1106 Second Street
Eureka, CA 95501

SUB-GRANTEE: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

8. RECORD RETENTION AND INSPECTION:

- A. Maintenance and Preservation of Records. SUB-GRANTEE agrees to timely prepare accurate and complete performance records relating to the Project, and to maintain and preserve said records for at least seven (7) years from the expiration date of this Agreement, except that if any litigation, claim, negotiation, audit or other action is pending, the records shall be retained until completion and resolution of all issues arising therefrom.
- B. Inspection of Records. SUB-GRANTEE hereby agrees to make all performance records relating to the Project available during normal business hours to inspection, audit and reproduction by any duly authorized local, state and/or federal agencies. SUB-GRANTEE further agrees to allow interviews of any persons who might reasonably have information related to such records by any duly authorized local, state and/or federal agencies. All examinations and inspections conducted under this section shall be strictly confined to those matters connected with the performance of this Agreement.

9. MONITORING:

SUB-GRANTEE agrees that COUNTY has the right to monitor all activities related to this Agreement, including the right to review and monitor SUB-GRANTEE's records, programs or procedures, at any time, as well as access any work sites, or other areas associated with the Project, in order to ensure compliance with the terms and conditions of this Agreement. However, COUNTY is not responsible, and will not be held accountable, for overseeing or evaluating the adequacy of the results of work performed by SUB-GRANTEE.

10. CONFIDENTIAL INFORMATION:

In the performance of this Agreement, SUB-GRANTEE may receive confidential information. SUB-GRANTEE hereby agrees to protect all such confidential information in conformance with any and all applicable local, state and federal laws and regulations.

11. NUCLEAR FREE HUMBOLDT COUNTY ORDINANCE COMPLIANCE:

SUB-GRANTEE certifies by its signature below that is not a Nuclear Weapons Contractor, in that SUB-GRANTEE is not knowingly or intentionally engaged in the research, development, production or testing of nuclear warheads, nuclear weapons systems, or nuclear weapons components as defined by the Nuclear Free Humboldt County Ordinance. SUB-GRANTEE agrees to notify COUNTY immediately if it becomes a Nuclear Weapons Contractor as defined above. COUNTY may immediately terminate this Agreement if it determines that the foregoing certification is false, or if SUB-GRANTEE subsequently becomes a Nuclear Weapons Contractor.

12. NON-DISCRIMINATION COMPLIANCE:

- A. Professional Services and Employment. In connection with the execution of this Agreement, SUB-GRANTEE shall not unlawfully discriminate in the provision of professional services or against any employee or applicant for employment because of race, religion or religious creed, color, age (over forty (40) years of age), sex (including gender identity and expression, pregnancy, childbirth and related medical conditions), sexual orientation (including heterosexuality, homosexuality and bisexuality), national origin, ancestry, marital status, medical condition (including cancer and genetic characteristics), mental or physical disability (including HIV status and AIDS), political affiliation, military service or any other classifications protected by local, state and federal laws and regulations. Nothing herein shall be construed to require employment of unqualified persons.
- B. Compliance with Anti-Discrimination Laws. SUB-GRANTEE further assures that it will abide by the provisions of Title VI and Title VII of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, as amended, the Age Discrimination Act of 1975, California Welfare and Institutions Code Section 10000, CDSS MPP Division 21, United States Executive Order 11246, as amended, and any other applicable local, state and federal laws and regulations. Practices in hiring, compensation, benefits and firing are among the employment practices subject to this requirement.

13. INDEMNIFICATION:

SUB-GRANTEE shall hold harmless, defend and indemnify COUNTY and its agents, officers, official, employees and volunteers from and against any and all liabilities, including, without limitation, liability under the Proposition 84 Implementation Agreement, claims, demands, losses, damages, expenses and costs of any kind or nature, including, but not limited to, attorney fees and other costs of litigation, arising out of, or in connection with, SUB-GRANTEE's performance of, or failure to comply with, any of the obligations contained herein, except such loss or damage which was caused by the sole negligence or willful misconduct of COUNTY.

14. INSURANCE:

Without limiting SUB-GRANTEE's indemnification obligations provided for herein, SUB-GRANTEE will maintain in full force and effect, at its own expense, any and all appropriate comprehensive general liability insurance, comprehensive automobile insurance and workers' compensation policies.

15. RELATIONSHIP OF PARTIES:

It is understood that this Agreement is not intended to, and shall not be construed to, create the relationship of agent, servant, employee, partnership, joint venture or any other similar association.

16. WARRANTIES AND REPRESENTATIONS:

SUB-GRANTEE hereby makes all of the warranties, representations, covenants and certifications that are otherwise made by COUNTY, with respect to the Project, as set forth in the applicable provisions of the Proposition 84 Implementation Agreement.

17. COMPLIANCE WITH LAWS:

SUB-GRANTEE agrees to comply with all applicable local, state and federal laws and regulations, in performance of its obligations hereunder. SUB-GRANTEE further agrees to comply with any and all applicable provisions of the Proposition 84 Implementation Agreement. In the event that any applicable law, regulation or contractual provision is amended during the term of this Agreement, the parties agree to comply with the amended law, regulation or contractual provision as of the effective date of such amendment.

18. PROVISIONS REQUIRED BY LAW:

This Agreement is subject to any additional local, state and federal restrictions, limitations, or conditions that may affect the provisions, terms, conditions or funding of this Agreement. This Agreement shall be read and enforced as though all legally required provisions are included herein, and if for any reason any such provision is not included, or is not correctly stated, the parties agree to amend this Agreement to make such insertion or correction.

19. SEVERABILITY:

If any provision of this Agreement, or any portion thereof, is found by any court of competent jurisdiction to be unenforceable or invalid for any reason, such provision shall be severable and shall not in any way impair the enforceability of any other provision of this Agreement.

20. ASSIGNMENT:

SUB-GRANTEE shall not delegate its duties or assign its rights, obligations, or interests hereunder, either in whole or in part, without COUNTY's prior written consent. Any assignment in violation of this provision shall be void, and shall be cause for immediate termination of this Agreement. This provision shall not be applicable to service agreements or other arrangements usually or customarily entered into by SUB-GRANTEE to obtain supplies, technical support or professional services.

21. AGREEMENT SHALL BIND SUCCESSORS:

Subject to any provisions concerning assignment, all terms and conditions of this Agreement shall be fully binding upon, inure to the benefit of, and be enforceable by, the parties hereto and to each of their heirs, executors, administrators, legal representatives, successors and assigns.

22. WAIVER OF DEFAULT:

The waiver by either party of any breach or violation of any provision of this Agreement shall not be deemed a waiver of any such breach in the future, or of the breach of any other requirement of this Agreement.

23. NON-LIABILITY OF COUNTY OFFICIALS AND EMPLOYEES:

No official or employee of COUNTY shall be personally liable for any default or liability under this Agreement.

24. AMENDMENT:

No addition to, or alteration of, the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto.

25. DISPUTE RESOLUTION:

If a dispute arises involving the interpretation, implementation or enforcement of this Agreement, the parties shall meet, in person and in good faith, to make every reasonable attempt to resolve the problem within thirty (30) days of discovering a material dispute. The parties agree that informal dispute resolution, including mediation, should an in-person meeting prove unsuccessful, shall be attempted prior to seeking recourse from the courts.

26. JURISDICTION AND VENUE:

This Agreement shall be construed in accordance with the laws of the State of California. Any dispute arising hereunder, or relating hereto, shall be litigated in the State of California and venue shall lie in the County of Humboldt unless transferred by court order pursuant to California Code of Civil Procedure Sections 394 or 395.

27. ADVERTISING AND MEDIA RELEASE:

All informational material related to this Agreement shall receive approval from COUNTY prior to being used as advertising or released to the media, including, but not limited to, television, radio, newspapers and internet. SUB-GRANTEE shall inform COUNTY of all requests for interviews by media related to this Agreement before such interviews take place; and COUNTY is entitled to have a representative present at such interviews. All notices required by this provision shall be given to the Humboldt County Public Works Director.

28. SUBCONTRACTS:

SUB-GRANTEE shall obtain prior written approval from COUNTY before subcontracting any of its obligations hereunder. Any and all subcontracts will be subject to all applicable provisions of this Agreement. SUB-GRANTEE shall remain legally responsible for the performance of all terms and conditions of this Agreement, including work performed by third parties under subcontracts, whether approved by COUNTY or not.

29. ATTORNEYS' FEES:

If either party shall commence any legal action or proceeding, including an action for declaratory relief, against the other by reason of the alleged failure of the other to perform or keep any provision of this Agreement from being performed, the prevailing party in said action or proceeding shall be entitled to recover court costs and reasonable attorneys' fees, including reasonable value of services rendered by the Humboldt County Counsel's Office, to be fixed by the court, and such recovery shall include court costs and attorney's fees on appeal, if applicable. As used herein, "prevailing party" means the party who dismisses an action or proceeding in exchange for payment of substantially all sums allegedly due, performance of provisions allegedly breached or other considerations substantially equal to the relief sought by said party, as well as the party in whose favor final judgment is rendered.

30. SURVIVAL:

The duties and obligations of the parties set forth in Sections 6(D), 8, 10 and 13 shall survive the expiration or termination of this Agreement.

31. CONFLICTING TERMS OR CONDITIONS:

In the event of any conflict in the terms or conditions set forth in any other agreements in place between the parties hereto and the terms and conditions set forth in paragraphs 1 through 36 of this Agreement, paragraphs 1 through 36 of this Agreement shall have priority.

32. INTERPRETATION:

This Agreement, as well as its individual provisions, shall be deemed to have been prepared equally by both of the parties hereto, and shall not be construed or interpreted more favorably for one party on the basis that the other party prepared it.

33. INDEPENDENT CONSTRUCTION:

The titles of the sections, subsections and paragraphs set forth in this Agreement are inserted for convenience of reference only, and shall be disregarded in construing or interpreting any of the provisions of this Agreement.

34. FORCE MAJEURE:

Neither party hereto shall be liable or responsible for delays or failures in performance resulting from events beyond the reasonable control of such party and without fault or negligence of such party. Such events shall include, but not be limited to, acts of God, strikes, lockouts, riots, acts of war, epidemics, acts of government, fire, power failures, nuclear accidents, earthquakes, unusually severe weather, acts of terrorism or other disasters, whether or not similar to the foregoing.

35. ENTIRE AGREEMENT:

This Agreement contains all of the terms and conditions agreed upon by the parties hereto, and no other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind either of the parties hereto. In addition, this Agreement shall supersede in its entirety any and all prior agreements of the parties regarding the subject matter of this Agreement.

36. AUTHORITY TO EXECUTE:

Each person executing this Agreement represents and warrants that he or she is duly authorized and has legal authority to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such party's obligations hereunder have been duly authorized.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first written above.

TWO SIGNATURES ARE REQUIRED FOR CORPORATIONS:

- 1. CHAIRPERSON OF THE BOARD, PRESIDENT, OR VICE PRESIDENT; AND*
- 2. SECRETARY, ASSISTANT SECRETARY, CHIEF FINANCIAL OFFICER OR TREASURER.*

City of Ukiah:

By: _____

Date: _____

Name: _____

Title: _____

By: _____

Date: _____

Name: _____

Title: _____

COUNTY OF HUMBOLDT:

By: _____

Date: _____

Thomas K. Mattson
Director, Department of Public Works
Pursuant to the authority delegated by the
Board of Supervisors on May 27, 2014

Exhibit A: DWR Grant Agreement #4600010890

Exhibit B Work Plan, Budget, and Schedule

PROJECT 3: UKIAH VALLEY-REDWOOD VALLEY WATER SUPPLY RELIABILITY INTERTIE AND WELL DEVELOPMENT PROJECT

IMPLEMENTING AGENCY: CITY OF UKIAH

PROJECT DESCRIPTION: Upgrade three and build two new interties to connect six DAC public water systems and construct three new wells to strengthen supply reliability. Once completed, this project will conserve approximately 834 acre-feet of water per year.

Task 3.1 Direct Project Administration: Budget Category (a)

Task 3.1.A Project Management

Manage grant agreement including compliance with grant requirements, and preparation and submission of supporting grant documents and coordination with IRWM regional manager, Humboldt County. Prepare invoices including relevant supporting documentation for submittal to DWR via Humboldt County. This task also includes administrative responsibilities associated with the project, such as creating and entering into a sub-grantee agreement with Humboldt County, coordinating with partnering agencies, and managing consultants/contractors.

Deliverables:

- ☐ Financial Statements
- ☐ Invoices
- ☐ Other Applicable Project Deliverables

Task 3.1.B Project Monitoring Plan

Develop and submit a Project Monitoring Plan. Along with the Project Performance Measures Table, the Project Monitoring Plan will include baseline conditions, a brief discussion of monitoring systems to be used, methodology of monitoring, frequency of monitoring, and location of monitoring points.

Deliverables:

- ☐ Project Monitoring Plan

Task 3.1.C Labor Compliance Program

Take all measures necessary to ensure compliance with applicable California Labor Code requirements, including, preparation and implementation of a labor compliance program or including any payments to the Department of Industrial Relations under Labor Code Section 1771.3.

Deliverables:

- ☐ Proof of labor compliance upon request

Task 3.1.D Reporting

Prepare progress reports detailing work completed during reporting period as outlined in Exhibit G of this agreement. Submit reports to Humboldt County for review and inclusion in a progress report to be submitted to DWR.

Prepare draft Final Project Completion Report and submit to DWR via Humboldt County for DWR Project Manager's comment and review no later than 90 days after project completion. Prepare Final Report addressing Humboldt County/DWRs comments. The report shall be prepared and presented in accordance with the provision of Exhibit G.

Deliverables:

- ☐ Project Progress Reports
- ☐ Draft and Final Project Completion Report

Task 3.2 Land Purchase/Easement: Budget Category (b)

Acquire an access and maintenance easement for approximately one acre and file with county office of records.

Deliverables:

- ☐ All relevant documentation regarding acquisition of easement
- ☐ Record of Survey
- ☐ Legal Description of Property and property assessment

Task 3.3 Planning/Design/Engineering and Environmental Documentation: Budget Category (c)

Task 3.3.A CEQA Documentation

This task includes all necessary work to comply with CEQA requirements such as prepare DWR Environmental Information Form, prepare and circulate a Notice of Preparation (including tribal notification to the California Native American Heritage Commission), solicit public input per PRC §75102, conduct preliminary project review, prepare Initial Study and Notice of Exemption, and file Notice of Determination. Prepare letter stating no legal challenges (or addressing legal challenges).

Deliverables:

- ☐ Environmental Information Form
- ☐ Initial Study
- ☐ Notice of Exemption
- ☐ Legal Challenges letter

Task 3.3.B Permitting

Acquire all necessary federal, state, and local permits. Permits may include: California Department of Public Health Domestic Water Supply Permit Amendment, City of Ukiah standard encroachment permit, Department of Transportation standard encroachment permit, and Mendocino County drilling, building, and grading permits. Work includes coordinating and complying with requirements for issuance of a permit.

Deliverables:

- ☐ Copy of all required permits

Task 3.3.C Design

Complete land/topographic survey and geotechnical investigation work needed for project design. Complete necessary intertie and well designs in order to produce 100% (final) design, plans, and specifications.

Deliverables:

- ☐ Final Land/Topographic Survey
- ☐ Final Geotechnical Investigation
- ☐ 100% Design Documents

Task 3.4 Construction/Implementation: Budget Category (d)Task 3.4.A Contract Services

Activities necessary to secure a contractor and award the contract include: develop advertisement for bids and contract documents, conduct pre-bid contractors meeting, perform evaluation of bids, and award contract.

Deliverables:

- ☐ Summary of Bids
- ☐ Award of Contract

Task 3.4.B Construction Administration

Complete tasks necessary to administer construction contract. This task includes managing contractor's daily operations, submittal review and approval, issuing work order directives, prevailing wage reporting, Department of Industrial Relation reporting, reviewing and approving pay requests.

Deliverables:

- ☐ Construction Management Logs
- ☐ Notice of Completion

Task 3.4.C Construction/Implementation Activities

(1) Mobilization and Site Preparation: Initiate project site prep, order project equipment and supplies, assure project permits are in place, conduct pre-project site photo-monitoring.

(2) Construct Intertie and Well Project Components: Construct project components including collection system and connections to properties. Intertie upgrades will include installing larger pumps and piping to handle the flow on the existing interties as well as making two temporary interties permanent by adding pumps. Construction of the three new wells will be done under a construction contract. Conduct project construction photo-monitoring.

(3) Construction Project Close Out, Inspection & Demobilization: Inspect project components and establish that work is complete. Verify that all project components have been installed and are functioning as designed. Conduct project completion photo documentation. Prepare as-builts.

Deliverables:

- ☐ Photo Documentation
- ☐ As-builts

Project 3: Ukiah Valley-Redwood Valley Water Supply Reliability Intertie and Well Development Project Project Sponsor: City of Ukiah				
		Grant Amount	Funding Match	Total Cost
(a)	Direct Project Administration	\$10,000	\$30,000	\$40,000
(b)	Land Purchase/Easement	\$20,000	\$0	\$20,000
(c)	Planning/Design/Engineering/Environmental Documentation	\$127,000	\$350,000	\$477,000
(d)	Construction/Implementation	\$1,397,450	\$292,000	\$1,689,450
	Total	\$1,554,450	\$672,000	\$2,226,450

Project 3: Ukiah Valley-Redwood Valley Water Supply Reliability Intertie and Well Development Project			
Task		Start Date	End Date
3.1	Project Administration	September '14	October '16
3.1.A	Project Management	November '14	October '16
3.1.B	Project Monitoring Plan	September '14	October '16
3.1.C	Labor Compliance Program	October '14	October '16
3.1.D	Reporting	October '14	October '16
3.2	Land Purchase/Easement	March '14	July '16
3.2.A	Easement	March '14	July '16
3.3	Planning/Design/Engineering and Environmental Documentation	March '14	July '16
3.3.A	CEQA Documentation	June '15	October '15
3.3.B	Permitting	August '15	March '16
3.3.C	Design	March '14	January '16
3.4	Construction/Implementation	November '15	October '16
3.4.A	Contract Services	November '15	October '16
3.4.B	Construction Administration	December '15	October '16
3.4.C	Construction/Implementation Activities	January '16	August '16

**AGREEMENT
FOR
ENGINEERING DESIGN AND CONSTRUCTION SERVICES
Contract #15-01**

THIS AGREEMENT is made and entered into this June 15, 2015 by and between the CALIFORNIA LAND STEWARDSHIP INSTITUTE, 550 Gateway Dr. #108 Napa, Ca. 94558; a non-profit corporation, (hereinafter referred to as CLSI), and the City of Ukiah.; a municipality, (hereinafter referred to as the "CITY").

WITNESSETH:

WHEREAS, CLSI has heretofore entered into a PROPOSITION 84 SUB-GRANTEE AGREEMENT (hereinafter referred to as "Prop 84 Contract") with Humboldt County (hereinafter referred to as "CLIENT") and Humboldt County has entered into and made part of its subcontract agreement a contract with the Ca. Department of Water Resources (hereinafter referred to as the "State" or "Prime" contract), for certain professional engineering services and construction services in connection with the Russian River Watershed Agricultural Water Conservation & Water Supply and Reliability Program; and

WHEREAS, CITY represents that it has reviewed the Client's project requirements, is familiar with the Prime Contract, and possesses the requisite professional capability and capacity, including license and legal authority in the State of California, to furnish the necessary services therefore; and

WHEREAS, CLSI desires to engage CITY to perform certain of the services related to the Project, and,

NOW THEREFORE, for and in consideration of the covenants and conditions hereinafter set forth, the parties do mutually agree as follows:

I. SCOPE OF WORK

- A. CITY hereby agrees to satisfactorily perform the tasks and work set forth in Exhibit "A", entitled, "Scope of Work", attached hereto and made a part hereof, in accordance with the terms and conditions expressed herein and in a sequence, time, and manner which will permit CLSI to comply with the requirements and applicable sections of the Prime Contract, incorporated herein by this reference and attached hereto as Exhibit "D".
- B. In addition to the Scope of Work described herein, CITY agrees to be bound in the same manner and to the same extent that CLSI is bound by all applicable sections of the attached Prop 84 Contract and Prime Contract, for only those areas applicable to the CITY'S work and to the extent the CITY is involved with the CLSI contract.

II. COMPENSATION

A. For the consideration of the services satisfactorily performed by the CITY hereunder, CLSI agrees to pay CITY the sum set forth under Exhibit "B", entitled, "Compensation and Payment", attached hereto and made part hereof.

III. TERMS AND CONDITIONS

A. In addition to applicable provisions of the Prime Contract, CITY agrees to be bound by the General Provisions identified as Exhibit "C", attached hereto and made a part hereof.

B. In the event of conflict between this Agreement and its Exhibits the following Order of Precedent shall govern:

The Agreement
Exhibit "A" – Scope of Work
Exhibit "B" – Compensation and Payment
Exhibit "C" – General Provisions
Exhibit "D" – Prop 84 Contract and Prime Contract

IN WITNESS WHEREOF, the authorized representatives of the parties hereto have executed this Agreement effective on the date signed.

_____.

**CALIFORNIA LAND
STEWARDSHIP
INSTITUTE**

By: Laurel Marcus, Executive Director

Date: _____

_____.

CITY OF UKIAH

By: Sage Sangiacomo, City Manager

Date: _____

EXHIBIT “A”**SCOPE OF WORK AND SCHEDULE****PROJECT 13: RUSSIAN RIVER WATERSHED AGRICULTURAL WATER
CONSERVATION AND WATER SUPPLY RELIABILITY PROGRAM**

PROJECT DESCRIPTION: CLSI in partnership with the City of Ukiah will complete a portion of Phase 1 of the City’s Master Plan Recycled Water Project. Phase 1, located in Mendocino County near the City of Ukiah, will implement a municipal recycled water system for agricultural frost control and irrigation that will replace a minimum of 180 acre feet of direct diversions per year from the Russian River. Project components include the construction of: (1) a retrofit and expansion of a pond to create a 4.6 acre foot storage pond at the Waste Water Treatment Plant (WWTP); (2) approximately 3,660 feet of 12 inch distribution pipe from the WWTP to the agricultural properties; (3) infrastructure for a new pump station at the WWTP; and (4) two agricultural storage ponds on farms adjacent to the WWTP to store the recycled water until it is needed. Under this contract the CITY will be responsible for components 1, 2 and 3 and a portion of 4.

Task 13.1 Project Administration: Budget Category (a)Task 13.1(b) Labor Compliance Program

Take all measures necessary to ensure compliance with applicable California Labor Code requirements, including, preparation and implementation of a labor compliance program or including any payments to the Department of Industrial Relations under Labor Code Section 1771.3.

Deliverables:

- ☐ Proof of labor compliance if requested

Task 13.1(e) Project Monitoring

A Project Monitoring Plan was developed by CLSI and submitted to DWR via Humboldt County. The monitoring plan requires keeping track of the acre-feet of recycled water made available to farmers.

Deliverables:

- ☐ Annual total of recycled water made available to farmers

**Task 13.3 Planning/Design/Engineering and Environmental Documentation:
Budget Category (c)**Task 13.3(b) 30% Design

This task includes the 30% design, earthwork calculations, complete initial pipeline, pond liner estimates, hydraulic calculations, and complete necessary soil testing for the agricultural pond designs and the Phase 1 recycled water project.

Deliverables:

- ☐ Completed 30% design and cost estimates

Task 13.3(c) 75% Design

This task includes the development of preliminary designs to the 75% level using earthwork calculations, includes an update to pipeline, pumping station, pond liner estimates, update hydraulic calculations, and the incorporation of permitting requirements.

Deliverables:

- ☐ Completed 75% designs specifications, and cost estimates.

Task 13.3(d) Final Design/Plans

This task includes the development of final designs to the 100% for the City of Ukiah portion of the project level using earthwork calculations, includes an update to pipeline, pumping station, pond liner estimates, update hydraulic calculations, and the incorporation of permitting requirements.

Deliverables:

- ☐ Completed final design plans specifications and cost estimates for components 1, 2 and 3 of the project

Task 13.3(e) Permit Development

This task will include development and verification by CLSI, DWR and Humboldt County of the completion of applicable permits determined by final plans and specifications. A State Water Resources Control Board permit is required for the City of Ukiah portion of the project and a Title 22 report has been prepared that states that the recycled water will be used for irrigation and frost control on vineyards and orchards near the City Of Ukiah.

Deliverables:

- ☐ Copies of SWRCB Permit
- ☐ Verification of grading and building permits

Task 13.4 Construction/Implementation: Budget Category (d)

Task 13.4(a) Construction Contracting

This task will include the preparation and solicitation of bid documents that will lead to the selection of a contractor to perform work.

Deliverables:

- ☐ Bid documents
- ☐ Notice of Award
- ☐ Notice to Proceed

Task 13.4(b): Project Construction

This includes the construction of the following components: (1) retrofit and expand a pond to create a 4.6 acre feet storage pond at the WWTP that will accommodate the variation in demand and effluent flow; (2) approximately 3,661 feet of 12 inch diameter distribution pipe to convey water deliveries from the WWTP to the agriculture properties; and (3) infrastructure for a new pump station;

Mobilization and Site Preparation

Vegetation will be cleared from the pond site and construction equipment will be mobilized.

Storage Pond

Retrofit/expansion of approximately 4.6 acre feet at the WWTP will require grading of pond, installation of pond liner, relocation of pipes and pumps, erosion control installed around pond, and installation of fencing.

Distribution Pipeline

Installation of approximately 3,661 feet of 12-inch diameter pipeline will require excavation of pipeline ditch, installation of pipe, connection of pipe to storage.

Pump Station

The infrastructure for a new pump will be installed to pump water through the distribution lines including cement pad, electrical lines, pipes and other materials as called for in final plans.

Agricultural Storage Ponds

Two agricultural storage ponds with approximate capacities of 10.5 and 10.4 acre feet have already been constructed. The CITY will provide funds to the landowner of each pond to reimburse them for 40% of their portion of the pond construction cost according to the budget in Exhibit B. This reimbursement will be part of the CITY match and the amount of grant funds available to the CITY was increased from the original proposal.

Demobilization

The project will be tested and construction equipment will be demobilized.

Deliverables:

- ☐ Photo documentation

Task 13.4 (c): Construction Administration

This task will include all administrative tasks associated with the construction including construction oversight, meetings with contractors' inspections, completion of record drawings, verification and review of testing, and payments to contractor.

Deliverables:

- ☐ Inspection field notes
- ☐ As-built drawings
- ☐ Notification of project completion

**Project 13- California Land Stewardship Institute, Russian River Watershed
Agricultural Water Conservation & Water Supply Reliability Program**

#	Work Task Title	Start Date	End Date
13.1b	Labor Compliance Program	June -15	Jun-17
13.1e	Project Monitoring	June -15	Aug-17
13.3	Planning/Design/Engineering/ Environmental Documentation	June-14	April -16
13.3b	30% Design	Jun-14	May-15
13.3c	75% Design	Jun-14	Dec -15
13.3d	Final Design/Plans	Jun-14	Apr-16
13.3e	Permit Development	Jun-14	Apr-16
13.4	Construction/ Implementation	June -15	Aug-17
13.4a	Construction Contracting	June -15	Aug-17
13.4b	Project Construction	June -15	Aug-17
13.4c	Construction Administration	June -15	Aug-17

EXHIBIT “B”

COMPENSATION AND PAYMENT

1. As the work proceeds, CITY shall submit to CLSI by the 5th of each month an invoice showing the services performed in the preceding month, and the charges therefore, with hours, personnel and rates listed by task. CLSI shall bill CLIENT monthly for work completed and agrees to pay CITY for the cost of work minus 10% withholding required by the CLIENT, within ten business days after CLSI receives payment from CLIENT for the work. Notwithstanding any provision to the contrary herein, it shall be a condition precedent to CLSI's obligation to make any payment or reimbursement to the CITY hereunder that CLSI shall have received payment from CLIENT for the services or expenses covered by the CITY'S invoice. In case of partial payment by the CLIENT the CITY shall be paid proportionally.
2. The CITY shall be responsible for seeking CLSI's written authorization prior to performance by the CITY of any services which are considered by the CITY to be additional services beyond the Scope of Services contained in Exhibit “A.” In the absence of such prior written authorization, any work of the CITY shall be conclusively presumed to be a part of the work called for by the Scope of Services.
3. Final payment to the CITY by CLSI and acceptance of such payment by the CITY upon completion of this Agreement or in the event of termination shall release and forever discharge CLSI from all claims, demands, and liabilities of every nature, whether in law or equity, arising from or in any way connected with the Project.

4. The amount of compensation due to the CITY is listed below:

Exhibit B Budget Continued			
Project 13: Russian River Watershed Agricultural Water Conservation and Water Supply Reliability Program			
Project Sponsor: California Land Stewardship Institute			
Category	IRWMP Grant Amount	Cost Share: Non-State Fund Source* (Funding Match)	Total Cost
Construction Implementation	\$447,380.35	\$484,930.75	\$932,311.10
Payments to growers for pond construction			
K2 Farming		\$19,627.21	
Milovina Brothers		\$22,917.44	
Grand Total	\$447,380.35	\$527,475.40	\$974,855.75

CLSI can coordinate the payments between the farmers and the City if needed.

GENERAL PROVISIONS

1. Responsibility

CITY shall be responsible for the professional quality, technical accuracy and coordination of all work to be provided hereunder, and shall, without any additional compensation, correct or revise any errors or deficiencies promptly upon notice or discovery thereof. Neither a review, approval or acceptance of, nor payment for, any of the Work required hereunder shall be construed as a waiver of any rights under this Agreement by CLSI or of any cause of action arising out of the performance of this Agreement, and CITY shall be liable for all damages caused by or arising out of CITY'S negligent performance of any Work provided or required hereunder.

2. Changes

CLSI may by written authorization, make changes in the Scope of Work. If such changes result in an increase or a decrease in Work, the time required for performance thereof, or the compensation therefore, this Agreement shall be modified accordingly in writing in order for such changes to be valid. Under no circumstances shall CITY provide additional Work or incur expenses for which additional compensation is to be charged without the express written authorization of CLSI.

3. Termination

- a. Performance of the Work and services hereunder may be terminated by 30 day written notice by either party in whole or in part:
 1. Whenever CITY shall default in its obligations hereunder or fails to make progress in the prosecution of the services or Work, thereby endangering such performance, and shall fail to cure such default within ten (10) days after receipt of notice specifying the default.
- b. Termination shall be effected by delivery to CITY of a Notice of Termination, specifying whether said termination is for default of CITY or for the convenience of CLSI, the extent to which the performance of the services and Work is terminated; and the date upon which said termination is to become effective. If, after Notice of Termination for default, it is determined that CITY was not in default, or that CITY'S failure to fulfill its obligations was due to causes beyond its control and without its fault or negligence, the Notice of Termination shall be deemed to have been issued for the convenience of CLSI.
- c. Following receipt of Notice of Termination, CITY shall discontinue performance on the date and to the extent specified therein, and deliver to CLSI the completed or partially completed plans, information, data, reports, estimates, summaries, materials, or other documents which, if performance had been completed, would be furnished to CLSI. CITY shall continue performance of such part of the services and Work which are not terminated by the Notice of Termination. CITY shall prepare and submit a termination claim for services satisfactorily performed, which shall include costs and expenses

reimbursable in accordance with the Terms of this Agreement, not previously paid to CITY, incurred prior to the effective date specified in the Notice of Termination, and CLSI may agree to pay the whole or any part of the amount(s) claimed by CITY on account of the termination or partial termination.

- d. In the event of termination for default, CLSI shall be entitled to complete the services and Work hereunder or engage others to do so, and if the expense of completing said services and Work is greater than the amount CITY was to receive as compensation, therefore, CLSI shall be entitled to recover the difference from CITY; provided, that this remedy shall only apply to a fixed-price type Agreement.

4 Relationships

The legal relationship of CITY to CLSI hereunder shall be that of an independent contractor and not that of an agent, employee or joint venturer.

5. Examination of Records

If the Work performed by CITY hereunder are in support of any government contract or program, or under a cost-reimbursement type agreement, or for any authorized additional service or reimbursable expense, CITY shall until the expiration of seven (7) years after final payment hereunder, maintain such books and records under generally recognized accounting methods and permit inspection by CLSI or its CLIENT, or the authorized representatives of either of them at mutually convenient times.

6. Compliance with Laws

CITY shall comply with all applicable federal, state, and local laws, ordinances, rules, regulations, and orders in effect on the date of this Agreement.

7. Insurance

CITY shall effect and maintain insurance to protect itself, CLSI and its CLIENT against claims arising under Workmen's (Worker's) Compensation and, from claims for damages resulting from injury to or destruction of property, including loss of use thereof; caused by the error, omission, or negligent act for which CITY, its employees, agents, subcontractors, and material suppliers, or the invitees of any of them, may be responsible.

CITY shall provide certificates of insurance for general and automobile liability insurance for no less than the sum of one million dollars (\$1,000,000) each to CLSI naming CLSI as an additional insured, and all certificates shall provide that the policy or policies shall not be canceled or reduced in coverages without giving CLSI thirty (30) days prior written notice.

CITY shall provide proof of coverage for Worker's Compensation insurance and professional liability insurance.

8. Indemnification

CITY shall indemnify and hold harmless and defend CLSI, its agents and employees from and against all claims, losses, actions and expenses including interalia, legal fees and expenses, on account of bodily injury to or death of any person (including without limitation employees, agents or authorized representatives of CLSI) or for damage to property or the work (including without limitation the property of CLSI) arising out of the negligent acts or omissions of CITY, its employees, agents or subcontractors in the performance of Work under this Agreement.

9. Remedies

The rights and remedies set forth herein shall be in addition to any other remedies provided by law, and waiver by CLSI of any provision hereunder or a breach thereof by CITY, shall not be deemed a waiver of future compliance thereof and such provision shall continue in full force and effect.

10. Severability

In the event that any term or condition of this Agreement is held to be illegal, invalid, or unenforceable under the laws, regulations, or ordinances of any federal, state, or other government to which this Agreement is subject, such term or provision shall be deemed severed from this Agreement and the remaining terms and provisions shall remain unaffected thereby and continue in full force.

11. Notices

All notices required or permitted under this Agreement shall be considered as duly given to any party for all purposes hereof only if given to the parties specified below in writing and hand delivered; or sent by registered or certified mail, postage prepaid and return receipt requested; or sent by telex, telegram, fax or cable and also confirmed by registered mail, postage prepaid and return receipt requested. All notices shall be effective upon first receipt, unless otherwise specified herein.

California Land Stewardship Institute

550 Gateway Dr. #108
Napa, California 94558

12. Modification

This Agreement may only be modified by a written amendment hereto, duly executed by both parties.

13. Successors and Assignments

CITY binds itself, its successors, assignees, and legal representatives to CLSI with respect to all of the covenants of this Agreement, and further agrees that it shall not assign, subcontract, hypothecate, or transfer its interest in this Agreement, or any part thereof, without the express written consent of CLSI.

14. Extent of Agreement

This Agreement contains all of the promises, representations, and understandings of the parties hereto and supersedes any previous understandings, commitment, proposals, or agreements, whether oral or written, and may only be modified as hereinbefore provided.

15. Governing Law

Unless otherwise specified herein, this Agreement shall be interpreted and construed and the rights of the parties hereto shall be governed by the laws of the State of California.

EXHIBIT “C”

EXHIBIT “D”
PRIME CONTRACT

**AGREEMENT
FOR
ENGINEERING DESIGN AND CONSTRUCTION SERVICES
Contract #15-02**

THIS AGREEMENT is made and entered into this November 18, 2015 by and between the CALIFORNIA LAND STEWARDSHIP INSTITUTE, 550 Gateway Dr. #108 Napa, Ca. 94558; a non-profit corporation, (hereinafter referred to as CLSI), and the City of Ukiah.; a municipality, (hereinafter referred to as the "CITY").

WITNESSETH:

WHEREAS, CLSI has heretofore entered into a PROPOSITION 84 SUB-GRANTEE AGREEMENT (hereinafter referred to as "Prop 84 Contract") with Humboldt County (hereinafter referred to as "CLIENT") and Humboldt County has entered into and made part of its subcontract agreement a contract with the Ca. Department of Water Resources (hereinafter referred to as the "State" or "Prime" contract), for certain professional engineering services and construction services in connection with the Russian River Watershed Agricultural Water Conservation & Water Supply and Reliability Program; and

WHEREAS, CITY represents that it has reviewed the Client's project requirements, is familiar with the Prime Contract, and possesses the requisite professional capability and capacity, including license and legal authority in the State of California, to furnish the necessary services therefore; and

WHEREAS, CLSI desires to engage CITY to perform certain of the services related to the Project, and,

NOW THEREFORE, for and in consideration of the covenants and conditions hereinafter set forth, the parties do mutually agree as follows:

I. SCOPE OF WORK

- A. CITY hereby agrees to satisfactorily perform the tasks and work set forth in Exhibit "A", entitled, "Scope of Work", attached hereto and made a part hereof, in accordance with the terms and conditions expressed herein and in a sequence, time, and manner which will permit CLSI to comply with the requirements and applicable sections of the Prime Contract, incorporated herein by this reference and attached hereto as Exhibit "D".
- B. In addition to the Scope of Work described herein, CITY agrees to be bound in the same manner and to the same extent that CLSI is bound by all applicable sections of

the attached Prop 84 Contract and Prime Contract, for only those areas applicable to the CITY'S work and to the extent the CITY is involved with the CLSI contract.

II. COMPENSATION

A. For the consideration of the services satisfactorily performed by the CITY hereunder, CLSI agrees to pay CITY the sum set forth under Exhibit "B", entitled, "Compensation and Payment", attached hereto and made part hereof.

III. TERMS AND CONDITIONS

A. In addition to applicable provisions of the Prime Contract, CITY agrees to be bound by the General Provisions identified as Exhibit "C", attached hereto and made a part hereof.

B. In the event of conflict between this Agreement and its Exhibits the following Order of Precedent shall govern:

The Agreement
Exhibit "A" – Scope of Work
Exhibit "B" – Compensation and Payment
Exhibit "C" – General Provisions
Exhibit "D" – Prop 84 Contract and Prime Contract

IN WITNESS WHEREOF, the authorized representatives of the parties hereto have executed this Agreement effective on the date signed.

_____. **CALIFORNIA LAND STEWARDSHIP INSTITUTE**

By: Laurel Marcus, Executive Director

Date: _____

_____. **CITY OF UKIAH**
By: Sage Sangiacomo, City Manager

Date: _____

EXHIBIT “A”

SCOPE OF WORK AND SCHEDULE

AGRICULTURAL WATER CONSERVATION AND WATER SUPPLY RELIABILITY PROGRAM – RUSSIAN AND NAVARRO RIVER WATERSHEDS

PROJECT DESCRIPTION: CLSI in partnership with the City of Ukiah will complete a portion of the City’s Master Plan Recycled Water Project. Phases 1b/2a, located in Mendocino County near the City of Ukiah, will implement a municipal recycled water system for agricultural frost control and irrigation. This project will a) install approximately 4,377 feet of distribution pipeline, b) install a pump station, and c) construct a storage pond of up to 10 acre feet in size to provide recycled water to agriculture. The City will implement a and b. CLSI will implement c in consultation with the City. Once the entire recycled water project is completed, this project will conserve approximately 793 acre-feet of water per year.

Task 11.1.B Project Monitoring Plan

A Project Monitoring Plan was developed by CLSI and submitted to DWR via Humboldt County. The monitoring plan requires keeping track of acre-feet of recycled water made available to farmers

Deliverables:

- ☐ Annual total of recycled water made available to farmers

Task 11.1.C Labor Compliance Program

Take all measures necessary to ensure compliance with applicable California Labor Code requirements, including, preparation and implementation of a labor compliance program or including any payments to the Department of Industrial Relations under Labor Code Section 1771.3.

Deliverables:

- ☐ Proof of labor compliance

Task 11.1.D Reporting

Prepare monthly progress reports detailing work completed during reporting period as outlined in Exhibit G of the Humboldt County agreement. Submit reports with invoices to CLSI for review and inclusion in a progress report to be submitted to Humboldt County.

Deliverables:

- ☐ Monthly Progress Reports

Task 11.3 Planning/Design/Engineering and Environmental Documentation: Budget Category (c)

Task 11.3.B Design

Develop a set of final design plans and specifications for the portion of the recycled water project covered by this grant including the construction of the distribution pipeline and pump station. These plans and specifications should be ready to put out to bid. The plans and specifications will conform to all necessary requirements stipulated by CLSI and regulatory agencies.

Deliverables:

- ☐ Final 100% design documents

Task 11.3.D Permitting

Acquire all necessary federal, state, and local permits. Permits may include compliance under the General Waste Discharge Requirements for Recycled Water Projects issue by the State Water Resources Control Board.

Deliverables:

- ☐ Copies of all required permits

Task 11.4 Construction/Implementation: Budget Category (d)

Task 11.4.A Construction Contracting

Activities necessary to secure a contractor and award the contract include: develop advertisement for bids and contract documents, conduct pre-bid contractors meeting, perform evaluation of bids, award contract.

Deliverables:

- ☐ Summary of Bids
- ☐ Award of contract

Task 11.4.B Construction Administration

This task will include administrative tasks associated with project construction including construction oversight, meetings with contractors, inspections, completion of record drawings, verification and payments to contractors.

Deliverables:

- ☐ Construction Management Logs
- ☐ Notification of project completion sent to Humboldt County and DWR.

Task 11.4.E Construction of Recycled Water Infrastructure Improvements

(1) Mobilization and Site Preparation: Initiate project site preparation, order project equipment and supplies, assure project permits are in place, conduct pre-project site photo-monitoring

(2) Distribution Pipeline Installation: Install approximately 4,377 feet of distribution pipeline in order to transport recycled water from the wastewater treatment plant to the agricultural properties. Keep daily records of construction activities, inspection, and progress. Conduct project construction photo-monitoring.

(3) Pump Station Installation: Install a 200 horsepower pump station in order to transport recycled water through the distribution pipe. Keep daily records of construction activities, inspection, and progress. Conduct project construction photo-monitoring.

(5) Construction Project Close Out, Inspection & Demobilization: Inspect project components and establish that work is complete. Test the operation of the pipeline and treatment facilities. Verify that all project components have been installed and are functioning as specified. Conduct project completion photo monitoring. Prepare record drawings.

Deliverables:

- ☐ Photo documentation
- ☐ As-Builts

Project 11: Agricultural Water Conservation and Water Supply Reliability Program-Russian and Navarro River Watersheds			
Task		Start Date	End Date
11.1	Project Administration	September '14	December '18
11.1.B	Project Monitoring Plan	June '15	August '15
11.1.C	Labor Compliance Program	June '15	December '18
11.1.D	Reporting	June '15	December '18
11.3	Planning/Design/Engineering and Environmental Documentation	June '12	June '16
11.3.B	Design	December '15	April '16
11.3.D	Permitting	June '12	April '16
11.4	Construction/Implementation	April '16	December '18
11.4.A	Construction Contracting	April '16	May '18
11.4.B	Construction Administration	May '16	March '18
11.4.E	Construction of Recycled Water Infrastructure Improvements	May '16	December '18

EXHIBIT “B”

COMPENSATION AND PAYMENT

1. As the work proceeds, CITY shall submit to CLSI by the 5th of each month an invoice showing the services performed in the preceding month, and the charges therefore, with hours, personnel and rates listed by task. CLSI shall bill CLIENT monthly for work completed and agrees to pay CITY for the cost of work minus 10% withholding required by the CLIENT, within ten business days after CLSI receives payment from CLIENT for the work. Notwithstanding any provision to the contrary herein, it shall be a condition precedent to CLSI's obligation to make any payment or reimbursement to the CITY hereunder that CLSI shall have received payment from CLIENT for the services or expenses covered by the CITY'S invoice. In case of partial payment by the CLIENT the CITY shall be paid proportionally.
2. All invoices will include a progress report as defined in Task 11.1 D
3. The CITY shall be responsible for seeking CLSI's written authorization prior to performance by the CITY of any services which are considered by the CITY to be additional services beyond the Scope of Services contained in Exhibit “A.” In the absence of such prior written authorization, any work of the CITY shall be conclusively presumed to be a part of the work called for by the Scope of Services.
4. Final payment to the CITY by CLSI and acceptance of such payment by the CITY upon completion of this Agreement or in the event of termination shall release and forever discharge CLSI from all claims, demands, and liabilities of every nature, whether in law or equity, arising from or in any way connected with the Project.

5. The amount of compensation due to the CITY is listed below:

Exhibit B Budget Continued			
Project 13: Russian River Watershed Agricultural Water Conservation and Water Supply Reliability Program			
Project Sponsor: California Land Stewardship Institute			
Category	IRWMP Grant Amount	City of Ukiah funding match	Total Cost
Planning/Design/Engineering	\$0	\$800,000	\$800,000
Construction Implementation			
Pipeline	\$335,190	\$450,000	\$785,190
Pump Station	\$1,280,000	\$0	\$1,280,000
Grand Total	\$1,615,190	\$1,250,000	\$2,865,190

EXHIBIT “C”

GENERAL PROVISIONS

1. Responsibility

CITY shall be responsible for the professional quality, technical accuracy and coordination of all work to be provided hereunder, and shall, without any additional compensation, correct or revise any errors or deficiencies promptly upon notice or discovery thereof. Neither a review, approval or acceptance of, nor payment for, any of the Work required hereunder shall be construed as a waiver of any rights under this Agreement by CLSI or of any cause of action arising out of the performance of this Agreement, and CITY shall be liable for all damages caused by or arising out of CITY’S negligent performance of any Work provided or required hereunder.

2. Changes

CLSI may by written authorization, make changes in the Scope of Work. If such changes result in an increase or a decrease in Work, the time required for performance thereof, or the compensation therefore, this Agreement shall be modified accordingly in writing in order for such changes to be valid. Under no circumstances shall CITY provide additional Work or incur expenses for which additional compensation is to be charged without the express written authorization of CLSI.

3. Termination

- a. Performance of the Work and services hereunder may be terminated by 30 day written notice by either party in whole or in part:
 1. Whenever CITY shall default in its obligations hereunder or fails to make progress in the prosecution of the services or Work, thereby endangering such performance, and shall fail to cure such default within ten (10) days after receipt of notice specifying the default.
- b. Termination shall be effected by delivery to CITY of a Notice of Termination, specifying whether said termination is for default of CITY or for the convenience of CLSI, the extent to which the performance of the services and Work is terminated; and the date upon which said termination is to become effective. If, after Notice of Termination for default, it is determined that CITY was not in default, or that CITY’S failure to fulfill its obligations was due to causes beyond its control and without its fault or negligence, the Notice of Termination shall be deemed to have been issued for the convenience of CLSI.

- c. Following receipt of Notice of Termination, CITY shall discontinue performance on the date and to the extent specified therein, and deliver to CLSI the completed or partially completed plans, information, data, reports, estimates, summaries, materials, or other documents which, if performance had been completed, would be furnished to CLSI. CITY shall continue performance of such part of the services and Work which are not terminated by the Notice of Termination. CITY shall prepare and submit a termination claim for services satisfactorily performed, which shall include costs and expenses reimbursable in accordance with the Terms of this Agreement, not previously paid to CITY, incurred prior to the effective date specified in the Notice of Termination, and CLSI may agree to pay the whole or any part of the amount(s) claimed by CITY on account of the termination or partial termination.
- d. In the event of termination for default, CLSI shall be entitled to complete the services and Work hereunder or engage others to do so, and if the expense of completing said services and Work is greater than the amount CITY was to receive as compensation, therefore, CLSI shall be entitled to recover the difference from CITY; provided, that this remedy shall only apply to a fixed-price type Agreement.

4 Relationships

The legal relationship of CITY to CLSI hereunder shall be that of an independent contractor and not that of an agent, employee or joint venturer.

6. Examination of Records

If the Work performed by CITY hereunder are in support of any government contract or program, or under a cost-reimbursement type agreement, or for any authorized additional service or reimbursable expense, CITY shall until the expiration of seven (7) years after final payment hereunder, maintain such books and records under generally recognized accounting methods and permit inspection by CLSI or its CLIENT, or the authorized representatives of either of them at mutually convenient times.

7. Compliance with Laws

CITY shall comply with all applicable federal, state, and local laws, ordinances, rules, regulations, and orders in effect on the date of this Agreement.

7. Insurance

CITY shall effect and maintain insurance to protect itself, CLSI and its CLIENT against claims arising under Workmen's (Worker's) Compensation and, from claims for damages resulting from injury to or destruction of property, including loss of use thereof; caused by the error, omission, or negligent act for which CITY, its employees, agents, subcontractors, and material suppliers, or the invitees of any of them, may be responsible.

CITY shall provide certificates of insurance for general and automobile liability insurance for no less than the sum of one million dollars (\$1,000,000) each to CLSI naming CLSI as an additional insured, and all certificates shall provide that the policy or policies shall not be canceled or reduced in coverages without giving CLSI thirty (30) days prior written notice.

CITY shall provide proof of coverage for Worker's Compensation insurance and professional liability insurance.

8. Indemnification

CITY shall indemnify and hold harmless and defend CLSI, its agents and employees from and against all claims, losses, actions and expenses including interalia, legal fees and expenses, on account of bodily injury to or death of any person (including without limitation employees, agents or authorized representatives of CLSI) or for damage to property or the work (including without limitation the property of CLSI) arising out of the negligent acts or omissions of CITY, its employees, agents or subcontractors in the performance of Work under this Agreement.

9. Remedies

The rights and remedies set forth herein shall be in addition to any other remedies provided by law, and waiver by CLSI of any provision hereunder or a breach thereof by CITY, shall not be deemed a waiver of future compliance thereof and such provision shall continue in full force and effect.

10. Severability

In the event that any term or condition of this Agreement is held to be illegal, invalid, or unenforceable under the laws, regulations, or ordinances of any federal, state, or other government to which this Agreement is subject, such term or provision shall be deemed severed from this Agreement and the remaining terms and provisions shall remain unaffected thereby and continue in full force.

11. Notices

All notices required or permitted under this Agreement shall be considered as duly given to any party for all purposes hereof only if given to the parties specified below in writing and hand delivered; or sent by registered or certified mail, postage prepaid and return receipt requested; or sent by telex, telegram, fax or cable and also confirmed by registered mail, postage prepaid and return receipt requested. All notices shall be effective upon first receipt, unless otherwise specified herein.

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California Land Stewardship Institute

550 Gateway Dr. #108
Napa, California 94558

12. Modification

This Agreement may only be modified by a written amendment hereto, duly executed by both parties.

13. Successors and Assignments

CITY binds itself, its successors, assignees, and legal representatives to CLSI with respect to all of the covenants of this Agreement, and further agrees that it shall not assign, subcontract, hypothecate, or transfer its interest in this Agreement, or any part thereof, without the express written consent of CLSI.

14. Extent of Agreement

This Agreement contains all of the promises, representations, and understandings of the parties hereto and supersedes any previous understandings, commitment, proposals, or agreements, whether oral or written, and may only be modified as hereinbefore provided.

15. Governing Law

Unless otherwise specified herein, this Agreement shall be interpreted and construed and the rights of the parties hereto shall be governed by the laws of the State of California.

EXHIBIT “D”

PRIME CONTRACT